Proposed Indoor Sports Stadium & PCYC Development

Social Impact Assessment

Prepared for: Port Macquarie – Hastings Council By: Michelle Chapman - Director ALL ABOUT PLANNING

24 July 2013

SOCIAL IMPACT ASSESSMENT: PROPOSED INDOOR SPORTS STADIUM and PCYC DEVELOPMENT

Corner Hastings River Drive and Hibbard Drive, Port Macquarie

AAP Reference: 2013 - 02

© 2013 All About Planning Pty Ltd

This report has been prepared in accordance with a fee agreement between All About Planning Pty Ltd and Port Macquarie – Hastings Council.

In preparing this report, All About Planning Pty Ltd has used and relied on data, plans and information provided by others as detailed in this document. Unless otherwise stated, the accuracy and completeness of the information provided to All About Planning Pty Ltd for purposes of preparing this Social Impact Assessment has not been independently verified. This assessment has relied on the most recent plans provided by the Project Architect, dated 22 April 2013.

The following scope of services was specified by Council and agreed, regarding preparation of this social impact assessment:

- Scope of assessment limited to a Social Impact Comment
- Undertaking a Social Impact Assessment in accordance with Council's Social Impact Policy
- General liaison with relevant staff from Port Macquarie Hastings Council
- Review of proposed development
- Site Inspection
- Attendance at two community meetings arranged by Council in January and February 2013

For and on behalf of All About Planning Pty Ltd.

Machapman.

Michelle Chapman Director – All About Planning Master Town Planning Bachelor Urban & Regional Planning (Hons) Certified Practicing Planner

ALL ABOUT PLANNING



Table of Contents

1.0	INTRODUCTION	1
2.0	PROPOSED DEVELOPMENT	2
2.1	1 Funding Background	4
3.0	EXISTING SITE AND LOCALITY	5
	Car and Bus Parking	7
	Landscaping	7
	Disabled Access	7
	Adjacent Uses	7
	Pedestrian and Bicycle Access	8
	Public Transport	9
	Route 340: Port Macquarie - Kempsey	9
	Route 341: Port Macquarie – Hibbard	9
4.0	STRATEGIC CONTEXT	10
4.1	1 LOCAL SPORTING NEEDS AND PARTICIPATION RATES	11
	Local Sporting Needs	11
	Local Sports Participation	12
	National Sports Participation	13
4.3	3 POVERTY, DISENGAGED AND AT RISK YOUTH IN THE HASTINGS	16
4.4	4 YOUTH SERVICES AND FACILITIES IN PORT MACQUARIE	17
	Youth Hub	17
	Headspace	18
	PCYC	19
	Luminosity	20
4.5	5 Education	21
	Tertiary Education	21
4.6	6 CRIME PREVENTION	21
5.0	CONSULTATION	23
6.0	IMPACT ANALYSIS	27
6.1	1 SIA STUDY BOUNDARIES	27
6.2	2 ECONOMIC AND SOCIAL IMPACTS	27
Ec	ONOMIC IMPACTS	27
So	CIAL IMPACTS	28
6.3	3 DEVELOPMENT IMPACT MATRIX AND RECOMMENDED MITIGATION STRATEGY	28
7.0	CONCLUSION	35

Attachments

1: Summary of Recommended Mitigations

2: Council Matters Public Notice of Community Meeting 18/01/13

Executive Summary

Port Macquarie-Hastings Council has been successful in obtaining \$5.3 million in grant funding to expand the Port Macquarie Indoor Stadium. Funding is split into two parts, comprising a \$2.8 million Federal Government grant through the Community Infrastructure Grants Program to provide for two additional indoor multi-purpose sports courts and \$2.5 million State funding for the incorporation of a PCYC facility.



This Social Impact Comment (SIC) has preceded preparation of the development application that is required to be lodged with Port Macquarie – Hastings Council for the proposed expanded facility and new site uses. A Social Impact Comment is needed to address the social impacts of the proposed development, in accord with the requirements of Council's Social Impact Assessment Policy 2009.

This SIC will form part of the development application documentation. If consent for the proposed facility and new uses is not given by Council, then the project cannot proceed. Further, if development approval is granted, construction and ongoing use of the site can only occur in accordance with any relevant conditions of development consent that may be imposed by Council.

This social impact comment has identified a number of likely localised negative impacts on nearby neighbours from the stadium expansion and proposed new site uses. These impacts can be addressed as part of the development application assessment process. A number of other mitigations relevant to both the Development Application stage and ongoing site management have also been recommended to Council, to neutralise other potential negative impacts of the proposal.

Key Recommended Mitigations

- Council in consultation with key stakeholders is to prepare and submit a Community Engagement Plan for consideration at the Development Application stage. The Plan must outline proposed strategies to engage with residents, youth, education providers and the wider community about key management, site use issues and opportunities.
- The Site Lease and Participation Agreements which are to be prepared, are to maximise accountability and communication between the various site users, site lessees, Council, Local Police and the Community and should include a requirement for a regular meeting between these parties, together with a local resident and a local youth representative.
- A Landscape Plan, Traffic/Parking Assessment, Crime Risk Assessment, Disabled Access and Acoustic Assessment are to be submitted with the Development Application.
- The Traffic Impact Assessment report must include analysis of peak parking and traffic generated by use of the adjacent Stuart Park; appropriate treatment at the Hibbard Drive/Hastings River Drive intersection, whether there is a need for additional local bus services, details of proposed bicycle parking and the need for additional pedestrian paths to the Stadium or pedestrian refuges/crossing points on Hastings River Drive.
- Finalise a new Plan of Management for Stuart Park. Until the major recommendations of this new plan are able to be implemented, large sports events held at Stuart Park may require provision of additional mobile site amenities.
- PCYC be required to have a vehicle available for use on site to drop any remaining at risk or young offender youth home (or to alternate accommodation) at closing time.

For additional mitigations see also Section 6.2 and Attachment 1 of this report

I.0 Introduction

This Social Impact Assessment has been prepared on behalf of Port Macquarie – Hastings Council, who are seeking to understand and address key social impacts associated with a proposed expanded Indoor Sports Stadium development and new PCYC and café uses. Council intends to lodge a development application prepared in accordance with the requirements of their Social Impact Assessment Policy and the relevant town planning act governing development proposals in NSW.

A Social Impact Assessment is a development assessment tool most often used by Government to consider and analyse the social impacts of certain types of developments. A Social Impact Assessment is required to be prepared and lodged as part of a Development Application for the proposed development.

The assessment can either take the form of a Social Impact Comment or a Social Impact Statement. Council's Social Impact Policy sets out that in this instance a Social Impact Comment is required, prepared in accord with Council's Social Impact Policy 2009. A Social Impact Comment is the lesser of two possible social assessment reporting tools available to Council and does not involve detailed stakeholder consultation, statistical or other profiling.

The social impacts of a proposed development is also a relevant matter in determining any development application lodged under the NSW Environmental Planning and Assessment Act 1979.

This Social Impact Comment seeks to facilitate the best possible final site design and quality ongoing site management outcomes for the benefit of local residents, tenants, facility users and the wider community.

What is a Social Impact Comment?

A Social Impact Comment (SIC) considers how a proposed development will impact on the local area. Some key questions to be addressed in a social impact comment include:

- What are the positive and negative impacts of the development on the local community?
- What is the extent of the impact?
- Can any negative impacts be neutralised/mitigated in the interests of those affected ie. neighbours, occupants or the wider community?

2.0 Proposed Development

An expansion of the existing Port Macquarie Indoor Sports Stadium is proposed, located on the corner of Hastings River Drive and Hibbard Drive, Port Macquarie.

Concept B plans (see below) dated 5.3.13 illustrate details of the proposed development.



Above and Below: Photomontages of proposed development



The new facility will more than double the existing floor area and is proposed to incorporate four new uses, being a Police Citizens Youth Club (PCYC), café and two private commercial lease areas. It is understood that a boxing ring and gym will be located within the PCYC allocated building space.

The proposed additions would see the number of indoor basketball courts on site double to six. One of these courts will be leased to the PCYC and which will be able to be separated from the other two courts using a drop down motorised curtain. Whilst the third court will be leased to PCYC, Council has indicated that this court will also need to be made available for use by other parties by agreement.

Parking for 313 cars is proposed on the project development plans dated 8 May 2013, comprising:

- 297 spaces within new on-site parking area (including northern overflow parking area)
- 16 on street parallel parking spaces in Hibbard Drive



In addition, 5 bus parking spaces are proposed on site, together with a 6 space drop off zone.

Above: Site Plan, Eastern Elevation and Floor Plan of proposed development



Above and Below: Photomontages of proposed development



2.1 Funding Background

Port Macquarie-Hastings Council has been successful in obtaining \$5.3 million in State and Federal grant funding to expand the Port Macquarie indoor stadium, including \$2.5 million for the incorporation of PCYC facilities and a further \$2.8 million Federal Government grant through the Community Infrastructure Grants Program to provide for two additional indoor multi-purpose sports courts.

The terms of the Federal grant are that the money is to be used for construction of the expanded facility only and that the Federal grant must be expended by 30/06/14.

The PCYC component of the grant is able to be used to fund the design component of the development, in addition to facility construction. The PCYC grant component of the development must be spent during the period of the current state government.

3.0 Existing Site and Locality

The Port Macquarie Indoor Sports Stadium (see photos and locality plan following) currently comprises three basketball courts, associated change rooms and amenities, a central reception area, office and canteen. Attached to the western side of the facility is the well appointed Port Macquarie Gymnastics Club, this being an addition to the original stadium facility.



Above: Northern elevation of existing stadium and gymnastics facility



Above: South western corner of existing stadium looking east down Hastings River Drive

The indoor basketball courts are used for a variety of local sporting activities, competitions and major tournaments during the year, including the National Basketball Tournament Pacific Coast Slam, Mid North Coast Primary Schools' Basketball Challenge, NSW Under-12 Basketball Jamboree and the Port Macquarie Basketball Association Seaside Classic.

The Port Macquarie Gymnastics Club conduct club and competition activities on a regular basis, including at regional level.

The Indoor Stadium is currently leased by Port Macquarie – Hastings Council to the International Facility Management Group Pty Ltd. This lease is due for review post construction of the Indoor Stadium facility in 2015.



Above: Locality plan from Google Maps. Subject stadium site indicated by Red Star.



Above: South eastern elevation of existing stadium facility, Hastings River Rd and Hibbard Drive

Car and Bus Parking

An existing car parking area serves the existing sporting complex, located immediately north of the existing facilities. No formal bus parking is currently provided on site.

Landscaping

The car park north of the existing indoor stadium contains no landscaping. The car parking area parallel to Hibbard Drive incorporates a landscape strip on the Hibbard Rd side comprising established Norfolk Island and Cook Island Pines and some Eucalypts which improves the streetscape character of this section of parking and which reduces amenity impacts on residents opposite by providing a physical setback.

There are a number of Eucalypts on the corner of Hastings River Drive and Hibbard Drive which serve to soften the negative visual impact of the relatively unarticulated and bulky southern and eastern elevations.



Above: Existing parking area and associated landscaping for Stuart Park and the Indoor Stadium

Disabled Access

The current stadium has no dedicated disabled access. A circular path leading from the car park does however provide a graded access point into the existing facility. The gymnastics club has a disabled access ramp incorporated into their northern elevation.

Adjacent Uses

Adjacent to the Indoor Stadium and associated car park are a few outdoor recreation facilities that will be impacted by the proposed development including Stuart Park Sporting Complex, an existing amenities block and a discus throwing area.

Immediately east of the Indoor Stadium and associated car parks are a number of dwellings, 24 of which directly front Hibbard Drive and that look directly onto the subject site and/or existing car parking area.

Immediately west of the site is a commercial car repair and hire business. Opposite the Stadium along the southern side of Hastings River Drive are a number of car orientated businesses including a Caltex Service Station.

A Motel (Port O Call) is located in close proximity to the Stadium on the northern side of Hastings River Drive.



Above: Existing amenities block and discus throwing yard at Stuart Park. Both these facilities would be removed and/or relocated under the proposed development



Above: Existing Football Club at Stuart Park and adjacent business to west of stadium



Above: Part of Stuart Park with common boundary to John Patrick Prestige Cars and Wood Street

Pedestrian and Bicycle Access

No formalised off road bicycle access is currently provided to the existing Indoor Stadium entry or to Stuart Park.

An approx. 1.2m wide pedestrian path runs along the Hastings River Drive frontage of the existing stadium building, This path does not extend around the corner into Hibbard Drive.



Above: Existing pedestrian footpath along northern side of Hastings River Drive

Public Transport

Existing stadium users and workers have access to two relatively limited public bus services that run along Hastings River Drive. To access the Port Macquarie CBD by either bus from Hastings River Drive it is necessary to change bus services at Settlement City.





Above: Closest Bus Stop to Indoor Stadium on Hastings River Drive

Route 340: Port Macquarie - Kempsey

Route 340 does not operate on weekends or public holidays and is restricted to two morning and two afternoon services only on week days.

The route runs from Port Macquarie Town Centre (L) Short St (L) Hayward St (R) Horton St (R) Gordon St (R) Hastings River Dr (R) Park St (L) Bay St to Settlement City Shopping Centre then Park St (R) Bay St (L) Newport Island Rd (R) Hastings River Dr (L) Boundary St (L) Oliver Dr to Airport and return, (L) Tuffins La (L) Hastings River Dr (R) Pacific Hwy (L) Stuart St (L) Belgrave St to Kempsey Medical Centre.

Route 341: Port Macquarie - Hibbard

Route 341 operates 5 services per weekday, 4 services on Saturdays and 2 services on Sundays and Public Holidays.

The route runs from Settlement City Shopping Centre (R) Park St (L) Bay St (L) Newport Island Rd (R) Hastings River Dr (L) Tuffins La (L) Oliver Dr to Airport and return (R) Boundary St (R) Hastings River Dr (L) Newport Island Rd (R) Bay St to Settlement City.

4.0 Strategic Context

Stuart Park is a key recreational space within Port Macquarie's park and sports facility network. The existing Indoor Sports Stadium is an important part of this local recreation area.

The proposed stadium redevelopment and new PCYC use will result in some loss of site area currently available for outdoor recreation at Stuart Park. Stuart Park has a total area of 23.6 hectares, including the subject Stadium site.

Council's August 2002 Hastings Open Space, Community, Cultural and Recreation Facilities Study (Stage 3 Report) noted that:

"The Hastings Population is expected to grow to 97,800 persons by 2021 – an increase of 33,000 or 50% more than the current population. This will generate considerable additional demand for existing and new open space and recreation facilities."

Significant population growth is still anticipated within the Hastings over the next 20 years. In addition, other changes to the local community, including most recently a growing tertiary education sector, continue to contribute to strong local demand for indoor sports venues.



Above: Aerial View of Stuart Park from SIX Viewer, NSW Department of Lands

It is also relevant to note Australian's participation rates and changes over time in certain sports – refer Section 4.1 and 4.2 of this assessment for further details in this respect.

Stuart Park Plan of Management 2001

The existing 2001 Plan of Management for Stuart Park sets out the following open space and recreation management objective and goal:

"To provide sustainable infrastructure and services which deliver best value and recognise the community's needs."

"To provide well maintained and safe active and passive recreation areas and facilities sufficient for the needs of the community."

The current (2001) Plan of Management for Stuart Park is being reviewed by Council, who have engaged EPIC Landscape Architects to work with them in preparing a new strategy, plans and management document. Council has advised that the proposed Indoor Stadium Redevelopment and new PCYC use will be taken into account in finalising a new draft Plan of Management, to ensure a consistency of approach and direction.

The new Masterplan currently under development and the new Plan of Management that will follow, will consider opportunities to refurbish Stuart Park and two other key recreational areas in Port Macquarie, being Wayne Richards Park and Tuffins Lane and will seek to maximise community and specific sports user outcomes and address key stakeholder needs.

The 2001 Plan of Management for Stuart Park describes the Park as a premier multi-use sporting facility, primarily used for local and district and some regional structured sport and which accommodates a number of major sporting events in the Hastings area.

A number of issues for the Park were identified at the time of preparation of the 2001 Plan of Management and which relevantly included:

- "As the Indoor stadium is currently operating near full capacity, Council needs to investigate the possibility of utilising some of the car parking area for future expansion;
- Council to consider relocating some existing usage at Stuart Park to more suitable locations off site;" (Stuart Park Plan of Management, 2001, p.9)

It is noted that both these issues are now being addressed in the subject development proposal for an expanded indoor stadium, coupled with the concurrent new Masterplan process for Stuart Park.

4.1 Local Sporting Needs and Participation Rates Local Sporting Needs

The current Indoor Sports Stadium is now 30 yrs plus in age and clearly in need of a significant revamp. The current facility has relatively poor disabled access arrangements, a lack of change room and amenity areas and internal seating as well as a significant lack of overall space to accommodate additional sporting uses.

An audit of local sporting facilities and needs was undertaken by Council in 2003 with the need for an expanded indoor stadium was identified as part of this review and also was identified in a much earlier 1995 Plan of Management for Stuart Park and the 2001 Plan of Management. Council's Manager Recreation and Buildings has advised that peak site activity and parking demand at Stuart Park occurs during concurrent sporting events, for example, the operation of two Junior league Clubs on site at the one time. It is anticipated that the new Masterplan for Stuart Park, currently under preparation, will address all key current sporting needs and issues at the site together with two other key local sporting field sites, being Wayne Richards Park and Tuffins Lane.

Local Sports Participation

Advice from the current Indoor Stadium Manager indicates a significant number of persons in the Hastings LGA participate in some form of organised sport. Furthermore, that some local sporting groups are missing out on use of an indoor facility as there is no spare capacity.

The current Stadium is currently used by a wide variety of sporting groups and individuals.

The following breakdown of current indoor stadium facility usage was provided by the Indoor Stadium Manager and Council.

- Sports stadium participation Monday Friday is estimated as being 3,000 persons per week including attending parents
- During large sporting carnivals the number of persons at the stadium per week can swell to 5,000
- Hours of primary activity at the Stadium are 4pm to 10pm. There is no spare availability or capacity in this time slot. The Stadium is used for multiple purposes including: Futsal, Netball, Aussie Hoops, Volleyball and Badminton, Basketball training, Senior Basketball, Multi Sports and Junior Basketball.
- Monday Friday between 9.30am 3.30pm the stadium is mostly used by school groups and for school holiday programs
- Other events of note that use the stadium include the Northern Junior League in May (1000 players/supporters), Winter Sun in June, Home Show in September, Jamboree in September (1,000 players/staff/supporters), Under 13 State Hockey Championships in October (1,000 players/supporters), Seaside Classic in November (1,200 players/supporters) and TAFE and Newcastle University for sports teaching units

The Stadium Operator has advised that Multi Sports is a competition that could easily double in size if there was available capacity. At present only 18 teams can be accommodated with many interested persons apparently missing out/being turned away.

It is also relevant to note advice from the Stadium operator that over the past 5 or so months the Stadium had to close its doors on 10 days due to dangerous conditions on the floor caused by a 'leaking roof'. On these days of closure the stadium received numerous enquiries about the Stadium's potential to accommodate outdoor sports groups who were looking for a place to train (as the ovals were closed). These groups could not be accommodated due to the roof leak.

Despite a lack of quantitative recreation and leisure participation survey data (at the local and regional level) which could have been directly applied to the subject proposed development, available Australia wide sporting participation statistics were considered (see below), to gain a broader understanding of national sporting trends, participation rates and which may be used to analyse how our community's sporting interests may also have changed over time.

National Sports Participation

A 2012 ABS publication (SPORT AND RECREATION: A STATISTICAL OVERVIEW, AUSTRALIA, 4156.0: 2012) provides a useful statistical overview of sport and physical recreation participation in Australia.

The ABS found that:

- "Almost two thirds (65%) of Australians aged 15 years and over participated in physical activities for recreation, exercise or sport at some time during the 12months prior to interview in 2011–12. Of these people, over one quarter (27%) participated in organised sport and physical recreation.
- The most popular physical recreation activity for both men and women was walking for exercise, however participation was much higher for women (30%) than men (17%).
- Of children aged 5–14 years, 60% participated in organised sport outside of school hours during the 12 months ending April 2012.
- The most popular organised sport for boys was outdoor soccer with 22% participating. For girls swimming/diving was the most popular with 19% participating."(ABS, 2012, p. 11)

The ABS publication included a breakdown of participant use of different types of sports and recreation facilities, with Indoor Sports or Fitness Centres being a popular choice at 37%, which is second only to Parks and Reserves that are used by 39.5% of all participants in sport and physical recreation – refer following table.

	FACILITIES	USED(a)						
	Public				Indoor	Off-road		
	playing	Schools or	Outdoor		sports or	cycleways		
	fields	educational	sports	Parks or	fitness	or bike	Other	Tota
	and ovals	facilities	facilities	reserves	centres	paths	facilities	participants(b
NUMBER ('000)								
15-17	390.9	374.1	304.3	231.4	332.7	99.4	44.6	730.
18–24	559.2	208.0	349.3	512.4	875.6	249.3	161.7	1 514.
25-34	840.6	179.1	571.2	1 021.7	1 064.8	577.2	288.6	2 271.
35-44	729.4	144.3	574.7	925.9	845.7	611.3	370.7	2 166.
45–54	427.1	88.4	359.6	835.1	568.4	522.4	413.3	1 927.
55-64	239.5	36.6	292.6	646.4	378.0	389.7	440.8	1 620.
65 and over	203.9	22.9	324.4	466.9	274.9	244.4	488.1	1 503.
Total								
participants	3 390.6	1 053.3	2 776.1	4 639.7	4 340.3	2 693.5	2 207.8	11 736.
PERCENT (%)								
15–17	53.5	51.2	41.6	31.7	45.5	13.6	6.1	100.
18–24	36.9	13.7	23.1	33.8	57.8	16.5	10.7	100.
25–34	37.0	7.9	25.1	45.0	46.9	25.4	12.7	100.
35-44	33.7	6.7	26.5	42.7	39.0	28.2	17.1	100.
45-54	22.2	4.6	18.7	43.3	29.5	27.1	21.4	100.
55-64	14.8	2.3	18.1	39.9	23.3	24.0	27.2	100.
65 and over	13.6	1.5	21.6	31.0	18.3	16.2	32.5	100.
Total								
	28.9	9.0	23.7	39.5	37.0	22.9	18.8	100.

 a) Facilities used relates to only those used by participants for sport and physical recreation activities. More than one facility may be used for each activity.

used more than one facility. Source: Participation in Sport and Physical Recreation, Australia, 2011-12

(cat. no. 4177.0).

Above: Table showing Participants, Sport and Physical Recreation, Facilities – by Age, 2011-12 from ABS, 2012

Most people who participated in both organised and non-organised activities used indoor sports or fitness centres (58%). (ABS, 2012, p.57)

The 'Social Capital' benefits of sports participation was also considered in the 2012 ABS publication, with the following key points relevant to note:

- The associational nature of sport and sporting clubs is sometimes viewed as a forum for the creation of social capital (social capital being defined as networks of mutual support, reciprocity and trust) by providing opportunities and settings for social interaction, sharing, common interests and enhancing a sense of community. This is recognised as an important outcome by a number of state and territory sport and recreation agencies around Australia. (ABS, 2012)
- The New South Wales government states that its vision is 'of a community that uses sport and recreation to improve its well being' (New South Wales Sport and Recreation 2011)." (ABS, 2012, p. 34)
- Focusing on the level of generalised trust, "participants in sport and physical recreation reported greater levels of trust in people than did non-participants". (ABS, 2012, p. 36)
- A slightly greater proportion of participants in sport and physical recreation had daily or weekly contact with their family and friends (97%) compared with non-participants (94%). (ABS, 2012, p.37)
- Having diverse social networks can expose people to others of different cultural, educational and socio-economic backgrounds and assists in developing values of acceptance and inclusiveness. (ABS, 2012, p.37)

In addition to the above 2012 ABS Publication, the Exercise, Recreation and Sport Survey (ERASS) collected information on the frequency, duration, nature and type of physical activities participated in for exercise, recreation or sport by persons aged 15 years and over within Australia. The survey was conducted quarterly in 2010, with an annual total of 21,603 respondents across Australia. A summary of key findings from this survey follows.

- In 2010, an estimated 14.4 million persons aged 15 years and over, or 82.3% of the population living in occupied private dwellings, participated at least once annually in physical activity for exercise, recreation or sport. This is the total participation rate in any physical activity.
- An estimated 12.2 million persons aged 15 years and over, or 69.4% of the population, participated at least once per week, on average, in physical activity. This is the weekly participation rate.
- An estimated 8.3 million persons aged 15 years and over, or 47.7% of the population, participated at least three times per week, on average, in physical activity. This is the regular participation rate.
- An estimated 4.9 million persons aged 15 years and over, or 28.0% of the population, participated five times per week or more, on average, in physical activity. This is the frequent participation rate.
- Females (3.0 times per week) tended to participate more frequently than males (2.2 times). This was true in all age groups except the youngest (15 to 24 years), where median frequency was higher for males (3.0) than females (2.6), and the eldest (65 years or older), where it was the same for males and females (2.2).

(ERASS - PARTICIPATION IN EXERCISE, RECREATION AND SPORT SURVEY 2010 ANNUAL REPORT © Standing Committee on Recreation and Sport 2011 - Revised February 2012)

The overall trend in Australia appears to be a slowly increasing regular physical activity participation rate. This increase was slightly greater for females (11 percentage points) than males (ten percentage points).

Regular participation rates in any physical activity were also higher among the University educated and those still at secondary school.

The top ten physical activities in 2010, in terms of total participation rate, were walking, aerobics/ fitness, swimming, cycling, running, golf, tennis, bushwalking, outdoor football and netball. An estimated 6.3 million persons, or 35.9% of the population, participated at least once in walking for exercise, recreation or sport in 2010.



Above: Graph showing TopTen Physical Activities in Australia, 2010

Activities experiencing declines in participation between 2001 and 2010 included tennis (down 24% compared to 2001 and which was at its second lowest participation rate since 2001), swimming (down 6% since 2001) and golf (down 5% between 2001 and 2010). Total participation in golf declined steadily between 2002 and 2007, but recovered somewhat in the period 2008 to 2010.

Indoor sporting centres in Australia and sporting clubs or associations made a significant contribution to overall participation rates in organised physical activity in Australia in 2010, as highlighted in the following graph.

'Club-based physical activity' is any physical activity for exercise, recreation or sport that was organised in full or in part by a sport or recreation club or association that required payment of membership, fees or registration. This was distinct from fitness, leisure or sports centres that required payment for participation.



Base: All persons aged 15 years and over (n=21,603)

Note: Aerobics/fitness participants²¹ who said their activity had been organised by a sport or recreation club or association have been recoded to fitness, leisure or indoor sports centre.

Above: Total participation in organised physical activity by type of organisation, 2010

4.3 Poverty, Disengaged and At Risk Youth in the Hastings

Whilst local data on the number of youth who live in poverty or in other disadvantaged circumstances within the Hastings was not required for purposes of this assessment, some broadly applicable data from ACOSS (Australian Council of Social Services) has been referenced below.

The ACOSS Poverty in Australia Report 2012 shows that poverty in Australia remains a persistent problem with an estimated 2,265,000 people or 12.8% of all people in Australia living below the internationally accepted poverty line (a line used to measure financial hardship in wealthy countries).

The report further shows that unemployed people, children especially in lone parent families and people whose main source of income is social security payments, are the groups most at risk of poverty. (Source: 'Poverty and Inequality in Australia' -Australian Council of Social Service, 2012.)

The proposed Police Citizens Youth Club is intending to work specifically with such 'at risk youth' as well as young offenders. Up to 12 local youth at any one time may be engaged in a PCYC Young Offender or At Risk of Offending program, with at least some of this program being run from the proposed new PCYC facility.

To be considered for participation in this PCYC program the Local Youth Command must refer a young person to PCYC trained police and undertake a detailed assessment of that person's suitability for the PCYC program.

The young person's involvement in crime and use of alcohol or other drugs is identified together with their motivation and appropriateness for case management by PCYC. In many instances the assessing officer will augment what they learn through the young person's interview and referral form with information supplied by other relevant workers including school, DoCS and youth workers.

A Young Person considered to be 'At Risk of Offending' is likely to have been assessed by the Youth Command as meeting at least five of the following ten criteria:

- I. A likelihood that the young person will offend if no intervention is provided
- 2. Evidence of intelligence reports suggesting the young person is becoming known to police for anti-social behaviour or for being frequently unsupervised
- 3. A history of family violence and disharmony
- 4. Resides in an area of socioeconomic disadvantage with ongoing neighbourhood violence and crime
- 5. Victim of child maltreatment (resulting from a notification to DoCS)
- 6. Low attachment to school (truancy or suspension/expulsion)
- 7. Signs of alcohol and other drug use
- 8. Associating with known offenders
- 9. Related to known offenders (child of or brother/sister of known offenders)
- 10. Few obvious community supports or other agencies working with the young person

4.4 Youth Services and Facilities in Port Macquarie

Youth Hub

The Youth Hub opened in Horton Street, Port Macquarie in February 2013. Father Leo Donnelly of St Agnes Parish stated in respect of the newly opened Youth Hub:

"For many years our Port Macquarie community has had a need for a Youth Hub. Various churches make a generous commitment to provide for the needs of our youth. St Agnes Parish made Bourne House available to the PCYC for many years until the project became unviable.

It is with great pleasure that the St Agnes Parish has committed itself to provide a significant Youth Hub in the middle of the CBD and easily accessible to the youth of our community, a place where they can congregate in safety.

A fulltime manager will provide supervision at all times and it is our hope that our young people will find in the Hub a focal point for gatherings, youth services and a social venue to meet with friends. "

The Youth Hub's Facebook page states:

"The Youth hub is just a place to come and relax, hang out, or to finish off that extra bit of school work."

The centre partners with St. Agnes Parish, Mission Australia, and the Port Macquarie Community College to deliver education courses to local youth. Music Tuition is also available from "the Hub" (Port Macquarie Youth Centre), offering after school, small beginner group courses in guitar, electronic keyboard, choir, music composition/recording, performance and technology.





Above: Youth Hub Opening Day Images

Headspace

Headspace is a national youth mental health foundation that has branches in every state of Australia. A Headspace youth mental health centre has recently opened at 10 Short Street, Port Macquarie, providing support for the mental health and wellbeing of local young people aged 12-25 and their families.

Headspace is a bulk billing healthcare practice with all services covered under Medicare. Healthcare professionals that consult on site include: general practitioners, psychologists, psychiatrists, mental health nurses, family therapists and youth workers.



Above: Photo from Headspace Port Macquarie - Facebook Page

Headspace services offer more clinical support compared to other youth services in Port Macquarie and also provide education, employment, drug and alcohol services.

Helping youth sort their issues

By Brie Snare Jan. 28, 2013, 4 a.m.



Above: Extract, Port News Article – 28 January 2013

PCYC

A Police Citizens Youth Club (PCYC) previously operated from an old RSL building in Short Street, Port Macquarie.

A new centre is now proposed as part of the Indoor Stadium redevelopment and which includes provision for up to 12' at risk' youth at any one time to be case managed by two trained police officers based at the new PCYC facility.

The overall purpose of the PCYC as stated on PCYC's general website is to give young people a 'range of choices – to relax, hang out with friends, get involved in a team sport or join in any of the activities we run.'

The vision for PCYC as a state-wide organisation, is to get young people active, develop young leaders and protect young people. There are sporting activities to get involved in as well as more creative activities including dance, music and photography in some centres. PCYC also offers free areas to play video games, watch TV and socialize with lounges and pool tables. PCYC aims to create somewhere safe for young people to be with friends and to have fun.

PCYC facilities generally offer a wide range of life-skills, self development or sport and music programs to encourage young people to become leaders. These programs lead into opportunities to be active on the Blue-Star youth development program and club management committee. This club management committee may be an opportunity for residents to engage with on some level – i.e. with the young people that are helping run the centre.

The PCYC is also geared towards crime reduction and prevention by and against young people.





Above: Photos sourced from PCYC NSW Facebook Page

Luminosity

Luminosity is an umbrella incorporation that is designed to connect young people in the Port Macquarie region as well as to put Port Macquarie on the map for youth leadership and innovation. It is geared towards the age group of 15-25 mainly but also engages with the 25-35 age group to encourage mentoring of young people by young successful entrepreneurs or leaders.

Luminosity aims to encourage local youth with the potential to lead but who would not normally put their hands up to lead and aims to be an inclusive incorporation of young people from all socioeconomic backgrounds.

It is most known for it's upcoming event, the Luminosity Youth Summit in July 2013, which is a national summit designed to inspire, challenge and help young people to excel as leaders.



4.5 Education

Tertiary Education

Both Newcastle University and Charles Stuart University have expressed their intention to expand tertiary education commitments in Port Macquarie over time. For example, Charles Stuart University has recently confirmed their objective of establishing a fully integrated university for the Mid North Coast in Port Macquarie with a target of 5,000 students by 2030.

The increasing presence of both Universities in Port Macquarie represents an important opportunity for Council and the community. It is reasonable to anticipate that the presence of these universities will change some of the social demographics of the Hastings area over time. In addition, university students will contribute to an increased demand for local sporting facilities. Therefore, local tertiary education providers could be approached regarding their willingness to assume an active role in providing for and supporting Council moves to provide new and upgrade existing sporting facilities and recreation opportunities.

The presence of two local universities also brings the potential to attract large university sporting events to the Hastings such as the Eastern University Games (EAGs).

It is also relevant to note that local Community Colleges may have the potential to offer one on one teaching in literacy and numeracy or other relevant subject to disengaged local youth and it is noted in this respect that Port Macquarie Community College is based in relatively close proximity to the Indoor Stadium.

4.6 Crime Prevention

A meeting was held to discuss the proposed Indoor Stadium and PCYC development with Sergeant Wayne Sainsbury, Mid North Coast Local Area Command's Intelligence Supervisor and a separate meeting was also held with Council's Crime Prevention Officer, Christine Bannister.

Sergeant Sainsbury subsequently also discussed the proposed PCYC component of the proposed development with Paula Skinner, former manager at Kempsey PCYC and who is the current proposed Port Macquarie PCYC Manager.

The following relevant details of the operation of the Kempsey PCYC were provided by Ms Skinner and who stated that those operational practices would also apply at the Port Macquarie PCYC.

Kempsey PCYC Management of Closing Time

"PCYC at Kempsey was generally closed by 10pm. Children were never left there after closing to hang around or walk home. Any that had no transport were driven home by bus .

Young people who were being "case managed" by PCYC police have a range of activities tailored to the individual with these activities not always at the PCYC. If these young people were going to attend a PCYC based activity then the PCYC case officer would generally pick them up and drop them off."

Advice from Paula Skinner to Sergeant Sainsbury

It is relevant to note that non PCYC proposed uses on site also present a potential for increased crime risk. Without appropriate site management, late night sporting activities at the Indoor Stadium may also result in young people being left outside after closing, resulting in an increased potential to disturb nearby neighbours.

An analysis of reported incidents in Hibbard Drive and Woods St from 2008 to 2012, provided by the Mid North Coast Local Area Command, has formed part of a preliminary crime risk review for this social impact assessment. It is noted that the majority of reported incidents over this 5 year period were break and enters (25 incidents), stealing (24 incidents) and lost property (7). Four (4) major traffic crashes occurred in this 5 year period.

Evidence suggests that there is an overall relatively low level of reported crime currently occurring in the immediate area (Sainsbury pers com) and which does not result from current operation of the indoor stadium.

Preliminary advice from local police in respect of the proposed development is that they do not expect any significant increase in crime to occur as a result of the proposed development.

5.0 Consultation

A number of opportunities have been provided by Council for the community to be heard in respect of the proposed Stadium Redevelopment and new PCYC facility at Stuart Park.

Initial community consultation occurred in November 2012 followed by a report to Council to the December 2012 meeting. At Council's December 2012 meeting, it was resolved to progress planning for the proposed indoor stadium and PCYC development but that the style, size and design of the expanded facility be the subject of further consideration together with rigorous community input, prior to moving to a detailed design phase.

Formal community and stakeholder consultation in respect of the project was undertaken by Port Macquarie – Hastings Council, including:

Two public forums/information evenings – which were held in January and February 2013, the latter of which was facilitated by Straight Talk, a Sydney based public engagement consultancy.

Establishment of a Council Steering Committee to engage in more detail and on an ongoing basis with key stakeholders, including the local Gymnastics Club representative, a local youth representative, a resident representative, an indoor stadium representative and a PCYC representative. Port Macquarie – Hastings Council Councilor Justin Levido is currently chairing this Committee.

The two community forums took place during what was termed 'Stage 2' of Council's project engagement process.

Forum I - Thursday 31 January 2013, 6:00 - 8:00pm

Where: SES / EOC Building, 9 Central Road Port Macquarie

Purpose: This forum will review the proposed building concept designs and ancillary features, taking into account the feedback from the Stage I engagement. The discussion will concentrate on the building and design components of the project and utilise 3D computerised images to show elevations and interior layouts of the facility.

Forum 2 - Wednesday 13 February 2013, 6:00 - 8:00pm

Where: SES / EOC Building, 9 Central Road Port Macquarie Purpose: This forum specifically consider future uses of the expanded facility and involved presentations of operating models from the PCYC, Indoor Sports and Gymnastics groups.

Various concepts plans and a detailed Question and Answer document were made available for download from Council's community engagement website **PMHC Listening**. These documents were placed on Exhibition from 21 January 2013 to 11 February 2013 and revised concept documents were also placed on public exhibition from 6 to 12 March 2013.

A report outlining the community engagement process to date and to present final draft concept plans for the proposed stadium redevelopment was presented and discussed at the 20 March 2013 Council Meeting. At this meeting the concept plan documents were adopted as the final concept for the project.

Key Outcomes

A significant number of issues were identified by the various stakeholders at both public forums. Council has advised that this information has informed the design process to date. Traffic and acoustic impacts on nearby neighbours and associated design concerns with location of a primary pedestrian and car park entry have been primary concerns to date.

Gymnastics Club

At the second public forum the Gymnastics Club expressed strong concern about the necessary closure of their club at the stadium site until construction of the new facility was complete and about the financial burden that closure would pose.

On the positive side, the Club was enthusiastic about opportunities for them to again be able to host the State Country Gym Championships in Port Macquarie. The Club has previously not been able to offer sufficient area to incorporate cheerleading and rhythmic components for the championship.

The Club confirmed that all children are brought to and from the club by their parents or carers and no child is left unsupervised at closing time. Any remaining child is transported home with the permission of the relevant parent/carer.

Indoor Stadium Manager

The Indoor Stadium Manager confirmed at the second public forum that there is a strong demand for additional indoor sports space in Port Macquarie and that an increased capacity at the facility could mean evening closing times are reduced to 9.30pm and still with increased player numbers.

An opportunity to run additional multi-sports program, new sports such as Taekwondo and Seniors Badminton and to retain sporting and other events such as the 'Slam Event', Centrelink Expos, Winter Sun and Home and Leisure Expos are benefits of an expanded stadium.

An expanded stadium would additionally provide potential for the Hastings area to host new events including the NSW Mini Jamboree, Eastern University Games, NJ League, Seaside Classic and various state and national sporting titles.

The Stadium Manager also advised he would also like to offer more sporting opportunities for persons with a disability and to explore opportunities for Hastings Sporting Conferences, which an expanded facility may accommodate.

The Stadium Manager confirmed that the majority of persons playing indoor sports after 6pm are adults who drive themselves to and from the Stadium premises or who share transport to and from.

PCYC

At the second public forum Chris Gardner PCYC CEO spoke to forum participants. The CEO was joined by Paula Skinner, a local PCYC manager and Mark Williams, an Acting Sergeant from a Sydney PCYC.

The PCYC CEO confirmed that:

- PCYC was first established in Woolloomooloo, Sydney in 1937 with the aim of getting young people active in sport and recreation, to reduce and prevent crime by young people.
- PCYC now has around 85,000 members in NSW and operate sports and youth leadership programs and Duke of Edinburgh. PCYC makes money through fund raising and fees for use. Each PCYC facility has a site manager.
- NSW PCYC currently works with around 500 at risk kids, two thirds of which are young offenders under supervision by a police officer. No more than 2% of all PCYC kids are case managed.

- Youth Liaison Officers from the Local Area Command refer young people who fall within PCYC criteria to the PCYC voluntary program.
- A maximum 6 young offenders are allocated to one PCYC trained police officer.
- Extensive upfront assessment occurs with each referred youth and which looks into drug and alcohol abuse, domestic violence, sexual and other abuse, mental health and truancy.
- Work with referred youth involves a mix of individual case management and attendance at group programs. An individual case manager may organize for re-enrolment at a local school, attendance at relevant appointments, run employment and network programs and take kids to job agencies.
- The proposed PCYC young offenders program will predominantly operate Monday to Friday, but also sometimes on weekends if particular events have been planned.
- PCYC Staff are always be required to wear a uniform. A PCYC police officer can apprehend and arrest offending persons and they can also conduct police checks.
- PCYC Police Officers around NSW regularly attend Community Committee Meetings, which assist in ensuring appropriate and timely responses to any concerns that may be raised within the community.
- No boxing 'fight nights' are being proposed for the Port Macquarie PCYC facility although boxing tournaments may be held, but which would typically be run off site.
- PCYC has committed to not offering basketball or gymnastics, but otherwise will be seeking to offer a variety of mainstream sports, which are needed to generate income. If however the Gymnastics Club left the stadium premises PCYC would be very interested to take over that aspect of the site use.
- Every young person using the PCYC will also be subject to a risk assessment to consider whether they are able to be left on site independent of their assigned case manager. Therefore, subject to this risk assessment, at risk youth and young offenders are likely to be found on site at the PCYC when PCYC officers are not present. However the PCYC notes they will ensure that other responsible employees are available on the premises at these times.
- PCYC has committed to work collaboratively with Council regarding the issue of whether all PCYC attendees must be a member. PCYC would usually expect most attendees to be members but that sometimes members could bring a friend. Some flexibility would also be exercised in the use of passive recreation areas within the PCYC, such as in the proposed computer room and passive seating areas.
- In addition to any conditions of development consent that may be imposed by Council, PCYC considers that a Memorandum of Understanding and a site lease are likely to provide further accountability concerning PCYC site management and which can set out other relevant commitments.

Council's Public Consultation Comment

In support of the proposed development, Council has noted that they have an existing indoor facility at Stuart Park with utilities and infrastructure to easily support the proposed expansion. The Stuart Park Plan of Management has identified Stuart Park as being an important location within the Local Government Area to provide local and regional sporting facilities for the future growth of the area, as well as being a multi use complex where sporting carnivals for a number of sporting codes can be accommodated at a single venue.

The current Plan of Management for Stuart Park supports this expansion of the stadium and the activities proposed, namely sports and training. During the 2013/14 financial year Council will be undertaking a review of the Plans of Management for numerous sports fields including Stuarts Park, Wayne Richards Park and Tuffins Lane. This review will be based on a master planning process involving public engagement.

Council has arranged meetings with the proposed lessee's of the complex to discuss operational matters and existing conditions of lease. Council staff will be working closely with these lessee's to consider various options for management before presenting recommendations to Council.

Council as the Landlord would be required to maintain the facility in line with Council's asset management plans and service levels. Council expects to offset these operating costs from lease payments from the operating groups, retail outlets and café leasing arrangements on site. The lessee's will also be required to meet conditions contained within the agreements for the repair and maintenance of their respective areas.

6.0 Impact Analysis

The potential for clear and significant social and economic benefits of the proposed development have been identified together with some localised negative impacts on nearby residential neighbours, as well as a number of other potential negative impacts.

The likely positive and negative impacts are detailed in this section of the report.

Impact analysis is a vital step in preparation of a Social Impact Assessment. A number of impacts have been identified during the scoping and consultation stages of the project and which are discussed below. It was considered essential to identify both existing impacts from the operation of the Indoor Stadium facility and use of the Sports Fields and proposed impacts from the expanded Indoor Stadium development.

The Impact Matrix at the end of this chapter provides a useful summary of the identified impacts, both positive and negative.

6.1 SIA Study Boundaries

There are two key study boundaries relevant to this SIA. The first is the immediate locality of the Indoor Stadium extending from the Hastings River to the commercial properties on the southern side of Hastings River Drive and west to Wood Street and then the wider study context of the Hastings Local Government Area (LGA).

Whilst the primary context for this study is the LGA, this study has taken into account that the Indoor Stadium will be used for regional and state sports competitions and other community events.

6.2 Economic and Social Impacts

Economic Impacts

Council's Project Manager commissioned an Economic Impact Report of the Indoor Stadium Redevelopment Proposal from Remplan, using Council's Tourism and Economic Development Unit.

A summary of economic impact findings in respect of the Stadium proposal is included below:

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$5.000	\$4.246	\$1.410	\$10.656	1.849	2.131
Employment (Jobs)	8	13	7	28	2.625	3.500
Wages and Salaries (\$M)	\$0.604	\$0.984	\$0.351	\$1.939	2.630	3.211
Value-added (\$M)	\$1.204	\$1.676	\$0.797	\$3.676	2.391	3.053

Total output, including all direct, industrial and consumption effects is estimated to increase by up to \$10.656 million. This represents a Type 2 Output multiplier of 2.131.



The Remplan report confirms that from a direct increase in output of \$5.000 million the corresponding creation of direct jobs is estimated to be 8. From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in the gain of a further 13 jobs. This represents a Type I Employment multiplier of 2.625.

The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to further boost employment by 7 jobs.

Total employment, including all direct, industrial and consumption effects is estimated to increase by up to 28 jobs. This represents a Type 2 Employment multiplier of 3.500.

Social Impacts

A number of positive and negative social impacts have been identified associated with the proposed stadium redevelopment and which are set out in the following development impact matrix.

Overall the social benefits of the proposed redevelopment have been found to outweigh any potential negative impacts. Especially given that all anticipated negative impacts as a result of the proposed development can be mitigated to a satisfactory degree through imposition of development consent conditions and/or implementation of a quality community engagement plan and good on site management practices.

6.3 Development Impact Matrix and Recommended Mitigation Strategy

The following impact matrix and recommendations mitigations are made to address key identified social impacts of the proposed development.

Impact	Level of Impact Low, Moderate, High and Geographical Reach	Recommended Mitigation Strategy
Economic Impa	acts	
Employment	Low + ve LGA wide – up to 28 new jobs. This represents a Type 2 Employment multiplier of 3.500.	N/A
Local	Moderate +ve	N/A
Economy	LGA wide Council's economic development staff have identified a total positive impact effect of \$10.6M. (For more details refer	NOTE: The Remplan Report assumes that a total of \$5M is being spent on construction within the region. If significant products & services end up being sourced from outside the region then this estimate would need to be revised down.

Positive impacts are differentiated from negative impacts by light green highlighting.

	Remplan Report)	
Community Networks /Engagement	High +ve LGA wide and Immediate Locality The development presents an opportunity for improved community networks, ongoing quality management of the stadium and PCYC components and communication between relevant stakeholders.	Council in consultation with key stakeholders is to prepare and submit a Community Engagement Plan for consideration at the Development Application stage. The Plan must outline proposed strategies to engage with residents, youth, education providers and the wider community about key management, site use issues and opportunities. Community Engagement Plan to address the priority of growing strong relationships between local youth service providers, the PCYC, Council, the Stadium operator, the Gymnastics Club and nearby residents. Community Engagement Plan should also consider the potential for specific engagement of the PCYC with one or more local educational institutions to identify if there is interest in providing tailored courses such as literacy and numeracy training or other specific job skills for disengaged youth. Options for PCYC youth to engage with other youth focussed services in town also need to be explored in the Community Engagement Plan. Invite Hibbard Drive residents to pre-opening tour of new facility for an opportunity to meet with the relevant lessees and facility managers.
Community Ne	eds and Facilities	with the relevant ressees and facility managers.
Youth	Moderate +ve	N/A
Services	LGA wide	
(new PCYC		The addition of a PCYC use at the indoor stadium
use)	Maximum 12 at risk or young offenders to be assisted at PCYC at any one time	will satisfy a mentoring and engagement need for local 'at risk' youth and address broader Council objectives of engaging with local youth in constructive ways.
Community Facilities	High +ve A quality expanded sporting facility and new youth service for community can be achieved, subject to appropriate mitigations	N/A
Public Health	Moderate +ve LGA wide Increased community participation in indoor sports is anticipated	N/A

Crime and	Low -ve	A Crime Risk Assessment is to be prepared and
Safety	Locality	submitted with the DA.
Jaicty	Locality	Submitted with the DA.
		The assessment is to incorporate any design and site management recommendations to improve casual public surveillance and reduce crime risk and crime perception.
		PCYC in Port Macquarie should be required by condition of development consent to have a bus available for use on site to drop any remaining youth home or to agreed other accommodation at closing time.
		An agreed graffiti management plan for the site and in the adjacent Stuart Park should be adopted, as part of the crime risk assessment. In this respect Council's current policy in relation to graffiti management is noted.
		Ongoing quality site management will be key to avoiding and minimising local crime opportunities.
Education	Low +ve	There may be an opportunity for Council to
Providers and	LGA wide	initiate discussion with local tertiary education
Sports		providers, to identify benefits of an expanded
Opportunities		stadium in respect of their students and which
		education providers may be interested to contribute to the costs of further embellishing the
		facility.
Public Realm		
Streetscape/	Moderate -ve	A landscape architect is to be engaged to prepare
Landscaping	Immediate Locality	a landscape including streetscape plan, preferably
	Some existing mature trees	for submission with the development application for the Indoor Stadium redevelopment.
	are to be removed. On	
	street parking is also	The Landscape Plan must include:
	proposed which without	• details of all proposed new tree plantings
	mitigation is likely to	
	reduce existing streetscape quality.	 make recommendations to improve on street
	4 ^{uan} .//	parking and streetscape outcomes
	The current PoM notes in respect of landscaping that:	 address the need to supplement existing established trees and undertake a Hibbard Drive streetscape upgrade associated with
	"Council needs to address	formalising proposed on street parking by way
	tree planting on a progressive	of landscape garden beds.
	basis as existing trees in	······································
	Stuart Park are	A staged approach to implementation of the
	predominantly mature. Due	Landscape Plan is considered reasonable given the
	to heightened public	likely costs associated with this recommendation.
	awareness for the need for	
	shade, this needs to be a priority of Council. In the	

course of natural attrition,	
these trees will die and will	
need to be replaced."	
nnectivity – Moderate -ve A Traffic Assessment is to be submitted	with the
blic LGA wide DA and which is to include recommendation	
improve bicycle and pedestrian access to	
ycles and Existing Bus Routes have	J Stadium.
lestrians limited hours. Connectivity The need for additional bus services dur	ring key
is restricted to Settlement events, alternative provision of a private	
City and the Westport service and/or additional pedestrian cross	ssings and
area more generally. bicycle and pedestrian pathways should	
No pedestrian path or investigated and considered as part of D	
bicycle parking is currently documentation, with the objective of re-	•
detailed on concept plans. Traffic impacts on local residents and ens	suring
improved connectivity.	
gibility of signLow +veExisting indoor stadium signage on HastiImmediate LocalityDrive needs to be improved in line with	•
new signage and building treatment to H	
Relocating the main entry Drive	
to Hibbard Drive is a	
positive outcome,	
improving the legibility and	
visual connection to	
persons at the Hastings	
River Dr intersection	
StheticsNeutralOpportunities to improve the aestheticsI functionImmediate Locality but alsoenvironmental and acoustic performance	
I function existingImmediate Locality but also LGA wideenvironmental and acoustic performance existing stadium building need to be exp	
dium Council. This could be a separate exerci	•
current project and Council may like to	
seeking new funding partners to contrib	
such work.	
Some relatively low cost aesthetic additi	
nonetheless desirable and could include addition of public art to prominent eleva	
new landscaping and new signage on the	
Hastings River Drive and Hibbard Dr.	
pearance Low +ve N/A	
proposed Immediate Locality	
lding	
ensions A reasonably attractive	
new building design is	
proposed fronting Hibbard Drive	
pearance Moderate -ve Additional appropriately designed and m	aintained
pearanceModerate -veAdditional appropriately designed and more than the appropriate of the soften the softe	
pearance parkingModerate -veAdditional appropriately designed and masImmediate Locality and LGA wide in respect oflandscaping is required to soften the app of both existing and proposed new on si	bearance
arking Immediate Locality and Iandscaping is required to soften the app	bearance
as Immediate Locality and LGA wide in respect of future users Interest of street parking.	bearance
barking asImmediate Locality and LGA wide in respect ofIandscaping is required to soften the app of both existing and proposed new on si	bearance

	also proposed to formalise	
	on street parking	
Disabled	Moderate +ve LGA	Disabled access details for facility are to be
Access	LGA wide Current stadium has poor disabled access. Project provides an opportunity to address current accessibility issues.	submitted with DA demonstrating compliance with the Australian Standards. Disabled car parking locations should minimise distance of travel to entry and ensure a smooth continuous path of travel. Attention also needs to be paid to internal door design to ensure the facility is entirely accessible to the disabled.
Stuart Park	Moderate-ve	To address any temporary impacts associated
Users	LGA wide A moderate temporary impact on some existing Stuart Park Users is anticipated during the implementation stage of the new Masterplan and Plan of Management for Stuart Park, associated with demolition of an existing toilet block, loss of one sporting oval, loss of some existing spectator seating and loss of the discus throw area.	 with demolition of an albeit low use toilet facility at Stuart Park, for major events provision of additional mobile facilities may be required in accordance with anticipated participation numbers. A new Masterplan and Plan of Management for Stuart Park is required and is currently under preparation. It is understood that the athletics uses (including discus throw) at Stuart Park may be relocated to Wayne Richards Park, however this is subject to adoption of the new Masterplan currently under preparation. Additional informal outdoor seating areas for Stuart Park will be required and this will be addressed as part of the current Masterplan design process.
Gymnastics Club	Moderate -ve A temporary short term impact on revenue received by Gymnastics Club is anticipated, during the new facility construction	
Neighbourhood	and Community Amenity	
Noise from new stadium	Low -ve No acoustic details currently provided	An Acoustic Assessment of the proposed expanded stadium facility is to be prepared by a qualified Acoustic Engineer and which sets out any areas of non-compliance and mechanisms to mitigate or reduce acoustic impacts on residential and other neighbours. DA conditions can be imposed to control hours of operation, confirm maximum noise levels and set out any particular design elements that are required to mitigate noise impacts.
Existing	Moderate -ve	It is recommended that attempts be made to
Stadium Impacts on nearby	Immediate Locality	mitigate this existing impact. Additional Funding may be needed to undertake

Traffic and Parking Generation	High -ve Immediate Locality Low -ve New Facility Users and Spectators The submitted plans indicate the 137 existing parking spaces parallel to Hibbard Drive are proposed to be retained. A total of 333 on site and on street car parking spaces are proposed together with three on street bus parking areas in Hastings River Dr. This is a proposed increase in 90 spaces to that currently provided on site. Lack of available public transport to the stadium is an existing issue which may be exacerbated by the	 To this end it is recommended Council engage with tertiary education providers who are seeking to grow their presence in Port Macquarie and who have a vested interest in ensuring the sporting needs of their local and future students are being satisfied. There may be ability and interest in partnering with Council to provide additional improved sporting opportunities for students and which will also benefit the broader community. A Traffic and parking assessment is to be prepared to accompany the DA and must include: Detailed analysis of existing and proposed traffic generation and parking demand, including analysis of parking and traffic generated at the adjacent Stuart Park space; Consideration of an appropriate intersection treatment at the corner of Hibbard Drive and Hastings River Drive (including whether there is currently or will be a potential need for a roundabout), Whether there is a need for additional local bus service or private mini-bus service, Details of proposed and conveniently located bicycle parking near the front entry of the building Whether there is a need for additional pedestrian paths and or pedestrian refuges/crossing points on Hastings River Drive.
Bus Parking	expansion plans.	N/A
Bustanking	No formal bus parking area is currently provided – the amended plans propose 6	
Legislative Con	on site bus parking spaces.	
Consistency	High +ve	N/A
of proposal with Adopted Council Policy Direction		The need for an expanded stadium has been identified for many years in various Council documents/reports.

Participation	Moderate +ve	Lease and participation agreements are required
Agreement	Both immediate locality	of each key tenant and will be facilitated by
and Lease	and LGA wide	Council.
	and LGA wide	Council.
Agreement		Council is to ensure provision is made within these agreements to require quality ongoing management of the stadium, PCYC, cafe and other commercial lessee areas and a commitment to constructive communication between the various parties. Key tenants should be required to commit to engaging with each other, Council, a local resident representative and local youth representative in the formative stages of the new facility and at least during the first year of operation. The Participation Agreement should set out each key lessees commitment to participation in a Council facilitated Hastings Community Sports Centre Engagement Group (or similar). Refer also comments regarding the need for a
		Community Engagement Plan.
Development Application Conditions	High +ve Both immediate locality and LGA wide	At DA stage Council can impose conditions of development consent on the operation of the new Stadium, PCYC and other lessees which are enforceable. Such conditions can be imposed in respect of the identified mitigations in this SIA. Further, it is open to any concerned resident to contact Council's responsible officer to directly discuss any issue of concern with the ongoing management or use of the Indoor Stadium or other tenants. At the time of preparing this report Council's Manager Recreation and Buildings is the relevant contact person.

Table I: Social Impact Assessment Matrix

7.0 Conclusion

The site at Stuart Park is suitable for an expanded Indoor Stadium facility and has the advantage of being a flexible multi use space which can adapt to changing sporting preferences over time. Not only that, but a new facility is needed to address both current local and growing regional demand for additional indoor sports opportunities. Some current sporting groups do not have access to an indoor sports facility as the current stadium is at capacity and there is no ability to absorb additional demand generated by population growth and growth in the local tertiary education sector.

The proposed redevelopment provides an opportunity to achieve additional positive social engagement across the local community through provision of both an expanded indoor sport facility and new youth service for persons from a range of social and economic backgrounds. The other new uses proposed for the site, being a cafe and two commercial lessees will add diversity to the facility and also provide additional opportunities for community and social engagement.

The site's ability to host sports tourism, state wide sports opportunities and non sport indoor events will also be greatly enhanced is the proposed development goes ahead. For example, the Pacific Slam and University Games, Winter Sun and Homeshow events are also significant but as yet uncosted for opportunities for local economic growth and business opportunity.

The economic impact of the new facility is also significant for the Hastings area, with an estimated total positive effect of \$10.6M and creation of up to 28 new jobs.

The proposal will involve a short term loss of one sports field at Stuart Park, together with loss of a discus throwing area and a relatively low use public amenities block. These impacts will be addressed through preparation of a new Plan of Management for Stuart Park. Additional portable amenities may be required during some major sports events until the new Plan of Management is fully implemented.

It is vital that at the Development Application stage of the project that Council specifically addresses the legitimate concerns and needs of local Hibbard Drive residents. To this end a number of assessment reports are required to be lodged with the Development Application to analyse impacts and available relevant mitigations. It is open to Council to impose conditions of development consent on the operation of the new Stadium and PCYC and other lessees and which are enforceable under Planning legislation. Such conditions of consent may include a number of the identified mitigations in this SIA.

Provided the new PCYC and stadium are managed well and the recommended mitigations in this report are implemented, this assessment has found that the PCYC should complement other youth focused facilities and services in Port Macquarie, especially given that other youth services within the community do not currently have 'at risk youth' and 'young offenders' as a primary service focus.

Apart from delivery of a much needed expanded indoor sports infrastructure, a key social benefit of the new facility will be improved community integration and social opportunity.

The proposed expansion of the Indoor Stadium and the addition of a PCYC facility is assessed as being overall a significant social, sporting, health, youth and economic opportunity for the Hastings community.

ATTACHMENT 1: Summary Recommended Mitigations

No.	Negative Impact	Recommended Mitigation
I.	Crime and Safety	Crime Risk Assessment to be prepared and submitted with DA.
		The assessment is to incorporate any design and site management
		recommendations to improve casual public surveillance and reduce
		crime risk and crime perception.
		PCYC in Port Macquarie should be required to have a vehicle
		available for use to drop home any remaining at risk or young
		offender youth at closing time.
		, 3
		An agreed graffiti management plan for the site and in the adjacent
		Stuart Park should be adopted.
		Ongoing quality site management will be key to avoiding and
		minimising local crime opportunities.
2.	Streetscape/	A landscape architect is to be engaged to prepare a landscape plan
	Landscaping	including streetscape plan, preferably for submission with the
		development application for the Indoor Stadium redevelopment.
		The Landscape Plan must include:
		 details of all proposed new tree plantings
		• make recommendations to improve on street parking and
		streetscape outcomes
		A staged approach to implementation of the Landscape Plan is
		considered reasonable given the likely costs associated with this
		recommendation.
		Also to be addressed is the need to supplement existing established
		trees and undertake a Hibbard Drive streetscape upgrade
		associated with formalising proposed on street parking by way of
		landscape garden beds.
3.	/	Traffic Assessment with DA to include recommendations to
	Public Transport,	improve bicycle and pedestrian access to stadium.
	Bicycles and	
	Pedestrians	The need for additional bus services during key events, alternative
		provision of a private mini- bus service and/or additional pedestrian
		crossings and bicycle and pedestrian pathways should be
		investigated and considered as part of DA documentation, with the
		objective of reducing traffic impacts on local residents.
4.	Aesthetics and	Opportunities to improve the aesthetics, environmental and
	function of	acoustic performance of the existing stadium building need to be
	existing stadium	explored by Council. This could be a separate exercise to the
		current project and Council may like to consider seeking new
		funding partners to contribute to such work.
		Some relatively low cost aesthetic additions may include
		incorporation of public art to prominent elevations, new or
		additional landscaping and new signage on the corner of Hastings
		River Drive and Hibbard Drive.

-		
5.	Appearance of parking areas	Additional appropriately designed and maintained landscaping is required to soften the appearance of both existing and proposed new parking.
6.	Existing Stuart Park Users	To address any temporary impacts associated with demolition of an albeit low use toilet facility at Stuart Park, for major events provision of additional mobile facilities may be required in accordance with anticipated participation numbers.
		A new Masterplan for Stuart Park is required and is currently under preparation.
		It is understood that the athletics uses (including discus throw) at Stuart Park may be relocated to Wayne Richards Park, however this is subject to adoption of the new Masterplan currently under preparation.
		Additional informal outdoor seating areas for Stuart Park will be required and this will be addressed as part of the current Plan of Management design process.
7.	Noise from new stadium	An Acoustic Assessment of the proposed expanded stadium facility is to be prepared which sets out any areas of non-compliance and mechanisms to mitigate or reduce acoustic impacts on residential and other neighbours.
		DA conditions can be imposed to control hours of operation, confirm maximum noise levels and set out any particular design elements that are required to mitigate noise impacts.
8.	Existing Stadium Impacts on nearby Residents	It is recommended that attempts be made to mitigate this existing impact.
	(Acoustic and Aesthetic)	Additional Funding may be needed to undertake valuable improvements to the existing Indoor Stadium area and surrounding landscape.
		To this end it is recommended Council engage with tertiary education providers who are seeking to grow their presence in Port Macquarie and who have a vested interest in ensuring the sporting needs of their local and future students are being satisfied. There may be ability and interest in partnering with Council to provide additional improved sporting opportunities for students and which will also benefit the broader community.
9.	Traffic and Parking	A Traffic and parking assessment is to be prepared to accompany the DA and must include:
		 Detailed analysis of existing and proposed traffic generation and parking demand, including analysis of parking and traffic generated at the adjacent Stuart Park space;
10	Community Engagement	Council in consultation with key stakeholders is to prepare and submit a Community Engagement Plan for consideration at the Development Application stage. The Plan must outline proposed strategies to engage with residents, youth, education providers and the wider community about key management, site use issues and opportunities.

		Community Engagement Plan to address the priority of growing strong relationships between local youth service providers, the PCYC, Council, the Stadium operator, the Gymnastics Club and nearby residents.
		Options for PCYC youth to engage with other youth focussed services in town need to be explored in the Community Engagement Plan.
		Community Engagement Plan must also consider the potential for engagement of the PCYC with one or more local educational institutions to identify if there is interest in providing tailored courses such as literacy and numeracy training or other specific job skills for disengaged youth.
		Invite Hibbard Drive residents to pre-opening tour of new facility for an opportunity to meet with the relevant lessees and facility managers.
11.	Disabled Access	Disabled access details for facility are to be submitted with DA demonstrating compliance with the Australian Standards. Disabled car parking locations should minimise distance of travel to entry and ensure a smooth continuous path of travel.
		Attention also needs to be paid to internal door design to ensure the facility is entirely accessible to the disabled.
12	Design Legibility	Existing indoor stadium signage on Hastings River Drive needs to be improved in line with proposed new signage fronting Hibbard Drive
13	Connections with tertiary education providers	Council to initiate discussion with local tertiary education providers, to identify benefits of an expanded stadium in respect of their students and which education providers may be interested to contribute to the costs of further embellishing the facility.
14	Participation Agreement	Lease and participation agreements are required and will be facilitated by Council.
		The Site Participation Agreement which is to be prepared, is to maximize accountability and communication between the various site users, site lessees, Council, Local Police and the Community and should include a requirement for a regular meeting between these parties, together with a local resident and a local youth representative.
		The Agreement is to set out each key lessees commitment to ongoing communication with key stakeholders, quality site management and confirms their participation in a Council facilitated Hastings Community Sports Centre Engagement Group (or similar).
15.	Issues which are confirmed at DA stage	Council may seek to impose conditions of development consent on the subject development to mitigate any identified issues or alternatively they may elect to refuse the proposed development if they consider that significant issues cannot be satisfactorily mitigated.

ATTACHMENT 2: Council Matters Public Notice of Community Meeting 18/01/13

COMMUNITY MEETING

COMMUNITY FORUM (SECOND STAGE) - PROPOSED EXPANSION TO INDOOR SPORTS STADIUM – PORT MACQUARIE

Port Macquarie-Hastings Council has access to grant funding of \$5.3 million to expand the Port Macquarie Indoor Stadium at Stuart Park. Stage 1 of the community engagement for this project occurred late last year and Council is now coordinating Stage 2 which includes two further community meetings.

Phase 1: A community forum will be held on 31 January 2013, between 6:00 - 8:00pm at the SES/ EOC Building, 9 Central Road Port Macquarie. Please note that venue restrictions will limit attendance to 100 people. The purpose of the forum is to review the proposed building concept designs and ancillary features, taking into account the feedback from the 2012 engagement. This discussion will concentrate on the building and design components of the project.

Phase 2: A second forum will be held on Wednesday 13 February 2013, between 6:00 - 8:00pm at the SES/ EOC Building, 9 Central Road Port Macquarie. Please note that venue restrictions will limit attendance to 100 people. This forum will specifically consider the future uses of the expanded facility and involve presentation of operating models from the PCYC, Indoor Sports and Gymnastics Centres. Representatives from the architect undertaking the design process and Council will also be in attendance to provide background to the project.

The community is invited to attend these important forums and guide the future direction of the Indoor Stadium. A copy of the revised concept plan, fact sheets and online submission forms can be accessed from Council's website www.pmhc.nsw.gov.au from January 28, 2013.

For information contact Brian Ross, Port Macquarie-Hastings Council's Building Coordinator on (02) 6581 8111.