

# APPENDIX 11

January 2026

Wingham Urban Release Area 1



# **SOCIAL AND ECONOMIC IMPACT ASSESSMENT**





**Wingham Road,  
Wingham MidCoast**  
Social and Economic  
Impact Comment

Prepared for  
MPT Farms Pty Ltd

September 2024

**HiIPDA**  
CONSULTING

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# Quality Assurance

## Report Contact

**Aneta Ramos**  
**Senior Consultant**  
BPsyc (Hons), BCom (Economics), PgCert Behavioural Economics  
[aneta.ramos@hillpda.com](mailto:aneta.ramos@hillpda.com)

**Finn Stephenson**  
**Consultant**  
BA, MUP (current)  
[finn.stephenson@hillpda.com](mailto:finn.stephenson@hillpda.com)

## Supervisor

**Alex Peck**  
**Associate**  
BSci, BSocSci, MPlan, MPIA  
[alexander.peck@hillpda.com](mailto:alexander.peck@hillpda.com)

## Quality Control

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## Reviewer

|           |                                                                                     |       |           |
|-----------|-------------------------------------------------------------------------------------|-------|-----------|
| Signature |  | Dated | 2/09/2024 |
|-----------|-------------------------------------------------------------------------------------|-------|-----------|

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# 1.0 INTRODUCTION

This report has been prepared to provide consideration of available evidence to identify potential social and economic impacts arising from the proposal. The approach taken in preparing this report has been aligned with section 8 of the *Planning Proposal - Study Specifications* (October 2023), for inclusion under section 3.C.3 of the planning proposal report. The report also takes into account the Minutes from the pre-lodgement meeting held on 28 September 2023 and consultation between the client and MidCoast Council.

The study specifications consider a range of social impact types, those being:

- People's **way of life** - how they live, work, play and interact with each other
- Their **community** – its cohesion, stability, character and services
- Their **access** – to local infrastructure, services and facilities
- Their **culture** – their shared beliefs or customs
- Their **health and wellbeing**
- Their **surroundings** – the natural and built environment
- Their **livelihoods**
- Their **decision-making systems** – the extent to which people can participate in decisions that affect their lives.

The study also examines:

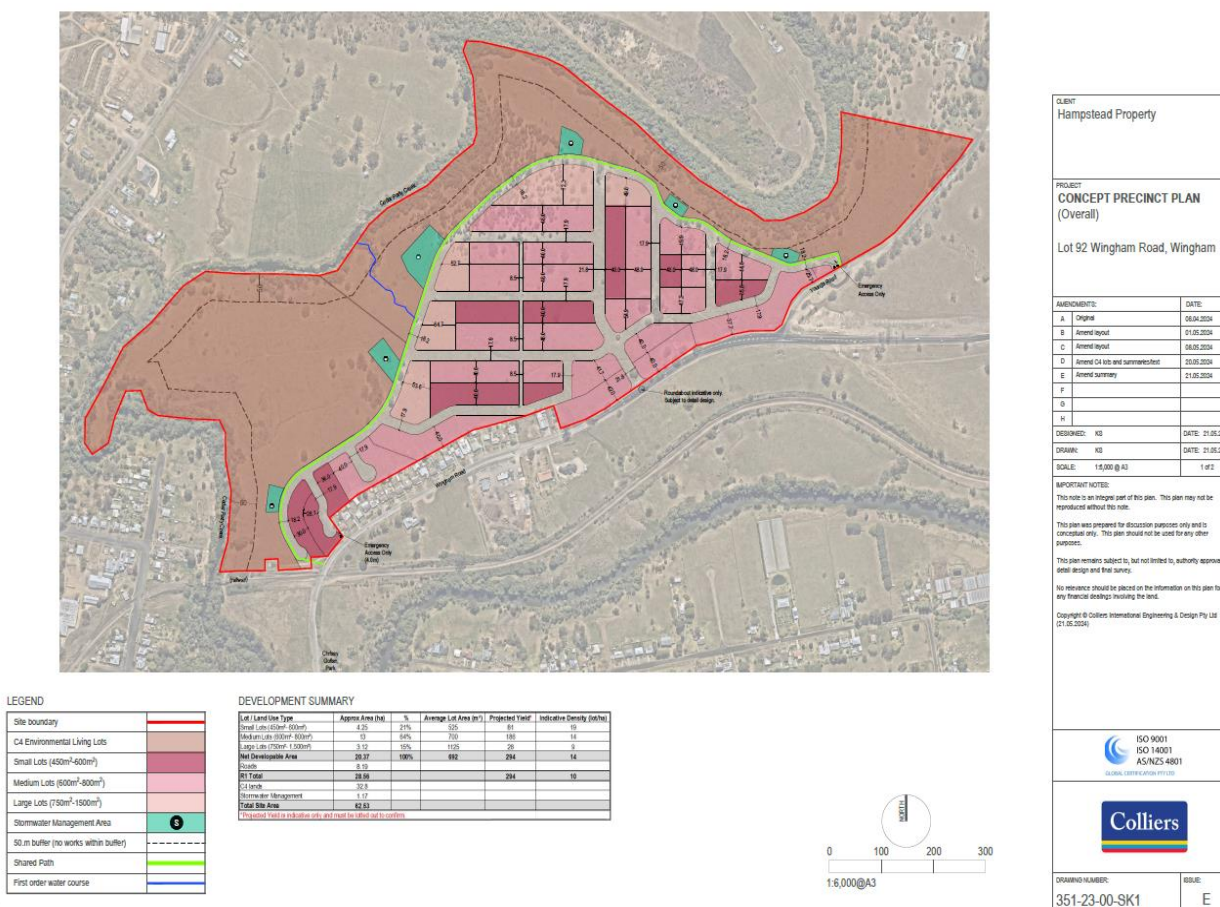
- The potential impacts on the proposed new community from being separated from the existing township of Wingham.
- Capacity for the current and/or future infrastructure and services to accommodate the potential increase in residents and impacts on the Taree and Wingham centres and associated services and facilities.
- The economic implications of the Planning Proposal, encompassing factors such as the economic activity generated and the creation of construction jobs during the construction phase.
- Any ongoing impacts resulting from the Planning Proposal's implementation.

## 1.1 Background

This Social and Economic Impact Comment (SEIC) has been prepared to accompany a Planning Proposal for an earmarked key site located at Lot 92 DP1285477 on Wingham Road in Wingham. The site has been identified for urban growth in the MidCoast Urban Release Areas Report (2021) and Hunter Regional Plan 2041 (2022).

An indicative site plan can be seen in Figure 1.

Figure 1: Indicative Site Plan



Source: Hampstead Property (2023)

## 1.2 The proposal

The Planning Proposal seeks to amend the Greater Taree Local Environmental Plan (GTLEP 2010) by:

- Rezoning land from RU1 Primary Production to R1 General Residential to enable residential development
- Changing the minimum lot size
- Introducing a maximum building height control.

The proposed development would comprise of:

- A maximum of 300 individual allotments
- Internal roads and through-site pedestrian and cycle links and
- A pedestrian and cycle path connecting the site to Wingham Local Centre.

## 1.3 The site and surrounds

The site is located on Wingham Road, Wingham (see Figure 2), approximately 500 metres north of the main street of Wingham. The site is immediately to the north of Wingham Road and Youngs Road, and a small collection of residential and commercial lots. It is bounded to the north and east by Cedar Party Creek. The site is largely cleared of vegetation.

The surrounds are predominantly rural residential, with a mix of land uses further to the south in Wingham Local Centre. Wingham has been identified as a Rural Centre in the MidCoast Local Strategic Planning Statement.

Figure 2: The site



Source: Metromap, HillPDA (2024)

## 1.4 Access

The recently upgraded Wingham Road is the primary means of private vehicle access, providing direct access to Wingham, southeast to Taree and to the A1 Highway via Manning River Drive.

The site has access to weekday bus services which operate around Wingham Local Centre and from Wingham to Elands and Taree. This route runs along Wingham Road along the site frontage (near 1044 Wingham Road) and operates a loop service in town. Regular bus services operate only on weekdays, with two services in the morning and three in the afternoon. The local school bus service is accessible via a bus stop on Youngs Road.

The nearest train station is Wingham Station, approximately 765 metres southwest of the site.

## 1.5 Report structure

To meet the requirements of the brief, the study is set out in the following manner:

- **Chapter 2 – Policy review** | undertakes an assessment of State and local planning policies of relevance to the Planning Proposal. The section also addresses the proposal’s consistency with the objectives of Section 9.1 of the Ministerial Directions.
- **Chapter 3 – Social impact** | identifies an appropriate study area for the site and provides an overview of the social infrastructure within this defined region, along with the community profile. This chapter also considers community need and infrastructure demand and seeks to scope potential social impacts, whether expected or perceived.
- **Chapter 4 – Economic impact** | examines the economic contribution that the site currently generates. This is referred to as the “base case”. The section then examines the economic impacts that the Planning Proposal would have during its construction and operational phases. These economic impacts are then measured against the base case.

- **Chapter 5 – Conclusion** | The conclusion chapter provides a summary of the key findings and insights derived from the study. It consolidates the information presented throughout the study, highlighting the main outcomes, implications, and recommendations.

## 2.0 PLANNING CONTEXT

This chapter provides an overview of the planning documents relevant to Wingham and the subject site, examining how well the planning proposal aligns with the vision and objectives outlined in these documents.

### 2.1 Hunter Regional Plan 2041

The NSW Government has prepared the Hunter Regional Plan 2041 (the Regional Plan) to establish the guiding principles for how the future growth of the region will be planned and managed. MidCoast Local Government Area (LGA) is the northern most LGA within the region, with MidCoast LGA an amalgamation of the former Greater Taree, Gloucester and Great Lakes LGA.

The Planning Proposal is consistent with the objectives and planning priorities contained within the Regional Plan, particularly Part 3 District planning and growth areas, Barrington District planning priority 1: Provide for housing diversity and sequenced development, where opportunities to achieve housing diversity are identified in Wingham through greenfield development with low-rise housing leveraging access to main streets and town centres.

The site is located along Wingham Road, a major regional road within the locality, which provides convenient access (within a 15-minute walk) to the Wingham Local Centre and amenities, including the local high school, local parks and recreational activities such as the Wingham Brush boardwalk, Central Park, The Y NSW Wingham Memorial Swimming Pool, and Wingham Bowling Club, and as such is well suited to accommodate the proposed use. Taree, identified as a Strategic Centre, is also conveniently located just a ten-minute drive from the subject site. Taree offers high-level services, including hospitals and tertiary educational facilities for the MidCoast and serves as a significant employment hub.

As such the Planning Proposal will provide additional urban land to facilitate low-density residential development in the vicinity of the existing local and strategic centres (also consistent with Objective 3 of the Regional Plan which focuses on local connections and mobility around neighbourhoods and being able to access more specialised needs and/or strategic centre within a 30-minutes). This will contribute to housing the projected growth, with the Regional Plan targeting an additional 11,500 persons by 2041.

The Planning Proposal aligns with Objective 5 of the Regional Plan: "Plan for nimble neighbourhoods, diverse housing, and sequenced development." It facilitates a logical expansion of Wingham by increasing the town's housing supply, with low-density residential development that respects the site's locational attributes and local context. This approach is consistent with the URA Report's recommendations for the site. The proposal enhances housing choice by offering a range of lot sizes to meet diverse needs. Smaller lots will provide affordable options for smaller households or those looking to downsize, while larger lots will attract families with young children.

As the site is only 500 metres from the Wingham Local Centre, the Planning Proposal presents opportunities for higher density compared to other urban release areas such as Skyline Drive (2.3kms from the Local Centre). Specific housing types and lot sizes will be determined as part of future DA stages however the Planning Proposal provides the opportunity to achieve density and diversity.

### 2.2 MidCoast Urban Release Area Report 2021

To address the Strategic Merit requirement for rezoning land, Council transitioned from relying on the outdated Mid North Coast Regional Strategy 2006-36 to identifying land in a separate, exhibitable document. After consultation with (then) DPIE in February 2021, the MidCoast Urban Release Area Report 2021 (URA report) was prepared. This report evaluated land from the old strategy and the Housing Strategy based on:

- Development constraints.

- Consistency with the Hunter Regional Plan 2036.
- Alignment with the MidCoast Housing Strategy's direction.

The URA report clarifies potential urban development areas, providing certainty to the community, landowners, and developers about rezoning opportunities, priorities, and timeframes.

The URA report quotes analysis from the MidCoast Urban Land Monitor 2016-2036 (ULM), summarising the ULM findings as follows:

- Wingham's population grows by 0.06% per year, and undeveloped residential land could provide 229 additional dwellings.
- The projected demand by 2036 is 38 dwellings under current growth and 46 under high growth, resulting in an oversupply of 183-191 dwellings.
- Therefore, there is no immediate need to rezone land.
- However, 49% of this land is under single ownership, which can affect its release, potentially keeping land prices high and the slow uptake may suggest that the zoned areas are potentially not in desirable locations.

In light of the latter point, the URA report subsequently identifies an opportunity to provide additional low-density residential land on the site and a walk/cycleway to the local centre. It recommends that the site be nominated as an Urban Release Area (URA) for rezoning in the Medium Term (6-10 years, 2028-2032) to facilitate low-density residential development, subject to a Planning Proposal. The report identifies that the development constraints for the subject site are low. It should also be noted that the rezoning timeframes specified within the report were not endorsed by the Department of Planning, Housing & Infrastructure (DPHI), who referred to a need for more up-to-date information regarding supply and demand, infrastructure servicing and biodiversity constraints. DPHI has encouraged lodgement of a planning proposal for the site to help address the current housing crisis. Rezoning of the site could also help address the ongoing housing crisis experienced throughout NSW, including the MidCoast region. Thus, the proposal aligns with the vision outlined in the strategy for the site.

## 2.3 MidCoast Housing Strategy

The MidCoast Housing Strategy outlines a 20-year vision to meet Council's residential housing needs, identifying specific locality requirements, housing sectors, and the broader MidCoast community's growth. Its outcomes guided the new MidCoast Local Environmental Plan, while aligning Council's commitments with its Community Strategic Plan and fulfilling housing obligations under the Hunter Regional Plan 2036.

The site is recognised in the Strategy for potential inclusion in the General Residential zone and as offering logical urban expansion opportunities. Its proximity to the Wingham Local Centre and Taree, identified as a Strategic Centre in the Strategy, provides convenient access to the strong provision of amenities and high-level services. Additionally, the site's accessible and well-connected nature, combined with adequate social infrastructure and leveraging existing infrastructure, supports the proposed residential uses. The Planning Proposal also aligns with the Strategy by contributing much-needed housing to accommodate the MidCoast's projected growth of over 20,000 people over 20 years and the increasing demand for additional dwellings driven not only by population growth but also by trends towards smaller households and rising vacancy rates from tourism, including holiday homes. Moreover, the NSW Government is currently considering increasing housing targets, with an announcement expected this year. The Planning Proposal therefore plays an important role in addressing the evolving housing demands of the MidCoast community amidst potential adjustments (likely to increase) to housing targets by the NSW Government.

## 2.4 MidCoast Local Strategic Planning Statement

The MidCoast Local Strategic Planning Statement (LSPS) provides a vision for land use planning across the MidCoast, detailing how to manage growth and change with a focus on liveability, environmental amenity, and rural character. The LSPS emphasises maintaining and enhancing the local identity of towns and villages. Additionally, it aligns with the direction and actions outlined in the Hunter Regional Plan 2036.

The LSPS does not specifically reference housing targets across the LGA or residential needs in Wingham and the subject site. However, it does address housing through Planning Priority 3 – Deliver housing supply, choice, and diversity, as well as Action (3.1), which focuses on finalising and implementing the Housing Strategy to cater to diverse housing needs and character in the MidCoast and enable the growth of towns and villages as a short-term priority. This action has since been completed, and as discussed above, the subject site has been identified to include within the General Residential zone to enable logical urban expansion opportunities.

## 2.5 Section 9.1 Ministerial Directions

Section 9.1 of the Ministerial Directions aims to protect the agricultural production value of rural land. We consider the Planning Proposal to be consistent with this directive as it has been justified by a study (Clause b) and aligns with the relevant Regional Strategy, Regional Plan, or District Plan (Clause c), including the MidCoast Housing Strategy and the MidCoast Urban Release Area Report 2021.

Moreover, the Planning Proposal for low-density residential development on the site is considered to have minimal impacts (or impacts of minor significance i.e. Clause d) for the following reasons:

- The site has not been identified as a strategically important rural holding that supports high-value rural/primary production activity and as such contributes minimally to the primary production sector.
- It has no perceived impact on surrounding land uses due to its scale.
- Discussed in more detail in subsequent chapters, the development is identified to provide a stronger economic outcome through the jobs and economic activity created during the construction phase and increased spending generated from the additional residents, which will stimulate the local economy and help support local businesses.

## 2.6 MidCoast Open Space and Recreation Strategy 2023 – 2035

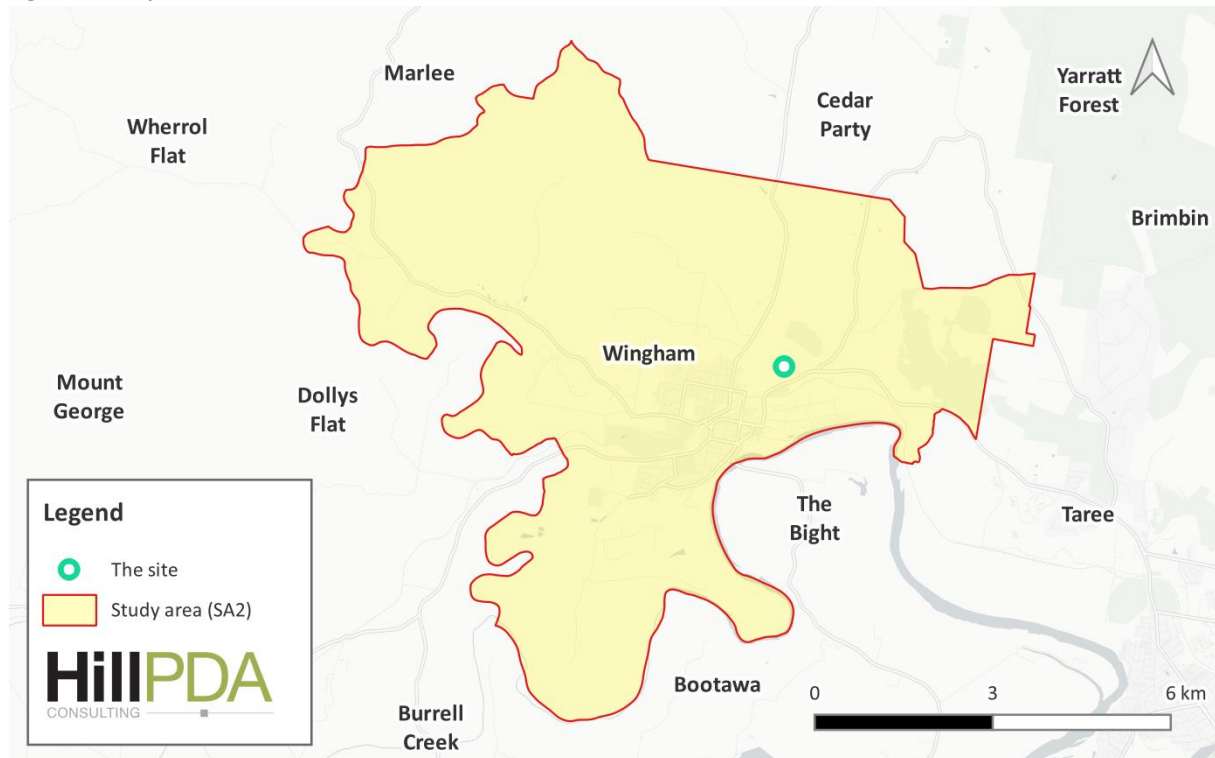
The *MidCoast Open Space and Recreation Strategy 2023 – 2035* sets out minimum standards for recreational space delivery in the MidCoast LGA. It evaluates existing facilities provision, as well as identifying minimum standards for open space design, access (distance from dwellings), capacity and, for certain infrastructure, quantum of provision (per resident). The minimum standards of access and provision (where applicable) for open space and recreation have been applied to the projected population in Section 3.4 of this report.

## 3.0 SOCIAL BASELINE

### 3.1 Study area

For the purposes of this SEIC, the study area has been defined as the Statistical Area Level 2 (SA2) of Wingham, as shown below in Figure 3.

Figure 3: Study area



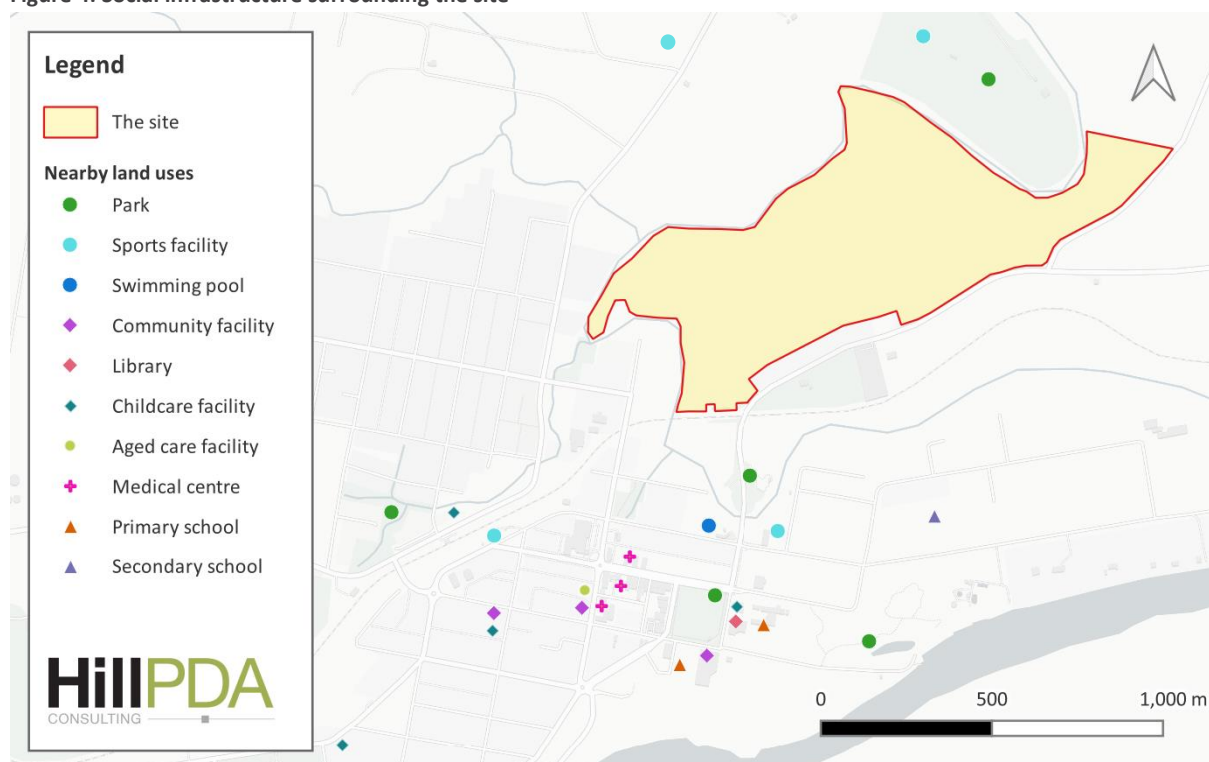
Source: HillPDA (2024)

### 3.2 Social infrastructure

Figure 4 provides an overview of the social infrastructure surrounding the site. This analysis is important as it identifies not only facilities that workers, residents and visitors may rely on, but also potential land use conflicts. The following types of social infrastructure have been considered:

- Open space and recreation: Including active and passive recreation spaces
- Community and Culture: Libraries and community centres
- Health Care: Local medical centres and practitioners and hospitals
- Education facilities: Schools, universities, TAFEs.

Figure 4: Social infrastructure surrounding the site



Source: ACARA (2023), *MySchool Register*; DPHI (2023), *Places of Interest* (GIS layer)

Near the site, Figure 4 shows that there are over 20 items of identified social infrastructure, including:

- Five parks: one district-serving park with a cricket pitch and playground, three reserves, and one local park with passive recreation. Open space and recreation facilities are shown in further detail in the *MidCoast Open Space and Recreation Strategy 2023 – 2035*, shown in Figure 5.
- Four sports facilities, including one public swimming pool
- Three community facilities/meeting spaces
- One library
- Six childcare facilities (including 1 mobile service)
- One aged care facility
- Three medical centres
- Two primary schools (a public K-6 and a Catholic K-6)
- One secondary school (a public 7-12).

Figure 5: Wingham Open spaces with site denoted by red marker



Source: MidCoast Open Space and Recreation-Strategy-2023

Considering the proximity of the site to the above, no social infrastructure has been identified as a sensitive receiver.

### 3.3 Community profile



At the 2021 Census, the **usual resident population** of Wingham was 5,395 with an **average household size** of 2.3 (compared to 2.4 across the Rest of NSW).



In 2021 the **median age** in Wingham was 47, which was much older than across the Rest of NSW at 43. 25.7 per cent of people were **aged over 65**, compared to 22.3 per cent across the Rest of NSW.



Approximately 8.4 per cent of residents (452) identified as **requiring assistance with core activities**, compared to 6.8 per cent across the Rest of NSW (193,513 residents). 38.4 per cent of Wingham residents had at least one **long-term health condition**, higher than the 33.5 per cent across the Rest of NSW.



In 2021, Wingham had a smaller proportion of **couple families with children** than the Rest of NSW (32.7 per cent compared to 38.0 per cent), and a larger proportion of **one parent families** (23.7 per cent compared to 17.1 per cent). 30.8 percent of households were **lone person households**, compared to 27.9 per cent for the Rest of NSW.

| Service age group                              | Population | Study area proportion |
|------------------------------------------------|------------|-----------------------|
| Babies and pre-schoolers (0 to 4)              | 294        | 5.4%                  |
| Primary schoolers (5 to 11)                    | 458        | 8.5%                  |
| Secondary schoolers (12 to 17)                 | 409        | 7.6%                  |
| Tertiary education and independence (18 to 24) | 336        | 6.2%                  |
| Young workforce (25 to 34)                     | 566        | 10.5%                 |
| Parents and homebuilders (35 to 49)            | 783        | 14.5%                 |
| Older workers and pre-retirees (50 to 59)      | 770        | 14.3%                 |
| Empty nesters and retirees (60 to 69)          | 807        | 15.0%                 |
| Seniors (70 to 84)                             | 821        | 15.2%                 |
| Elderly aged (85 and over)                     | 175        | 3.2%                  |



92.0 per cent of Wingham residents lived in **separate houses** in 2021, much higher than the 82.3 per cent across the Rest of NSW.



In 2021, 9.6 per cent of Wingham residents had a **bachelor's degree level qualification** or above (compared to 17.8 per cent in the Rest of NSW), while 20.4 per cent of people aged over 15 years stated that their **highest level of educational attainment** was Year 10 (or equivalent).

Of the local primary school-aged population enrolled at the 2021 Census, 311 (75%) of students attended public schools and 104 (25%) attended non-government schools. Amongst secondary schoolers, the proportion was 273 (83%) attending government high schools and 56 (17%) attending non-government high schools.



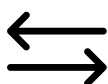
In Wingham, 48.3 per cent of residents reported being in the **labour force**, compared to 56.4 per cent across the Rest of NSW. Of those residents in the labour force in Wingham, 7.0 per cent were **unemployed**.

More Wingham residents worked in **health care and social assistance** than any other industry in 2021 (23.9 per cent), followed by **retail trade** (12.4 per cent). The most common occupation was **community and personal service worker** (17.8 percent, compared to 13.2 per cent for Rest

of NSW). **Professionals and managers** made up 22.1 per cent of the workforce, compared to 32.6 per cent for the Rest of NSW.



In 2021, 72.8 per cent of people **travelled to work via car as a driver** within Wingham, much higher than the Rest of NSW at 60.3 per cent.



In 2020, Wingham's **self-sufficiency rate** was 44.6 per cent, with over half of its workforce commuting from outside the area.



In 2021, 7.4 per cent of households reported an **income of \$3,000 or more per week**, significantly lower than across the Rest of NSW (18.0 per cent). In the same period, 26.3 per cent of households reported a **weekly income of under \$650**, compared to 20.2 per cent across the Rest of NSW.



In 2021, Wingham **median weekly rental payments** (\$306) and **monthly mortgage repayments** (\$1,371) were both lower than across the Rest of NSW (\$330 and \$1,733, respectively). Wingham households were more likely to pay **more than 30 per cent of household income on rent** (44.2 per cent) **and mortgage** (15.0 per cent) than the Rest of NSW (36.0 per cent and 12.7 per cent, respectively).



The site is located within an SA2 with relatively **high levels of disadvantage**, ranking within the 20 per cent least advantaged SA2s nationally on the SEIFA Index of Relative Socio-economic Disadvantage. The SA2 is within the 10 per cent most disadvantaged SA2s nationally on the Index of Relative Socio-economic Advantage and Disadvantage.

Source: Macropian (2020), ABS Community Profiles (2021), ABS QuickStats (2021), ABS SEIFA indexes (2021).

### 3.3.1 Demographic insight

- Overall, the population of Wingham is older than that of the Rest of NSW. There is a correspondingly larger percentage of the population who have long-term health conditions and require assistance with core assistance, pointing to the growing elderly population. This would likely result in a higher demand for specialised services for older residents in the local area.
- There is also a low level of socio-economic advantage in the area, and this can be seen through the low percentage of high income earners, low rates of educational attainment, and high unemployment when compared to the Rest of NSW.
- A high proportion of residents lived in separate houses, despite the area having a higher number of lone person households and smaller average household size than the Rest of NSW. This may point to a lack of housing diversity in the local area, which could in turn have a contributing effect on the number of households paying more than 30 per cent of income on rent and mortgage payments. Wingham's low self-sufficiency rate may also indicate that there is a demand for housing in the area.
- Most employed residents in the study area worked in roles requiring lower levels of education and technical skill compared to the Rest of NSW average, with professionals and managers making up a significantly smaller proportion of the workforce than in the Rest of NSW. Wingham also has correspondingly lower incomes and higher rates of households paying more than 30 percent of household income on rent and mortgage payments.
- Health care and social assistance employed almost one quarter of employed residents, with community and personal service workers making up a larger proportion of the workforce than across the Rest of

NSW. This may also indicate a higher proportion of shift workers in the surrounding residential dwellings who are potentially more sensitive to construction during standard business hours.

### 3.4 Projected population and community needs

The Planning Proposal includes a maximum of 300 dwellings. Table 1 provides an estimate of the anticipated residential population that would reside in the proposal (should it be constructed), based on the average household size in the study area (2.3 persons) at the 2021 Census.

**Table 1: Projected population based on yield and average household size**

| Proposed yield | Average household size | Derived residential population |
|----------------|------------------------|--------------------------------|
| 300            | 2.3                    | 690 (rounded up)               |

For the purpose of projecting social infrastructure needs generated by the proposal, the above has been rounded up to **690 residents**. It is noted that this represents a conservative estimate of the operational population at the proposal, as occupancy rates at any given time would likely be below 100 per cent.

Table 2 shows the projected population at the site by age group, utilising the age breakdown of the study area identified in Section 3.3.1. Though the eventual profile of residents opting to live in the proposal may differ to the profile of existing study area population profile, this is considered to present a reasonable approximation of the likely future characteristics of the resident population. The projections suggest that the population would consist of (approximately):

- 148 residents aged 17 years or under
- 72 young workforce residents
- 100 parents and homebuilders
- 230 residents aged over 60 years.

**Table 2: Projected population by service age group**

| Service age group                              | Study area proportion | Population within proposal |
|------------------------------------------------|-----------------------|----------------------------|
| Babies and pre-schoolers (0 to 4)              | 5.4%                  | 37                         |
| Primary schoolers (5 to 11)                    | 8.5%                  | 58                         |
| Secondary schoolers (12 to 17)                 | 7.6%                  | 52                         |
| Tertiary education and independence (18 to 24) | 6.2%                  | 43                         |
| Young workforce (25 to 34)                     | 10.5%                 | 72                         |
| Parents and homebuilders (35 to 49)            | 14.5%                 | 100                        |
| Older workers and pre-retirees (50 to 59)      | 14.3%                 | 98                         |
| Empty nesters and retirees (60 to 69)          | 15.0%                 | 103                        |
| Seniors (70 to 84)                             | 15.2%                 | 105                        |
| Elderly aged (85 and over)                     | 3.2%                  | 22                         |

Source: ABS (2021), *Australian Census of Population and Housing*. Compiled using TableBuilder.

In assessing the nature and level of social infrastructure need, historic practice has been to apply a population-based approach which relies on thresholds for social infrastructure provision. Recent research has revealed that such models can be limited in outer-suburban settings, where they can lead to more limited social infrastructure access in areas with lower densities, presenting risks of double disadvantage or deprivation amplification (Davern et. Al., 2018). A response to addressing these issues is to apply an access-based social infrastructure model (i.e. one that is based upon access for residents rather than threshold population). An indicative level of social infrastructure need that will arise from the proposal can be ascertained using standards from a variety of sources, as well as average servicing levels that have been derived from aggregate statistical data.

Where strategies from MidCoast Council are unavailable or do not provide standard for size or access for infrastructure provision, best practice benchmarks including Parramatta Community Infrastructure Strategy have

been used to inform service provision benchmarking.<sup>1</sup> These benchmarks are considered to be best-practice benchmarks across NSW and have been applied to the projected population calculated above. The resulting social infrastructure demand is shown in Table 3.

**Table 3: Projected social infrastructure demand arising from the proposal**

| Type                 | Benchmark<br>(Parramatta CIS)                            | Existing<br>facilities                       | The proposal |              | Comment                                                                                                                                                                                                 |
|----------------------|----------------------------------------------------------|----------------------------------------------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                          |                                              | Parameter    | Need         |                                                                                                                                                                                                         |
| District library     | 1 facility : 20,000 – 35,000 residents <sup>(b)</sup>    | 1 facility                                   | 690          | 0 facilities | Wingham Library located within 800m of site. Additional demand for facility expected to be negligible.                                                                                                  |
|                      | 39 sqm : 1,000 residents +20% circulation <sup>(b)</sup> | 1,927 sqm                                    | 690          | 27 sqm       |                                                                                                                                                                                                         |
| Community space*     | 80 sqm : 1,000 residents <sup>(b)</sup>                  | 4,457 sqm                                    | 690          | 55.sqm       | Sufficient community space provided via existing community facility within 800m of the site.                                                                                                            |
| Long day care        | 1 place : 2.48 children 0-4 years <sup>(b)</sup>         | 122 places                                   | 37           | 15 places    | Existing childcare facilities would have sufficient capacity to accommodate additional demand for childcare places.                                                                                     |
| OSHC                 | 1 place : 2.7 children 5-11 years <sup>(b)</sup>         | 100                                          | 59           | 22 places    | Existing childcare facilities would have sufficient capacity to accommodate additional demand for childcare places. Need for 22 places also based on 100 per cent occupancy which is likely overstated. |
| Aquatic facility     | 1 facility : 100,000 – 150,000 residents                 | 1                                            | 690          | 0 facilities | Negligible. Existing Wingham Swimming Pool can support additional population needs.                                                                                                                     |
| Play space           | 1 play space : 1,448 residents <sup>(a)</sup>            | 4 spaces                                     | 690          | 0.5 spaces   | Additional population on site results in negligible need.                                                                                                                                               |
| Parks and open space | 1 ha park : 1,000 residents <sup>(b)</sup>               | 18ha (within 400m)<br>19.48ha (within 800m)  | 690          | 0.69 ha      | Parks and open space provision is adequate for proposed population.                                                                                                                                     |
|                      | 1 ha sporting : 1,000 residents <sup>(b)</sup>           | 1.42ha (within 400m)<br>3.17ha (within 800m) | 690          | 0.679ha      |                                                                                                                                                                                                         |
|                      | 1 ha natural areas : 1,000 residents <sup>(b)</sup>      | 3.17ha (within 400m)<br>7.4ha (within 800m)  | 690          | 0.69 ha      |                                                                                                                                                                                                         |

| Type                 | Benchmark<br>(Parramatta CIS)                        | Existing<br>facilities | The proposal |           | Comment                                                                                                                                                              |
|----------------------|------------------------------------------------------|------------------------|--------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                      |                        | Parameter    | Need      |                                                                                                                                                                      |
| Indoor courts        | 1 court : 20,000 residents <sup>(b)</sup>            | None                   | 690          | 0 courts  | Population increase will result in negligible demand. A variety of sporting facilities are available within 800m of the site, though no indoor courts are available. |
| Indoor sports centre | 1 centre : 50,000 – 100,000 residents <sup>(b)</sup> | None                   | 690          | 0 centres | Population increase will result in negligible demand. The Wingham Sporting Complex is located approximately 800m north of the site, though facilities are outdoors.  |

Source: (a) MidCoast Open Space and Recreation Strategy 2023 – 2035 (2023), (b) City of Parramatta (2020)

The above projections do not account for an existing under or oversupply of social infrastructure. The findings of Section 3.4 (refer to Table 1) suggest that around 690 people would reside in the proposed site, once operational. This represents a significant increase in population for the area, and residents would cause additional demand for local social infrastructure.

In addition to the above population-based benchmarks, the *MidCoast Open Space and Recreation Strategy 2023 – 2035* applies a detailed standard of provision for open space and recreation access. Under this framework, the residents should be within 15 minutes' travel time of a local recreation space, within 20 of a district space and 25 minutes of a regional (whole-of-LGA space). Under this standard, the site is adequately served, with a 15 minute walk/drive access to a local facility, noting that the planning proposal includes the provision of a footpath that connects the site to the existing network, providing an active pedestrian link to the local centre and surrounding transport network.

### Demand for school infrastructure

It has been assumed that the proposed development has the potential to increase the population of primary schoolers by 59 people and result in an additional 52 secondary school places in the study area. Applying the rates of attendance at the 2021 Census, this would translate to demand for a maximum of 44 primary school places and 42 secondary school places.

School Infrastructure NSW provides a master dataset, which contains comprehensive information for all government schools in NSW, including current enrolment numbers and enrolment caps. As noted in Section 3.2, there are two primary schools and one secondary school located within the study area. Table 4 provides an overview of the current enrolment figures and enrolment caps for the public schools within Wingham.

**Table 4: Wingham school capacity**

| School name                 | 2023 students | Enrolment cap 2023 | Additional school enrolment capacity to cap (2023) |
|-----------------------------|---------------|--------------------|----------------------------------------------------|
| Wingham Public School       | 574           | 620                | 46                                                 |
| Wingham Brush Public School | 191           | 255                | 64                                                 |
| Wingham High School         | 574           | 620                | 46                                                 |

Source: School infrastructure NSW, NSW Education department

The 2023 enrolment cap shown in Table 4 identifies the capacity of schools to enrol out of area students. If the demand for local enrolment exceeds the number of places available, out-of-area enrolments will not be available. As demonstrated by 2023 enrolment caps, the existing schools within the study area have capacity to accommodate 110 additional out of area primary school enrolments and 46 secondary school enrolments. This suggests that existing schools in the study area have sufficient capacity to accommodate the projected infrastructure demand arising from the proposed development.

### Demand for childcare places

As shown in Table 2, the proposed development has the potential to result in 37 additional babies and pre-schoolers, which could place additional demand on childcare services in the area. The study area currently has 6 childcare facilities, one of which is a mobile service. With the number of approved places highlighted in Table 5, it is anticipated that existing childcare facilities would have sufficient capacity to accommodate additional demand for childcare places. Additionally, it should be noted that the projected 37 additional residents aged between 0-4 years is based on 100 per cent occupancy, which may result in an overstated projected population.

**Table 5: Childcare facilities near the site**

| ID | Name                                                   | Type           | Max places |
|----|--------------------------------------------------------|----------------|------------|
| 1  | Cuddlepier Early Childhood Learning Centre             | Long day care  | 47         |
| 2  | Wingham Pre School (9 Price Street)                    | Pre-school     | 58         |
| 3  | Flying Fox Mobile Pre School                           | Mobile service | N/A        |
| 4  | Wingham Pre-School (1A Price Street)                   | Long day care  | 29         |
| 5  | Little Beginnings at Kolodong                          | Long day care  | 66         |
| 6  | Cubbyhouse Pre School & Long Day Care Centre (Wingham) | Long day care  | 46         |

Source: ACECQA (2023); Careforkids (2023). Accessed 13 May 2024. Expected and perceived impacts

## 3.5 Social impacts

This section seeks to scope potential social impacts, whether expected or perceived, based on the findings of the previous chapters. Social impacts can involve changes to:

- 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
- Fears and aspirations.

For this statement, potential impacts arising from the construction and operation of the proposal have been scoped below.

**Table 6: Identified potential social impacts**

| Impact category         | Potential impact characteristic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Way of life             | <ul style="list-style-type: none"> <li>Potential disruption to traffic on Wingham Road and Youngs Road during construction, potentially impacting surrounding residents, businesses and road users</li> <li>Improved amenity for residents from housing located with good access to Wingham Town Centre</li> <li>Increased pressure on local social infrastructure from new residents may affect access and availability.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Community               | <ul style="list-style-type: none"> <li>Increased employment opportunities associated with construction and operation may provide opportunities for greater social cohesion</li> <li>Increased demand for local facilities and services</li> <li>Some changes in community character and composition as a result of the introduction of a new resident population, which isn't necessarily negative, as such change can bring vibrancy, growth and long-term sustainability, with the enhanced connectivity to the Wingham Local Centre helping to facilitate this</li> <li>Changes to the approach or entrance to Wingham may impact the town's character. The Planning Proposal, along with the accompanying Landscape Masterplan, seeks to provide improvements to the Wingham entrance. The Letter of Offer to enter into a Voluntary Planning Agreement (VPA) also suggests the possibility of tree planting along Wingham Road. As such, the Planning Proposal provides an opportunity to improve the entrance to Wingham, reinforcing its character and appeal</li> <li>Existing residents adjacent to the subject site may experience more direct impacts of the proposal, including changes in character, construction-related noise and disruptions (temporary impacts) as well as benefiting from the proposed traffic upgrades, which will enhance safety, along with planned streetscape improvements and a new path connecting to the town</li> <li>Some potential negative impacts on future residents due to the noise generated from the shooting range activities at the Taree Wingham Clay Target Club – these impacts are somewhat mitigated by the Club's restricted hours, frequency of use and acoustic measures</li> <li>Concern from some community members that may be against the area transitioning in line with the strategic planning intent</li> <li>Increased demand for social infrastructure, including education and community facilities, resulting from population increase on site</li> </ul> |
| Accessibility           | <ul style="list-style-type: none"> <li>Potential congestion on surrounding roads and main road networks from increased traffic during and after construction due to main road interface</li> <li>Potential disruption to road access to properties on Wingham Road during construction</li> <li>Potential long-term congestion impacts for residents and businesses on Wingham Road arising from vehicles accessing site (residents, visitors).</li> <li>Potential impacts on proposed new community from being separated from the existing township of Wingham</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Culture                 | <ul style="list-style-type: none"> <li>There are no known surrounding heritage items that would be affected by the proposal.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Health and wellbeing    | <ul style="list-style-type: none"> <li>Health and wellbeing benefits associated with contributions to the local housing supply</li> <li>Potential impacts arising from construction activity, which may particularly affect nearby sensitive receivers, including residences and businesses operating to the south of the site</li> <li>Improvements to health and wellbeing through additional employment opportunities on site during construction</li> <li>Increased pressure on local health services.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Surroundings            | <ul style="list-style-type: none"> <li>Decreased amenity and aesthetic value during construction (dust, hoarding/scaffolding)</li> <li>Protection and enhancement of local natural features (Cedar Party Creek).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Livelihoods             | <ul style="list-style-type: none"> <li>Improvement in economic activity from increased employment on site during construction</li> <li>Expenditure benefits to local businesses from workers on site during construction and the new resident population once completed</li> <li>Increased pressure on local job market as a result of new resident population.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Decision-making systems | <ul style="list-style-type: none"> <li>Stakeholders affected by proposed works and activities (surrounding residents and businesses) may feel unable to influence the project and may come forward with queries or concerns about potential impacts.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### 3.6 Cumulative impacts and interaction with other housing development

It is noted that Council have expressed concerns relating to the impacts the Planning Proposal may have on identified URAs, Growth Areas and residential developments including to the north and northwest of Wingham.

However, as shown in the table below we identified minimal direct or cumulative impacts given the distance and reasons outlined in sections 2.2 and 4.2.2.

**Table 7: Impacts on Ura, Growth Areas and surrounding residential development**

| Name                                  | Type                                                                                                                  | Distance from site | Timeframe (URA) | Potential cumulative impacts with proposal |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|--------------------------------------------|
| Euca Valley, Kolodong Road, Taree     | Urban release area (525 lot residential subdivision granted DA approval around October 2022)                          | 3.2km east         | Current         | None                                       |
| Brimbin                               | Urban release area (Rezoned in 2015 capacity to house approximately 22,000 people in 8,000 homes built over 30 years) | 9km northwest      | Short term      | None                                       |
| Murray Road and Skyline Drive (URA 2) | Growth Area                                                                                                           | 1.6km west         | Long term       | None                                       |
| Skyline Drive                         | Zoned land (fragmented, requires subdivision)                                                                         | 1.6km west         | N/A             | None                                       |

Source: HillPDA research

### 3.7 Potential impact prediction and mitigation strategies

The following are mitigation strategies for the above impacts that should be considered as part of the detailed design phase:

- Preparation and implementation of a construction management plan to effectively mitigate potential amenity, health and wellbeing impacts arising from construction. This plan will coordinate vehicle movements, approved construction activities and times, as well as appropriate management strategies for managing any potentially hazardous or disruptive building materials (e.g. throws over exposed dusty materials, hoarding locations, construction noise management strategies). This will, in particular, consider and mitigate potential impacts to surrounding properties, including the existing the Taree Wingham Clay Target Club.
- Preparation of a traffic and transport impact assessment and management plan to ensure that road and public transport network function is not adversely affected by the proposal. It is noted that the site would already be subject to a contributions framework to ensure that relevant road infrastructure enhancements are funded. Moreover, the Housing Strategy identifies the site for future residential use with consideration given to its impact. This strategy has undergone public exhibition, so most future planning assumes residential use and incorporates necessary mitigations. In terms of the masterplan, the DCP would undergo exhibition, further ensuring that any potential impacts are addressed and managed effectively.
- Implementation of a community engagement strategy to ensure that surrounding businesses and residents are afforded input into the proposal from an early stage as part of DA preparation. This should include strategies for engaging with adjacent residents and businesses on Wingham Road. This would include the identification of stakeholders to be engaged, the nominated engagement approaches for each group and relevant activities that would be trigger points for contact. The strategy would identify a nominated point of contact and a transparent process for the resolution of questions or issues.
- The proponent is offering to enter a Voluntary Planning Agreement that will facilitate the creation of a pathway connecting the site to Wingham Local Centre. Consequently, the Planning Proposal will benefit from strong connectivity to Wingham Local Centre, positively impacting local accessibility, amenity and

cohesion by enabling pedestrians and cyclists to easily travel into the centre. This pathway will also mitigate any potential isolation from the remainder of the Wingham community. Beyond this connecting pathway, the site is conveniently located within a 3-minute drive and walking distance of Wingham Local Centre, underscoring its strong connection to the Wingham community. Therefore, it represents a logical opportunity for urban expansion.

It should be noted that the delivery of a path connecting the site to the pedestrian network will have a positive impact, enabling pedestrians and cyclists to easily and safely access the local centre. Not providing this path would reduce safety and encourage commuters to rely on vehicles to access Wingham Local Centre, which is inconsistent with key government objectives of promoting walkable communities.

- The accompanying Traffic Impact Assessment prepared by Intersect Traffic in May 2024 notes that a significant portion of vehicles (65% of traffic) is projected to travel east towards Taree, rather than west into Wingham, thus avoiding the rail crossing. This projected traffic pattern in reduces some of potential impacts on the pedestrian crossing from the proposed development. Furthermore, the residents of existing dwellings near the subject site demonstrates that access to Wingham Local Centre from the subject site is manageable.
- Considering the average household size of 2.3 persons per household in Wingham, an additional 300 dwellings have the potential to result in an additional 690 (rounded up) people on-site. Section 3.4 projected the potential impact of the proposed development on various service and community and recreation facilities. Though the proposal represents a significant population increase at the site, demand for social infrastructure, including school places, is anticipated to be accommodated by the existing infrastructure near the site.

## 4.0 ECONOMIC IMPACTS

This Chapter considers and quantifies the potential economic benefits that will accrue from the Planning Proposal.

The construction benefits assessed in this Chapter relate to:

- the **subdivision works** on site and includes the construction of the open space, roads, drainage and services as well as the design works; and
- the **building works** associated with the construction and design of 300 dwellings on the subdivided lots.

The building works are not part of the Planning Proposal; however, they have been included in this assessment to fully gauge the potential benefits of the Planning Proposal, since it will catalyse the development of these dwellings.

This chapter also delves into the ongoing impacts that may arise due to the proposed development.

### 4.1 Construction benefits

The proposed subdivision works and building works would require capital investment, which would drive economic activity and create employment across the State economy. This section considers the economic benefits associated with these works.

The Capital Investment Value (CIV) for the **subdivision and civil works** (including design and construction costs) has been estimated at around **\$49.0 million**, using standard industry rates<sup>2</sup>. The CIV for the **building works** is estimated at **\$186.9 million**, assuming a cost of around \$550,000 per dwelling<sup>3</sup>.

Therefore, the combined **CIV for the subdivision, civil works and building works totals \$236.0 million**.

#### 4.1.1 Construction multiplier effects

The construction industry is a significant component of the economy accounting for around 10 per cent of Gross Domestic Product (GDP) and employing over 1.3 million workers across Australia as of 2023<sup>4</sup>. The industry has strong linkages with other sectors, so the impacts on the economy go further than the direct contribution of construction. This is known as the multiplier effect. Multipliers refer to the level of additional economic activity generated by a source industry.

There are two types of effects captured by multipliers:

**Production Induced Effects:** which is made up of:

- *Direct effects:* which constitutes all outputs and employment required to produce the inputs for construction, and
- *Indirect effects:* which is the induced extra output and employment from all industries to support the increased production of the construction sector.

**Consumption Induced Effects:** which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

<sup>2</sup> Sources: Rawlinson's 2024 Handbook, RLB Construction Cost Indicator, and various other consultancy reports

<sup>3</sup> Sources: Local housing suppliers; Rawlinson's 2024 Handbook, RLB Construction Cost Indicator, and various other consultancy reports

<sup>4</sup> Source: Parliament of Australia (2023) Snapshot of employment by industry, 2023; National Accounts Report (2023)

The modelling used to measure the economic impacts during the construction phase is based on the Australian National Accounts Input Output tables 2021-22. The three metrics considered in our Input-Output modelling estimates are described in the table below.

**Table 8: Economic impact metrics assessed**

| Metric            | Description                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Output            | Output is a gross measure of the total sales generated by the types of land uses present on the site or in the proposal                                                                                                                  |
| Employment        | Employment generated by the types of land uses present on the site or in the proposal (either full time or part time)                                                                                                                    |
| Gross Value Added | Gross value added (GVA) of an industry refers to the value of outputs less the cost of inputs. For the purposes of this analysis it measures the contribution that the industry makes to the state economy or gross state product (GSP). |

The economic impacts have been assessed at State level (i.e. NSW).

### Limitations with multipliers

Both the ABS and the NSW Treasury Employment Calculator describe several limitations with input-output multipliers, or at least shortcomings with typical interpretations of the multipliers, which generally result in an over-estimation of impacts. The main shortcomings or limitations are as follows:

- Production induced impacts can leave the impression that extra output can be produced without taking resources away from other activities.
- Multipliers assumed fixed input ratios and hence measure impacts based on average effects rather than marginal effects.
- The impacts are nationwide and are not regional or local impacts which would be smaller.

Other limitations are described in both the NSW Treasury Guide and on the ABS website.<sup>5</sup>

#### 4.1.2 Gross output

As discussed above, the proposed subdivision and building works will have a direct impact on construction output as well as indirectly stimulating other industries which assist in production or cater to increased consumption. The table below details the total potential output<sup>6</sup> the subdivision and building works will generate Statewide.

The CIV associated with the subdivision works will generate and/or support a further \$95.2 million in production and consumption induced effects, whilst the building work's production and consumption induced effects are higher at \$363.3 million. The total potential output generated and supported Statewide is \$144.3 million for the subdivision works and \$550.2 million for the building works as shown in the table below.

<sup>5</sup> <https://www.abs.gov.au/statistics/economy/national-accounts/australian-national-accounts-input-output-tables/latest-release>  
<https://www.treasury.nsw.gov.au/information-public-entities/nsw-treasury-employment-calculator>

<sup>6</sup> This includes design and any other professional fees

**Table 9: Construction output multipliers**

|                                                                         | Direct Effects | Production Induced Effects |                    | Consumption Induced Effects | Total**      |
|-------------------------------------------------------------------------|----------------|----------------------------|--------------------|-----------------------------|--------------|
|                                                                         |                | First Round                | Industrial Support |                             |              |
| Output (\$million) associated with subdivision works*                   | 49.0           | 29.7                       | 27.1               | 38.4                        | 144.3        |
| Output (\$million) associated with building works*                      | 186.9          | 113.3                      | 103.6              | 146.4                       | 550.2        |
| Total output (\$million) associated with subdivision and building works | <b>236.0</b>   | <b>143.1</b>               | <b>130.7</b>       | <b>184.7</b>                | <b>694.4</b> |

\* Includes design costs and other professional fees related to construction at 3 per cent \*\* Totals are not always equal to the sum of preceding columns due to rounding

Source: HillPDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2021-22 (ABS Pub: 5209.0)

#### 4.1.3 Gross Value Added (GVA)

The Gross Value Added (GVA) of an industry refers to the value of outputs less the costs of inputs. It also measures the contribution that the industry makes to the regions' wealth or GSP. The main components of GVA are workers' remunerations, profits and government taxes.

As shown in the table below, the subdivision works would directly contribute around \$13.6 million to the NSW economy, with the building works contributing a further \$51.8 million. Including the multiplier impacts, the subdivision works would contribute and support a total of \$57.0 million Statewide, with the building works contributing a further \$217.3 million. Therefore, the total potential GVA from the subdivision and building works is estimated at \$274.2 million Statewide.

**Table 10: Construction GVA impact**

|                                                                      | Direct Effects | Production Induced Effects |                    | Consumption Induced Effects | Total        |
|----------------------------------------------------------------------|----------------|----------------------------|--------------------|-----------------------------|--------------|
|                                                                      |                | First Round                | Industrial Support |                             |              |
| GVA (\$million) associated with subdivision works*                   | 13.6           | 11.2                       | 11.9               | 20.3                        | 57.0         |
| GVA (\$million) associated with building works*                      | 51.8           | 42.9                       | 45.3               | 77.3                        | 217.3        |
| Total GVA (\$million) associated with subdivision and building works | <b>65.3</b>    | <b>54.1</b>                | <b>57.2</b>        | <b>97.6</b>                 | <b>274.2</b> |

\* Includes design costs and other professional fees related to construction at 3 per cent \*\* Totals are not always equal to the sum of preceding columns due to rounding

Source: Hill PDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2021-22 (ABS Pub: 5209.0)

#### 4.1.4 Construction related employment

Each million dollars of design and construction work undertaken generates around 2.0 job years directly<sup>7</sup>. Based on the estimated construction and design costs 98 job years<sup>8</sup> would be directly generated from the subdivision of the subject site, with a further 372 job years from building works, as shown in the table below.

<sup>7</sup> Source: ABS Australian National Accounts: Input – Output Tables 2021-22 (ABS Pub: 5209.0)

<sup>8</sup> Note: One job year equals one full-time job for one year

**Table 11: Construction related employment**

|                                                               | Direct Effects | Production Induced Effects |                    | Consumption Induced Effects | Total          |
|---------------------------------------------------------------|----------------|----------------------------|--------------------|-----------------------------|----------------|
|                                                               |                | First Round                | Industrial Support |                             |                |
| Total job years generated from subdivision works              | 97.5           | 81.7                       | 76.4               | 120.2                       | 375.8          |
| Total job years generated from building works                 | 372.1          | 311.5                      | 291.4              | 458.5                       | 1,433.5        |
| Total job years generated from subdivision and building works | <b>469.6</b>   | <b>393.2</b>               | <b>367.8</b>       | <b>578.8</b>                | <b>1,809.3</b> |

\* Includes design costs and other professional fees related to construction at 3 per cent \*\* Totals are not always equal to the sum of preceding columns due to rounding

Source: Hill PDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2021-22 (ABS Pub: 5209.0)

Including the multiplier impacts, the subdivision works are forecast to support a total of 376 job years, with a further 1,434 job years from the building works.

## 4.2 Ongoing economic impacts from proposed works

### 4.2.1 Investment stimulus

Where a significant property investment decision has been made it is generally viewed as a strong positive commitment for the local area. Such an investment can, in turn, stimulate and attract further investment to the immediate area. Moreover, the Planning Proposal would increase the profile of this area and in doing so increase the financial feasibility of future development, potentially acting as a catalyst for future development on surrounding sites.

### 4.2.2 Contribution towards meeting planning targets and policies

As discussed in Chapter 2, the proposal will contribute to meeting the housing targets for the Hunter region, the MidCoast LGA, and Wingham, addressing the demand for dwellings in these areas. It should be noted that the site has been identified in the MidCoast Housing Strategy and MidCoast Urban Release Area Report 2021 to provide additional low-density residential land and offers logical urban expansion opportunities. Therefore, it is also consistent with the recommendations of these reports and strategies.

Moreover progressing the Planning Proposal within a 1-5 year timeframe, rather than the proposed 6-10 years, is not perceived to result in any negative economic impacts. Instead, it will help ensure the future housing supply in the area and could act as a catalyst for further development, promoting growth in Wingham. The URA report identified that much of the designated URA land is under single ownership, which presents risks and uncertainties regarding its timely release. Any delays in housing supply could lead to a more acute housing shortage, potentially stalling growth in Wingham, with associated negative social and economic impacts. The slow uptake may also indicate that the zoned areas are potentially not in desirable locations. Advancing the Planning Proposal will reduce these risks, encourage healthy competition, and will help to meet the community's housing needs, ensuring that the economic benefits outlined in Chapter 4 are realised.

Additionally, it is important to note that the rezoning timeframes specified in the URA report were not endorsed by the DPHI, who emphasised the need for more up-to-date information on supply and demand, infrastructure servicing, and biodiversity constraints. DPHI has encouraged the submission of a planning proposal for this site to help address the current housing crisis. Rezoning the site could also contribute to alleviating the ongoing

housing challenges across NSW, including the MidCoast region. In light of this, bringing forward the delivery of housing at this location is considered a positive outcome for both the community and the local economy.

#### 4.2.3 Benefits to local businesses

The proposal would facilitate the development of over 300 new single dwellings. The additional residents in the locality from these dwellings would generate demand for additional local services and result in an increase in local retail expenditure. This provides additional economic benefits in the LGA by supporting the viability and vibrancy of the local retail shops, especially those in the nearby Wingham Local Centre and Taree Town Centre.

As established in Table 1, we estimate the Planning Proposal will accommodate 690 residents on-site. We estimate that these residents will spend \$9.7 million per annum on retail goods and services in the locality (based on an assumed \$14,000 per capita (measured in 2023 dollars))<sup>10</sup>. Given the proximity, retailers within Wingham and Taree are likely to capture a large proportion of this residential spend. As above, this increased revenue will support the viability and vibrancy of these centres.

#### 4.2.4 Economic activity

Some residents on site are likely to undertake the majority of their work from home. Some property owners of the proposed lots on site will also operate small businesses since R1 General Residential permits employment-generating uses such as centre-based child care facilities, food and drink premises, home-based child care, neighbourhood shops, respite day care centre and so forth. We estimate that the residential uses could also support up to 20 jobs on-site<sup>11</sup>. Based on industry averages<sup>12</sup> the total remuneration of these workers is estimated at around \$1.8 million per annum and the GVA at around \$5.6 million per annum. Note the agricultural uses currently on-site (this is also known as the base case or 'do nothing' scenario) contribute minimally to jobs and economic activity. This means that all the jobs supported through the residential uses and the associated wages and GVA represent a net gain from the base case.

### 4.3 Key findings

Based on the above, the Planning Proposal would yield a stronger economic outcome than the base case, through the jobs and economic activity created during the construction phase, increased spending generated from the additional residents and opportunities to support work-from-home jobs. This will stimulate the local economy, help support local businesses, and encourage further investment and development in the area.

Based on the above analysis conducted, it has been determined that the Planning Proposal would not result in any significant negative economic impacts; in fact, positive impacts have been identified. Consequently, we conclude that the proposal is economically beneficial and supported. As stated in Section 9 of the Planning Proposal Study Specifications (PPSS), an Economic Impact Assessment (EIA) is only necessary if significant negative impacts are identified, which is not the case here. Therefore, an EIA is not required since no significant negative impacts were identified as a result of the Planning Proposal.

<sup>10</sup> ABS Expenditure Data for MidCoast LGA and Wingham SA2 as at 2026

<sup>11</sup> Work at Home: 6.5% of workers undertake majority of their work at home (National Average 2016, 2021, Wingham and MidCoastLGA 2016 ,2021 community profile) and assuming 0.9 working residents per household translates to 1 job per 15.5 occupied dwellings @ 95% occupancy

<sup>12</sup> IBIS World Reports

## 5.0 CONCLUSION

This report has been prepared to accompany a Planning Proposal to enable the construction of a residential community along Wingham Road in Wingham. The report provides an assessment of the site and surrounds, including an overview of nearby social infrastructure, potential sensitive receivers and salient demographic characteristics of the wider community.

The site is located in an area with a demonstrated need for affordable and diverse housing types to support the changing needs of the ageing population and attract new residents. The proposal to enable the construction of a residential development would be in keeping with the strategic intent for the area, and would increase the local housing supply, creating an opportunity for population growth.

As the site is well-located with close access to local amenities, the Planning Proposal would complement the vision for 15-minute neighbourhoods and non-car dependent communities as identified in the Hunter Regional Plan 2041. This would be further enhanced by the construction of pedestrian and cycle links from the site to Wingham Local Centre.

The analysis identified that the existing infrastructure (including schools) within the study area has sufficient capacity to accommodate the projected population infrastructure arising from the proposed development.

The location of the site on a key regional road and close to existing residential dwellings may result in some negative, but manageable, impacts during and after construction. A range of management and mitigation strategies are proposed for further consideration at the detailed design phase. Subject to the particulars of the detailed design, Council may deem that a comprehensive review of social impacts may also be required at the DA phase. With appropriate mitigations in place, the proposal would yield significant benefits to the surrounding area as a higher and better land use over existing site uses.

The proposed planning control changes, to facilitate a residential community, would deliver long term benefits to the socio-economic environment. The adoption of mitigation strategies proposed in Section 3.7 would effectively manage any potential impacts and maximise the potential benefits to the local and wider community.

The proposed subdivision works and subsequent building works will also provide numerous economic benefits, including the following:

- Design and construction of the subdivision works is estimated at \$49.0 million. A further \$95.2 million in gross output would be generated and/or supported Statewide through production and consumption induced effects.
- The capital investment estimates for the building works (i.e. construction of the 300 dwellings) are higher at \$186.9 million, and has the potential to generate a further \$363.3 million in gross output Statewide through production and consumption induced effects.
- The subdivision works will create an estimated 98 job years directly in construction Statewide.
- Through production and consumption induced multiplier impacts a further 278 job years would be generated and/or supported Statewide.
- Subsequent building works associated with the construction of 300 new dwellings on the subdivided lots would support a further 1,434 job years directly and indirectly Statewide.
- The subdivision works would directly contribute around \$13.6 million GVA to the State. Including the multiplier impacts, this increases to \$57.0 million. GVA from the building works is higher at \$217.3 million (includes direct and indirect impacts).

- The proposed residential uses (those working the majority of their working hours at home) would lead to a net increase in jobs on site (+20 jobs), workers remuneration (+\$1.8 million per annum) and gross value added (or contribution to GRP) (+\$5.6 million per annum).
- Development would stimulate and attract further investment in the locality through raising the profile of Wingham to potential investors.
- The proposed subdivision and subsequent building work will add to the supply of housing in the area, catering to the future growth and type of housing demanded as identified the Housing Strategy.
- The proposal is located a sufficient distant from any proposed Growth Area or existing URAs to generate any tangible direct negative impacts during construction.
- The proposal will generate operational benefits for existing and future residents from the improved connectivity with the local pedestrian network and additional housing availability at completion.
- It is not anticipated that the proposal would negatively impact the character of Wingham and has the potential to enhance the character and entrance to the township.
- Bringing forward the rezoning to a 1-5 year timeframe, instead of 6-10 years, will not have a negative impact. It will help address the "same ownership" issue identified in the URA Report, reducing risks and uncertainties related to the timely release of land.
- The new residents from the proposed development will likely generate additional business for local retail shops and services (including Wingham Local Centre and Taree Strategic Centre) supporting their viability and vibrancy and creating opportunities for growth and employment.
- Following a comprehensive analysis, no significant negative economic impacts have been identified from the Planning Proposal, it is likely to have only positive economic impacts in the locality. Thus, we conclude it is economically supported and positive.

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#### **SYDNEY**

Level 3, 234 George Street  
Sydney NSW 2000  
GPO Box 2748 Sydney NSW 2001  
t: +61 2 9252 8777  
f: +61 2 9252 6077  
e: [sydney@hillpda.com](mailto:sydney@hillpda.com)

#### **MELBOURNE**

Suite 114, 838 Collins Street  
Docklands VIC 3008  
t: +61 3 9629 1842  
f: +61 3 9629 6315  
e: [melbourne@hillpda.com](mailto:melbourne@hillpda.com)

**WWW.HILLPDA.COM**

