

Lantz Marshall

PLANNING - COMMUNITY - ECONOMIC - RECREATION

Social Impact Assessment

Adamstown RSL Redevelopment

May 2012

**Social Impact
Adamstown RSL**

Lantz Marshall Pty Ltd (ABN: 76 125 889 572)

Address:

Unit 8, 163 Brighton Avenue, Toronto, NSW 2283
PO Box 235, Toronto NSW 2283

Contact:

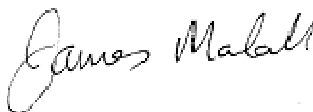
(ph) 4959 6631
(fax) 4959 6631
(mob) 0423 605 324
email: james@lantzMarshall.com.au

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1. INTRODUCTION

1.1 Project Overview

Lantz Marshall Pty Ltd has undertaken a Social Impact Assessment (SIA) for a proposed residential development located on the corner of Victoria Road and Date Street, Adamstown.

The building will consist of a mix of studio; 1 bedroom, 2 bedroom and 3 bedroom apartments and a limited number of townhouse / terrace style apartments. Elevation plans for the proposed development are shown below.

Figure 1: West and East Elevations

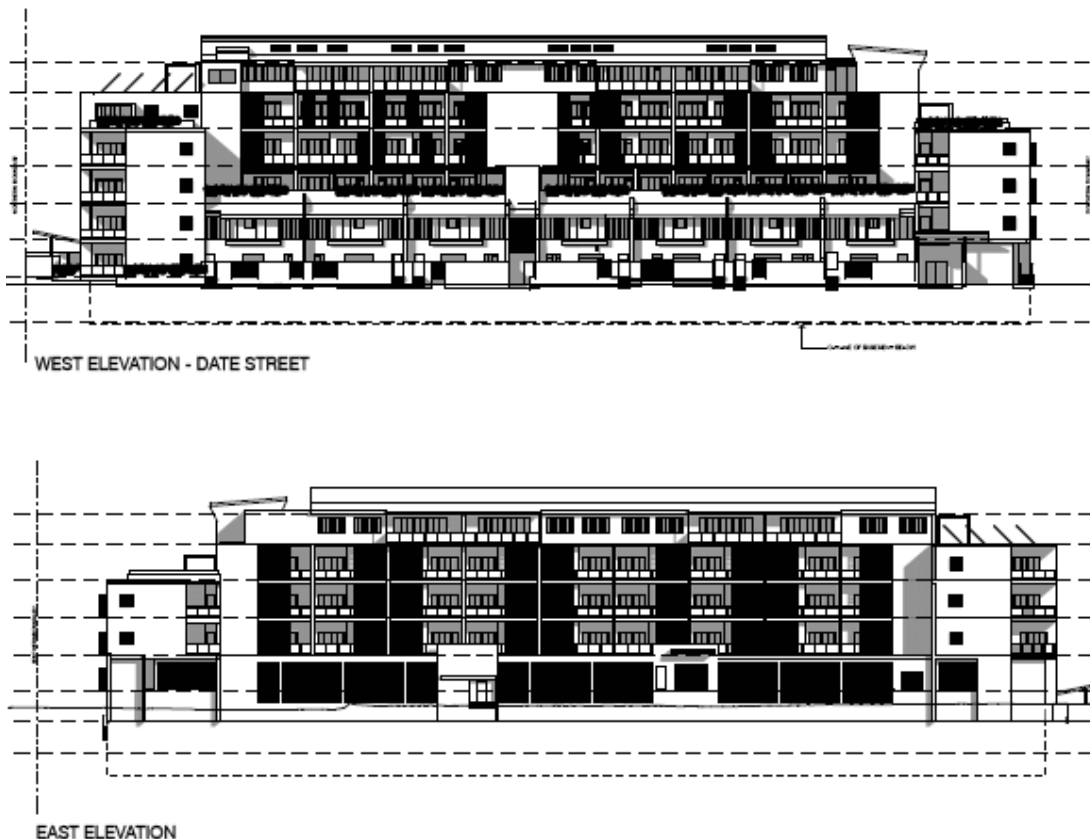


Figure 2: North and South Elevations



The development will provide 95 residential units over 5 floors. The following table shows the proposed unit yield.

Table 1: The proposed unit yield.

Floor	Studio	1 Bed	2 Bed	3 Bed	Total
Ground	N/A	N/A	6	3	9
First	N/A	N/A	5	N/A	5
Second	6	12	8	N/A	26
Third	4	14	8	N/A	26
Fourth	4	14	3	N/A	21
Fifth	1	N/A	7	N/A	8
TOTAL	15	40	37	3	95

Advertising of the units on the Domain (Real Estate) website states “indicative pricing appears to be between \$350,000 and \$550,000”.

1.2 Social Impact Assessment Methodology

A SIA is a systematic approach of enquiry that identifies who in the community is affected and how they are affected. It takes into account the scope of the development and how the development will impact on the needs, issues, values and aspiration of the surrounding community.

- ☞ The desirable and undesirable social impacts
- ☞ The intentional and unintentional social impacts
- ☞ The distributional social impacts (impacts experienced by different people and different parts of the community).

Therefore the purpose of the SIA is to:







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

The methodology to complete the SIA broadly follows the following process:

1. Profiling: This involves the understanding of the scale and scope of the project, parameters of the Social and Economic Impact Assessment, identification of the stakeholders (determined by the areas of affectation).
2. Scoping: This involves the identification of the likely impacts arising from the development and includes consultation and feedback from identified stakeholders. Consultation is undertaken in a range of ways and may include informal consultation, stakeholder engagement, surveys etc.
3. Assessment: This section explores the likely impacts that will arise. The scope of the assessment is determined by the likely impacts and as a guide may include (but not be limited to),
 - ☞ Changes to the population and characteristics of the area
 - ☞ The community structure, its character or beliefs
 - ☞ The health and safety of those living and working in the vicinity of the development
 - ☞ An assessment of safety as it relates to crime, anti social and nuisance behaviour
 - ☞ Social cohesion, in particular the quality of life of those living in the vicinity of the development
 - ☞ Cost of living, including housing affordability
 - ☞ Accessibility
 - ☞ Sense of place and community
 - ☞ The impact on existing services.

4. Management: All impacts should be identified and those that are identified as having an adverse or detrimental affect need to be managed and mitigated where possible. It is not always possible to manage all adverse impacts however identification of these impacts and how they can be managed must be taken into account. Similarly impacts that are identified as being positive need to also be identified and capitalised upon where possible and appropriate. This allows for an assessment as to whether the proposal meets net community benefit criteria.
5. Monitoring: Strategies to monitor identified impacts may need to be identified to ensure that management strategies are adhered to and those cumulative impacts are identified, monitored and taken into account with further development.

The preparation will take into account:

-  Review of immediate and relevant land use characteristics and assessment of changes that will occur as a result of the intended final land use.
-  Relevant data relating to population and demographic statistics.
-  Assessment of NCC and Regional key strategic policy directions such as:
 - Social Policy
 - Management Plan
 - Community Engagement Strategy
 - Economic Development Strategy
 - Assessment of key economic sectors
 - Land Use Strategies
-  Consultation with Council's Social and Community Planner and other identified stakeholders.
-  A statistical assessment of the area including an analysis of the demographic characteristics; population growth forecasts; economic profile, housing price trends and affordability measures etc for the area and the impacts of this development on the characteristics of the area.
-  Information concerned with the development application for the proposed development and its context within the Newcastle LGA as well as the wider Regional context assessing the potential impacts (both negative and positive) arising from the proposed development. This will also include an assessment of cumulative impacts.




A report that takes into account the above information to provide a context for the development and an assessment of appropriate management strategies for impacts arising as a result of the assessment.

1.3 Authors Qualifications

The SIA Report has been undertaken by James Marshall.

James has nearly twenty years experience in the community development and social planning sector and during this time held a number of senior management roles in both the welfare sector and in local government.

He holds graduate qualifications in the social sciences as well as post-graduate qualifications in business management and commercial mediation. His expertise lies in providing assistance with both the public and private sectors and working in a collaborative and multi disciplinary manner. James is committed to the values and principles of community development and has practical experience and skills in;

-  Social and Economic Impact Assessment
-  Community consultation / engagement and participation,
-  Social planning and public participation,

- ☞ Research and analysis,
- ☞ Strategic business planning and change management,
- ☞ Mediation and conflict resolution,
- ☞ Project management.

1.3.1 Specific SIA Experience

Residential / Housing Examples

- ☞ Rezoning submissions for over 20,000 new lots including:
 - North Bellbird – 4,500 residential lots
 - Fern Bay – 8,000 residential lots
 - Cliftleigh – 2,000 residential lots
 - Keswick Estate – 1,500 residential lots
 - Diamond Beach – 200 residential lots (Taree)
 - Sawyers Gully – 1,200 lots
 - The Oaks Country Club – 140 residential lots
 - The Vintage – 900 residential lots
 - 170 lot manufactured village, Halekulani
 - Seaham 95 lot subdivision
- ☞ Killarney Vale, Bateau Bay, Tumby Umbi (KBT): Strategic assessment of residential area including Social Impact Assessment.
- ☞ East Tamworth: Strategic assessment of residential areas including Social Impact Assessment.
- ☞ Tamworth (multiple sites): Social Impact Assessment for redevelopment (Govt stimulus initiative).
- ☞ Moree: Social Impact Assessment for redevelopment (Govt stimulus initiative).
- ☞ Rockdale LGA: Strategic assessment and highest and best use analysis.
- ☞ MQ Apartments Belmont.

Commercial

- ☞ Socio-Economic Impact Assessment for McDonalds Restaurant at Dubbo, Kurri Kurri, Cessnock, Umina Beach.
- ☞ Social and Economic Impact Assessment for ALDI store at Muswellbrook, Kurri Kurri, Raymond Terrace, Mayfield, Wyong.
- ☞ Social Impact Statement for commercial rezoning submission at Wyong for The Henry Kendall Group.
- ☞ Socio-Economic Impact Assessment for expansion of Lake Macquarie Yacht Club.
- ☞ Social and Recreation Needs Study for Orange City Council.
- ☞ Social Impact Assessment for Orange Showground re-development for Orange City Council.
- ☞ Social Impact Assessment for Calvary Aged Care Centre at Nulkaba for the Catholic Church (Maitland Diocese).

Mining and Quarrying

- ☞ Social Impact Assessment for Hanson's Sand Quarry Somersby.
- ☞ Social Impact Assessment for Hanson's Basalt Quarry, Bass Point.
- ☞ Strategic Analysis for Hanson's Concrete Batching Plant, Greenacre.
- ☞ Social Impact Assessment Mannering Colliery Modification.
- ☞ Social Impact Assessment Newstan Colliery Modification.
- ☞ Social Impact Assessment Mandalong Southern Extension project.
- ☞ Charbon Colliery Life of Mine Plan: Social and Economic Impact Assessment.
- ☞ Social Impact Assessment Mt Piper Infrastructure Project
- ☞ Stakeholder Engagement Plans, including Social Risk (Impact) Assessment for all Centennial Coal operations

2. PROPOSED DEVELOPMENT

2.1 Overview

The proposal is to construct a five story; 95 unit residential development to be located on the corner of Victoria Road and Date Street, Adamstown. The development is directly behind the Adamstown RSL Club.

The site is predominantly an existing car park that is provided for use by patrons accessing the RSL however is also used by people accessing businesses located on Brunner Road. The development will extend across the rear of the existing RSL. The southern boundary of the unit development will be to the existing pedestrian pathway extending from Brunner Road to Date Street. This will involve the demolition of three residences.

Also included in the development boundary is Lot 28 DP 10602 Date Street (located immediately south of the pedestrian pathway) which has been acquired and will be demolished for additional car parking primarily for staff and people with disabilities.

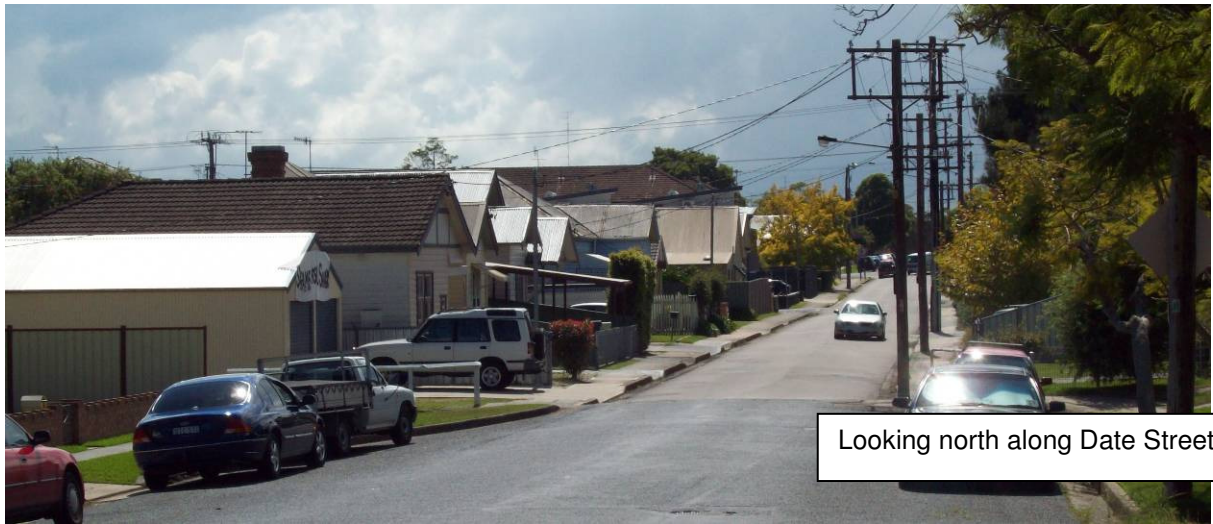
Removal of this property will also minimise overshadowing of nearby residences; alleviate any loss of direct light and open up the air space for nearby residents.

Figure 3: Aerial Photograph of the Site



Photographs of the site and surrounds





Looking north along Date Street.

3. AREA CHARACTERISTICS

3.1 Overview

In the mid 1800's Adamstown was developed as a speculative residential venture to provide housing for the miners of neighbouring Hamilton. At that time, Adamstown was isolated from the rest of Newcastle and the neighbouring villages of Lambton, Hamilton and Merewether.

Newcastle, while only seven kilometres away, was an arduous journey through the dense bush and scrub, which surrounded the little township. There was no water or sewerage and generally unhygienic conditions prevailed, especially after rain. Residents of the area relied upon tanks and wells for drinking water and water had to be carried from Newcastle during periods of dry weather.

Like most of the early settlements in Newcastle, Adamstown's early industries revolved around coalmining. Miners worked in either the neighbouring Borehole mine (Hamilton), or the Waratah Mine. There were also a number of brickyards and potteries in Adamstown due to the excellent clay soils in the area.

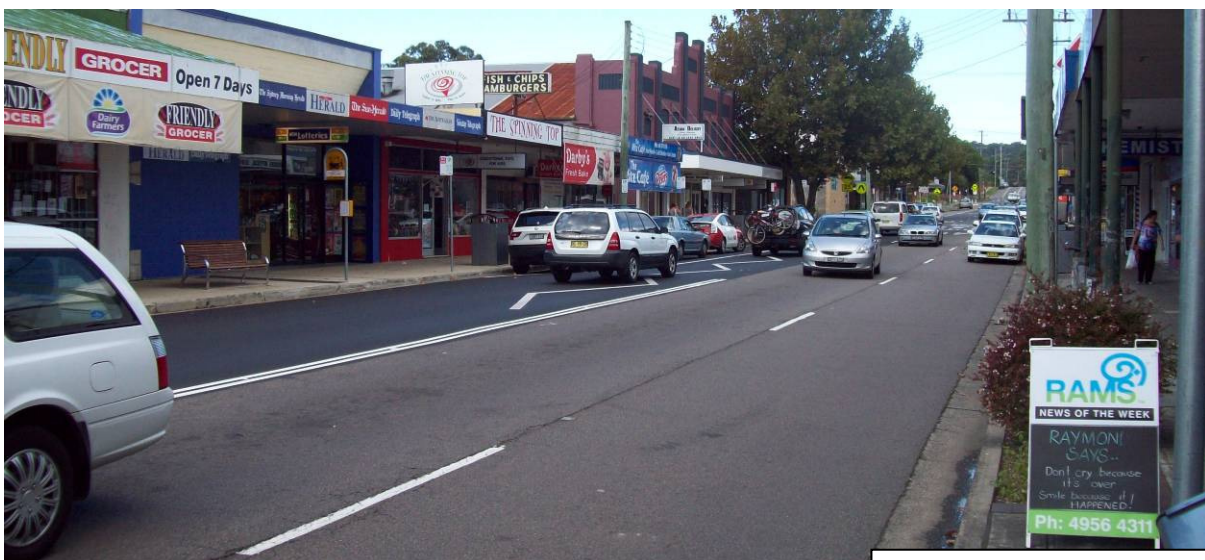
Adamstown was gazetted as a Municipality in 1885. The first council was elected in March 1886 with council chambers being completed in 1892. In 1938 Adamstown merged the other municipal councils and Newcastle council to form the City of Greater Newcastle.

3.2 Adamstown Character

In recent times Adamstown has emerged from a working class suburb to an area which is becoming increasingly gentrified. Its proximity to Newcastle, major shopping facilities, road, bus and rail transport, schools and beaches has made the area a desirable place to live. Generally the population characteristics show an increase of families with children.

Adamstown's CBD contains a range of retail and commercial outlets, public services and medical (including allied health) services available which will cater for incidental and day to day needs of local residents and people who work in the area. There are also some commercial outlets located along Brunker Road, towards Lambton Road.

The development will have a positive impact on trade (in particular in meeting day to day needs) within the Adamstown commercial centre. Major retail and commercial centres are found in Kotara (approx 3km away by road) and Charlestown (approx 5km away by road). The Newcastle CBD, which is classified as the Regional City for the Hunter is 6km away by road. These centres are accessible by public transport.



Brunker Road, Adamstown.