

APPENDIX L



MIXED USE DEVELOPMENT
BROOKES PARADE,
BELMONT

Amended Social Impact Assessment

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1. INTRODUCTION

Monteath & Powys has been engaged by KML Joint Venture to undertake a social impact assessment (SIA) for a multi-storey mixed use development in Brookes Parade, Belmont. The purpose of this SIA is to determine the social impacts of the proposed development and provide recommendations to mitigate impacts of concern. This SIA will accompany the development application to Lake Macquarie City Council for the proposed development.

1.1 SITE DESCRIPTION

The site is located in the suburb of Belmont, within the Lake Macquarie Local Government Area (LGA). The subject site is within the Belmont Town Centre which is some 17 kilometres from Newcastle CBD. It is generally surrounded by a mix of land uses including existing residential development, mixed use multi-storey buildings, and commercial/retail premises. The site is bounded by Edgar Street to the east, Sharp Street to the south, Brooks Parade to the west and Maude Street to the north. The Belmont Town Centre is dissected by the Pacific Highway which is approximately 250 metres to the east of the site.

The site comprises fourteen lots in total as identified in Table 1.1 and is approximately 6,848 square metres in size.

Table 1.1: Property Descriptions

Lot	Section	DP
11	B	585
A	-	400644
B	-	400644
2	-	353066
1	-	353066
4	-	12898
5	-	12898
6	-	12898
10	B	585
8	-	12898
B	-	339105
A	-	339105
4	B	585
3	B	585

The site is zoned B4 Mixed Use under Lake Macquarie LEP 2014. Access to the site is available from Brooks Parade, Sharp Street and Edgar Street. Lake Macquarie is to the west of the site. The site is shown in Figures 1.1 to 1.2 below.

1.2 GUIDELINES

As part of preparing this social impact assessment a number of guidelines were considered. Each guideline was considered in relation to the size, location and potential impacts of the proposed development. These guidelines included:

- Lake Macquarie City Council Social Impact Assessment Guideline, 2013;
- Guidelines for Assessing Social Impacts, prepared by the NSW Cabinet Office in 1997;

- Social and Community Planning Reporting Manual and Guidelines, prepared by NSW Department of Local Government in 2002;
- Guidebook on Social Impact Assessment, prepared as part of the NSW Department of Planning's Comprehensive Coastal Assessment Project in 2005.

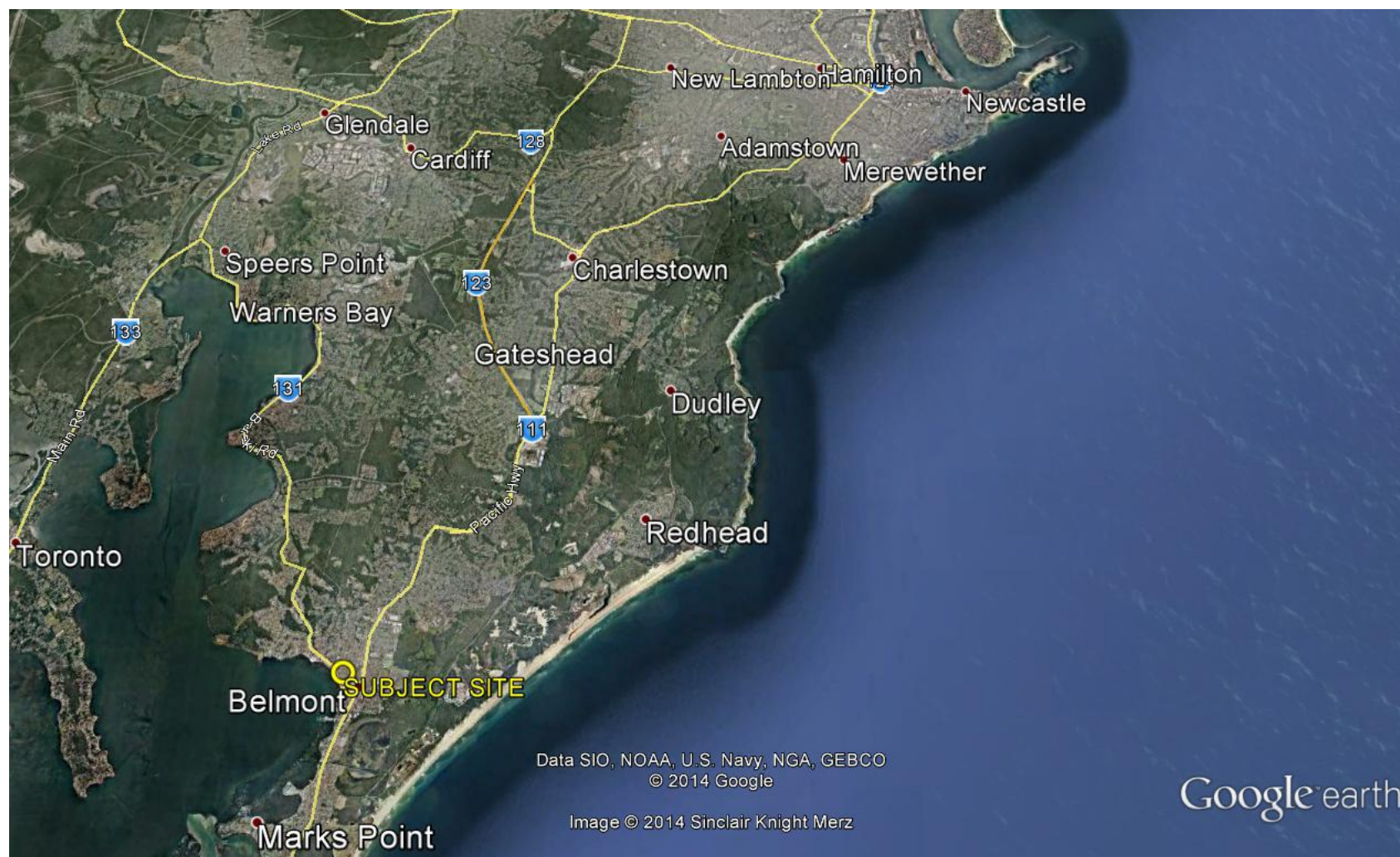


Figure 1.1: Regional Locality Map



Figure 1.2: Locality Map

2. PROPOSED DEVELOPMENT

2.1 THE PROPOSAL

The proposed development involves the demolition of the existing structures and the construction of a mixed use development comprising four separate buildings. The development comprises a 130 unit residential flat building and retail/commercial units/space, landscaping, communal open space and basement car parking. The development specifically includes:

3. METHODOLOGY

A multi method approach was undertaken as part of this social impact assessment in order to ascertain the potential impacts of the proposed development. This methodology includes:

- Analysis of Census data from the Australian Bureau of Statistics (ABS) to profile Belmont and the Lake Macquarie Local Government Area (LGA);
- Review of other published social data;
- Review of existing documentation relating to the subject site (e.g. previous Council reports);
- Review of Lake Macquarie social and community plans (where available);
- Review of relevant strategic and statutory planning documents;
- Review of existing social and community infrastructure;
- Discussion of the potential impact of the development;
- Consideration of possible mitigation and/or management options.

4. STRATEGIC AND PLANNING CONSIDERATIONS

This section identifies the strategic and planning policies that are applicable to the proposed development in relation to this social impact assessment. It is noted that Council have some policies that apply to its own assets and organisation (e.g. open space), but do not apply to the proposal.

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposed development will be assessed under Part 4 of the Environmental Planning and Assessment Act 1979. The Joint Regional Planning Panel (JRPP) will be the determining authority for the development. The development is proposed under Lake Macquarie Local Environmental Plan (LEP) 2004.

4.2 HUNTER REGIONAL PLAN 2016

The Hunter Regional Plan (HRP) was released in 2016 by the NSW Department of Planning and Environment. The Plan is the strategic plan and vision document for guiding growth in the Hunter to 2036. At its centrepiece is the strategic direction for the Greater Newcastle area, which includes Lake Macquarie. The Greater Newcastle area is anticipated to accommodate and extra 600,000 people to 2036. With comes an anticipated 62,000 increase in job numbers. The Plan identifies that the aims for Greater Newcastle include:

- Connect strategic centres in Greater Newcastle;
- Develop a national Centre of Excellence for Health and Education;
- Expand the capacity of Global Gateways – Newcastle port and airport; and
- Establish governance.

These aims are very broad. Nonetheless, the Belmont to Charlestown corridor is identified as an urban renewal corridor, with Belmont identified as a significant local centre.

The proposed development will continue to emphasise Belmont as a town centre and address the urban renewal potential of Belmont.

4.3 NSW IN THE FUTURE: PRELIMINARY 2013 POPULATION PROJECTIONS

The NSW Department of Planning and Environment recently released their population projections for the period 2011 to 2036. Based on the findings of these projections, Lake Macquarie is likely to experience an increase of 30,000 persons between 2011 and 2036. This represents an increase of 15,850 households. In terms of age distribution, it is likely that the 65+ age bracket will experience the highest rate of growth during the period of 2011-2036; that is, approximately a 69% increase.

The population projections should be used to assist in determining the adequate supply of housing stock and services required for the future population.

It is considered that the proposed development is consistent with the outcomes identified in the population projections released by NSW Department of Planning as it will provide further housing within the Lake Macquarie LGA for the growing population. In addition, the housing type is will assist in providing suitable housing for smaller households, such as retirees. This is an important point for Belmont.

Table 4.2: Population Projections, Lake Macquarie, 2011-2036

(Source: NSW Department of Planning and Environment)

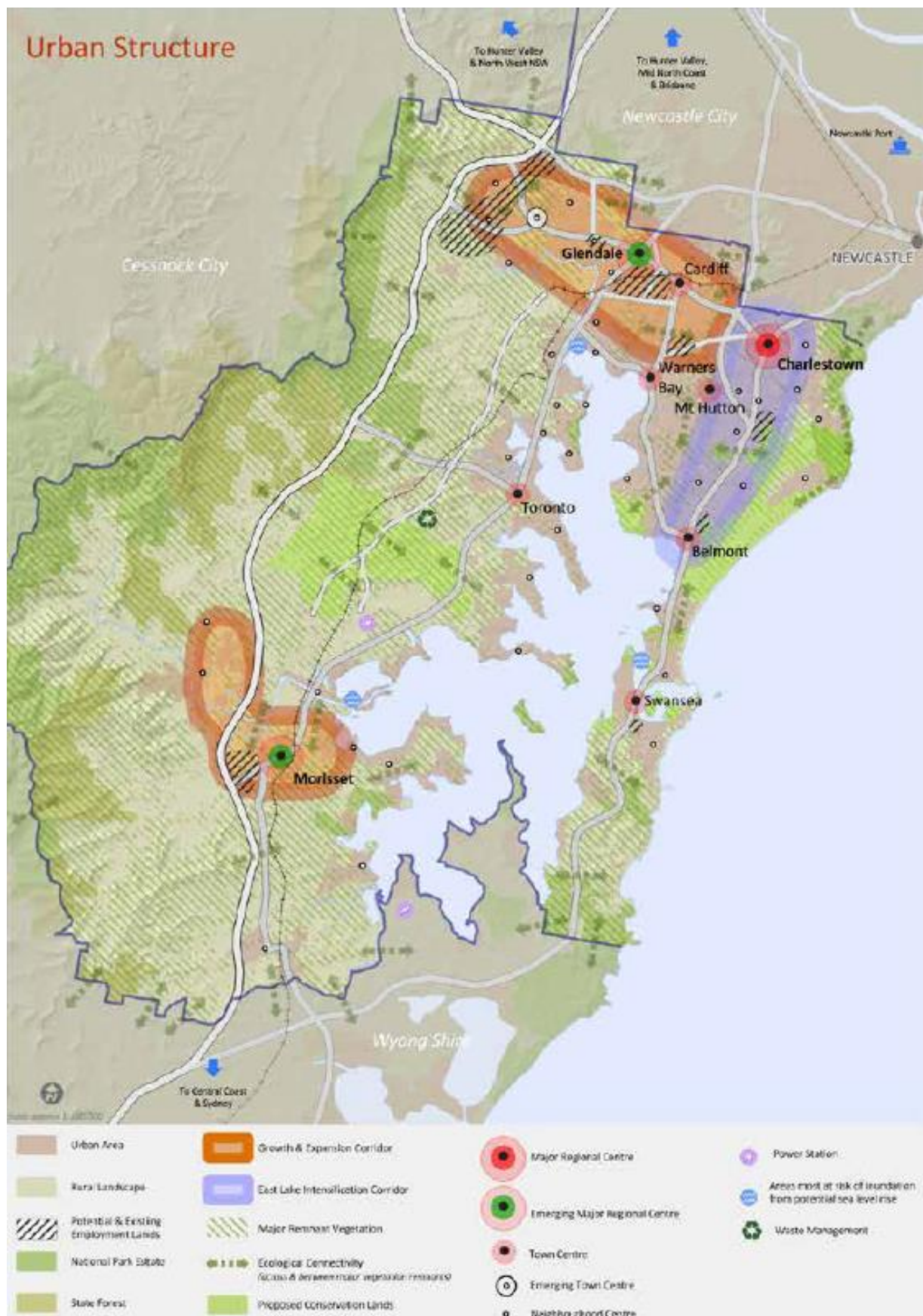
	2011	2016	2021	2026	2031	2036
Total Population	196,800	202,350	208,850	214,800	220,500	226,800
Total Households	77,300	80,550	84,050	87,150	90,100	93,150
Average Household Size	2.51	2.47	2.44	2.42	2.39	2.37
Implied Dwellings	84,150	87,700	91,500	94,850	98,100	101,400
CHANGE:		2011-16	2016-21	2021-26	2026-31	2031-36
Total Population Change		5,550	6,500	5,900	5,750	6,300
Average Annual Population Growth		0.6%	0.6%	0.6%	0.5%	0.6%
Total Household Change		3,250	3,500	3,100	2,950	3,050
Average Annual Household Growth		0.8%	0.9%	0.7%	0.7%	0.7%
HOUSEHOLD TYPES:	2011	2016	2021	2026	2031	2036
Couple only	21,750	23,450	24,950	26,200	27,200	28,100
Couple with children	24,350	24,550	25,000	25,400	25,750	26,200
Single parent	9,250	9,400	9,550	9,750	10,000	10,200
Other family households	750	750	750	750	800	800
Multiple-family households	1,200	1,250	1,300	1,350	1,400	1,400
<i>Total family households</i>	<i>57,300</i>	<i>59,350</i>	<i>61,650</i>	<i>63,450</i>	<i>65,100</i>	<i>66,800</i>
Lone person	18,200	19,400	20,600	21,900	23,200	24,500
Group	1,800	1,800	1,800	1,800	1,800	1,850
<i>Total non-family households</i>	<i>20,000</i>	<i>21,200</i>	<i>22,450</i>	<i>23,700</i>	<i>25,050</i>	<i>26,350</i>
Total	77,300	80,550	84,050	87,150	90,100	93,150
AGE GROUPS	2011	2016	2021	2026	2031	2036
0-4	11,700	12,050	12,200	12,150	12,000	12,050
5-9	11,850	12,200	12,700	12,850	12,900	12,850
10-14	12,750	12,250	12,750	13,200	13,400	13,550
15-19	13,550	12,850	12,450	12,900	13,350	13,700
20-24	12,050	11,750	11,200	10,800	11,100	11,600
25-29	10,800	11,150	11,000	10,450	10,150	10,600
30-34	10,450	12,050	12,550	12,300	11,800	11,750
35-39	12,200	11,400	13,000	13,550	13,300	12,950
40-44	12,950	12,600	11,900	13,500	14,050	13,850
45-49	13,350	13,050	12,750	12,100	13,650	14,300
50-54	13,900	13,200	12,950	12,650	12,100	13,700
55-59	13,050	13,850	13,300	13,050	12,850	12,400
60-64	12,450	12,900	13,850	13,350	13,150	13,050
65-69	10,600	12,200	12,750	13,700	13,350	13,200
70-74	8,100	10,000	11,650	12,250	13,300	13,050
75-79	6,650	7,300	9,150	10,750	11,450	12,500
80-84	5,500	5,500	6,150	7,750	9,300	10,050
85+	4,900	6,000	6,650	7,500	9,300	11,600

4.4 LAKE MACQUARIE LIFESTYLE 2030 STRATEGY

Lifestyle 2030 Strategy is the strategic land use plan prepared by Lake Macquarie City Council to inform the development of the local government area. The current strategy was adopted by Council in March 2013. The extent of Lake Macquarie local government area and its urban structure are illustrated in Figure 4.1 below. Lifestyle 2030 has seven strategic directions, each illustrated by numerous statements of the desired outcomes. The key desired outcomes for each strategic direction are supported by the potential development of the subject site. Overall, the potential development is consistent with the objectives of the Lake Macquarie Lifestyle 2030 Strategy.

4.4.1 Belmont Town Centre

Belmont is identified in the Strategy as a Town Centre within the East Lake Intensification Corridor. The strategy expects urban zoned land in the corridor to be developed for multi-unit housing close to centres and well serviced by public transport routes, as well as employment, community services and facilities. The intensification for housing assists to maintain the supply of industrial land for manufacturing activities in the corridor, such as Redhead and Bennetts Green, which plays an important role in the local and regional economy. Intensification limits the growth of the urban footprint, protecting ecological lands along the east and west sides of the corridor from Belmont to Charlestown.

Figure 4.1: Lake Macquarie Urban Structure


4.5 LAKE MACQUARIE COMMUNITY STRATEGIC PLAN

The Lake Macquarie Community Strategic Plan 2013-2023, represents Council's vision for the City of Lake Macquarie. As Council's key strategic planning document, this Plan presents the main priorities of the community, and sets out the long-term strategies developed to respond to these priorities. The Plan identifies that a cooperative approach is required to ensure the priorities of the community are addressed. For Council, this involves building and maintaining partnerships with external partners, including state and federal government departments and agencies, non-government organisations and community groups. The Strategy covers areas such as sustainability/environment, population growth, economic development etc but does not specifically identify any geographical areas or centres. The Strategy is more an LGA wide vision for Lake Macquarie and subsequent strategies (e.g. land use strategy, social plan etc) will provide more detail.

4.6 SOCIAL IMPACT ASSESSMENT GUIDELINE

Lake Macquarie City Council has a Social Impact Assessment Guideline which was adopted in 2013. The purpose of a social impact assessment according to the guideline is to:

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

It is noted that this policy provides guidance on assessing the social impacts of a development. Other instruments and policies such as Lake Macquarie Local Environmental Plan (LEP), Lake Macquarie Development Control Plan (DCP) and Lake Macquarie Social Plan should also be considered. Each development will also have its own unique circumstances and impacts. As such, the content and issues addressed in a social impact assessment will vary depending on the type and scale of the development.

4.7 LAKE MACQUARIE SOCIAL PLAN 2009-2014

The Lake Macquarie Social Plan is a direction of the 10 Year Community Strategic Plan, in response to the identified priority of 'planning for facilities, services, and programs in response to new urban development, social trends, and demographic changes'. Council has developed, or is in the process of developing, a number of other strategic plans, including an Ageing Population Plan, a Disability Lake Macquarie City Social Plan 2009–2014 5 Action Plan, a Youth Community Plan, a Crime Prevention Plan, a Children's Plan, an Aboriginal Community Plan, a Sports Facility Strategy, and a Cemetery Plan. These plans identify the projects, programs and initiatives planned in response to specific needs or for specific demographic groups. However, the Social Plan is an overarching document that identifies the broader key trends and issues affecting all people that live and work in the City.

The social plan is a strategic document and addresses the most significant social issues for the Lake Macquarie LGA. The Plan identifies priority issues that were considered to be of the highest need as specified in the consultation or research and policy. Priorities were included in the Action Plans. The Action Plan(s) have been developed for each of the major themes of the Social Plan (e.g. housing, education, health, community safety). They provides details of the priority issues, strategies to address each of these issues, and the proposed timeframe for implementation of the strategies. Whilst it is the responsibility of Council's Social and Community Planning team to facilitate the implementation of the strategies identified within this Plan, where appropriate, this will be undertaken with relevant partners and stakeholders.

4.8 LAKE MACQUARIE AGEING POPULATION STRATEGY 2014-2017

The overall aims of the Lake Macquarie Ageing Population Strategy are to:

- Update the Lake Macquarie Ageing Population Plan 2008-17;
- Identify priority actions for Council that will assist in meeting the needs of the ageing population, and to integrate these actions into Council's strategic plans;
- Outline a work program that ensures continuous improvement in the provision of services and facilities for the City's older residents.

In regards to the strategy for the proposed development, the strategy aims to provide more housing options for people to age in the local area and have the ability to 'downsize' in their local area, as well as provide increasing access to public transport. The proposed development addresses these aims of the Strategy.

4.9 LAKE MACQUARIE YOUTH STRATEGY 2014-2019

The Lake Macquarie Youth Strategy 2014-2019 specifically identifies the needs of young people and proposes strategies to address those needs and facilitate the delivery of outcomes in the community. The Youth Strategy provides the basis for the delivery of initiatives that have grassroots significance and that address the needs of young people identified through the community consultation conducted as part of the development of the strategy. The Youth Strategy will be delivered in line with other Council plans and strategies through internal collaboration and external partnerships increasing the likelihood of achieving sustainable outcomes in the community for young people

The Youth Strategy states that to address the needs of the youth of Lake Macquarie four objectives will be actioned, which are:

- Increase access to services for young people;
- Ensure that space, places and facilities are designed for, and encourage use by young people;
- Supporting existing service and facility providers to ensure they are responsive to the needs of young people;
- Ensure that young people have the opportunity to make a meaningful contribution to public life and decision-making processes.

The Youth Strategy is not specifically geographical based and is a strategy that will be actioned through Council's operational plans and budgets.

4.10 LAKE MACQUARIE DISABILITY ACTION PLAN 2013-2017

This Plan aims to:

- Update the Lake Macquarie Disability Action Plan 2010-13 currently lodged with the Australian Human Rights Commission (AHRC);
- Identify priority actions for Council that will remove barriers faced by people with a disability, and to integrate these actions into Council's strategic plans; and
- Outline a work program that ensures continuous improvement in access for people with a disability to all Council facilities and services.

The Disability Action Plan is an action plan which identifies priority areas (e.g. accessible toilets, disability parking) for future planning and operational actioning/funding. The Plan is not specifically geographical based but priority areas will be addressed through ongoing budgetary processes.

4.11 LAKE MACQUARIE COMMUNITY FACILITIES STRATEGY 2011

This Strategy aims to ensure that Council's community facilities meet the expectations and needs of current and future residents. The Strategy will seek to ensure that Council funds, maintains, and improves its ongoing, viable long-term assets, and will investigate possible outcomes for unsustainable facilities, in consultation with the community. Only those facilities that are not currently leased, or are due to shortly come off a lease, are considered in this Strategy. The leased facilities, along with the libraries, will be considered in separate strategies.

The Strategy identifies facilities from 'high' to 'low' to determine the 'intervention' required by Council. In relation to the Belmont area the strategy identified:

- Belmont Senior Citizens Centre - Maintain facility in its current form. The facility is the highest ranked facility. It has very high levels of utilisation, is in very good condition having had a major upgrade in 2009/10, and is suitable for its function. No intervention is required.

4.12 LAKE MACQUARIE DEVELOPMENT CONTRIBUTIONS PLAN

It is identified that the proposal will be required to pay development contributions under Lake Macquarie's relevant development contributions plan.

5. SOCIAL AND DEMOGRAPHIC PROFILE

The subject site is located in the suburb of Belmont, within the Lake Macquarie LGA. This section presents an overview of the socio-demographics of the Belmont locality in the context of the wider Lake Macquarie LGA. It is noted that, at the time of writing, some 2016 Census data has been released but some data may refer to the 2011 Census as the latest 2016 data may not have been released.

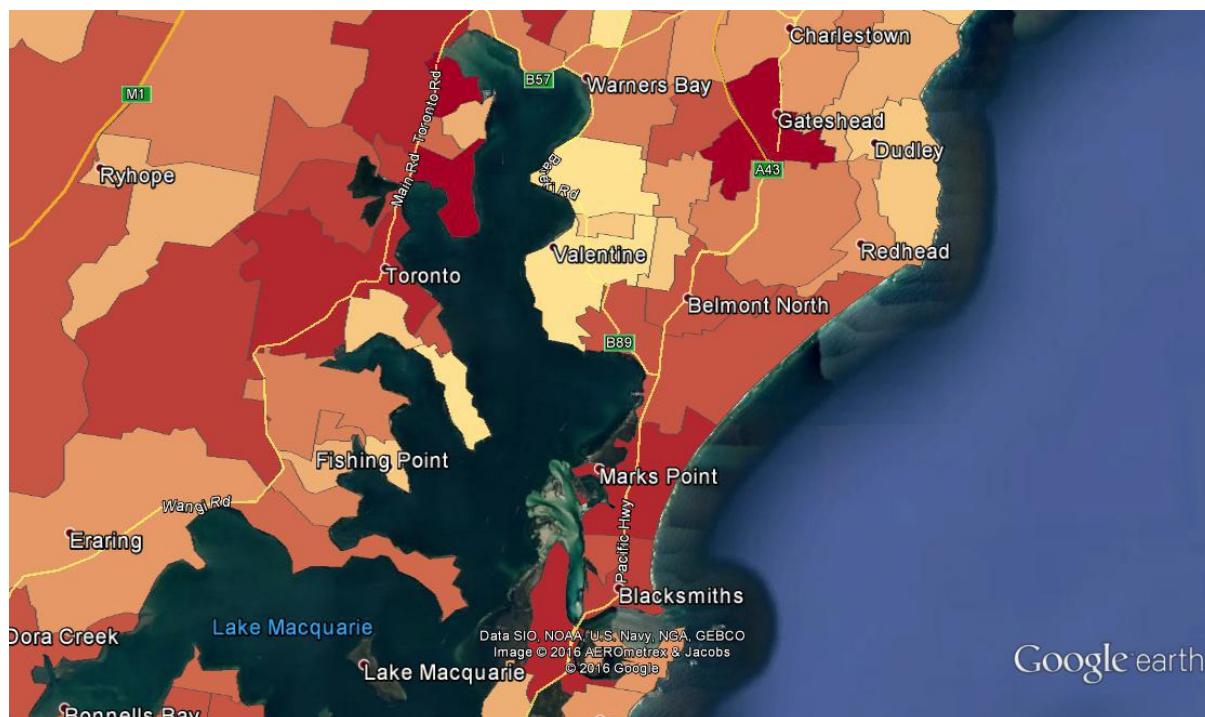
5.1 SOCIAL DISADVANTAGE AND ADVANTAGE

The Australian Bureau of Statistics (ABS) releases Socio-Economic Indexes for Areas (SEIFA) data which identifies the relative socio-economic advantage or disadvantage of a locality compared with other areas in Australia. The ABS broadly defines relative socio-economic advantage or disadvantage in terms of people's access to material and social resources, and their ability to participate in society. A lower number on the index means that an area is relatively more disadvantaged than other areas. A higher number on the index means that an area is relatively less disadvantaged than other areas (i.e. a high number for the index means that an area is relatively more advantaged than other areas).

Figure 5.1 demonstrates the Index of Relative Socio-economic Disadvantage (IRSD) released by the ABS for suburbs around Belmont. Belmont is ranked in the 4 decile, suggesting it is one of the less disadvantaged than neighbouring suburbs such as Marks Point, Blacksmiths and Swansea, however, is comparatively more disadvantaged than Warners Bay and Valentine.

Belmont is identified as a Town Centre and is earmarked for growth and renewal. The proposed development will provide approximately 130 new dwellings in Belmont, an established and well-serviced locality. It is anticipated that the proposed housing type, will provide some more affordable housing within Belmont.

It is noted SEIFA is a general measure of relative socio-economic advantage and disadvantage. SEIFA is an area-level measure and is not intended to reflect individual people or households. As the SEIFA score is an average, it provides a summary measure of the people and households within a selected area. That is, an area may have pockets of disadvantage (or advantage) but the overall statistics for a local area are compared (or ranked) with other areas. The SEIFA index of socio-economic disadvantage should be used as a guide only. Section 5.2 below provides more detail on the socio-economic characteristics of Belmont.

Figure 5.1: ABS Index of Disadvantage (ABS 2011)

5.2 SOCIO-DEMOGRAPHIC PROFILE OF THE LOCALITY

This section provides a more detailed analysis of the ABS census data from 2016 (and 2001 where the 2016 data is not available). This section analyses the data collected for Belmont in context to the Lake Macquarie LGA. Some economic data from the 2011 Census is presented in the economic impact assessment.

5.2.1 Selected Medians

Table 5.1 below provides a snapshot profile for Belmont. In comparison to Lake Macquarie LGA Belmont experiences lower median household incomes. The median weekly household income in Belmont is \$860 compared to \$1,117 per week for the LGA as a whole. This result is also reinforced through the Median household sizes in Belmont are also less than the LGA, being 2.38 persons per household. The median age of a person in Belmont is 46 years of age which is higher than the median age for Lake Macquarie LGA (41).

Table 5.1: Selected medians and averages, 2016 (2011 where stated)

	Belmont (SSC)	Lake Macquarie LGA
Persons	7,114	197,371
Occupied Dwellings	2,943	73,075
Average Household Size	2.42	2.70
Median Weekly Household Income	1,040	1,313
Median Age	46	42
Age		
0-14	15.7%	18.3%
15-24	11.6%	11.7%
25-44	20.5%	23.0%
45-64	27.6%	26.4%
65 Years or More	24.5%	20.6%
Indigenous Persons	3.0%	4.1%
Persons Born in Australia	85.2%	85.2%
Household Type		
Couple without Dependents	27.4%	29.7%
Couple with Dependents	24.6%	31.6%
One Parent Family	12.4%	6.7%
Lone Person Household	32.4%	24.1%
Other Household Type/Not Stated	3.1%	7.9%
Dwelling Type		
Separate Houses	69.2%	77.9%
Semi Detached Dwellings	14.6%	8.9%
Flats and Units	12.7%	3.5%
Other Dwelling Type/Not Stated	3.4%	9.8%
Tenure		
Owned (with or without mortgage)	66.0%	73.6%
Privately Rented Dwelling	22.7%	17.1%
Rented from Social Housing Provider	6.8%	5.0%
Other Tenure Type/Not Stated	4.5%	4.4%
Lived at the Same Address 1 year Prior to Census ¹	82.6%	84.7%
Lived at the Same Address 5 years Prior to Census ¹	60.8%	63.1%
University Qualification (persons over 15 years) ¹	21.9%	23.8%
Number of Motor Vehicles		
No motor vehicles	11.5%	5.7%
One motor vehicle	37.3%	33.0%
Two motor vehicles	32.8%	38.3%
Three or More Motor Vehicles	14.5%	19.7%
Not Stated	3.9%	3.4%

	Belmont (SSC)	Lake Macquarie LGA
Labour Force¹		
Unemployment Rate (at Census)	6.0	5.3
Labour Force Participation Rate (at Census)	52.3	57.4
Employed Full-time	56.4%	57.1%
Employed Part-time	31.6%	31.5%
Employed (not at work)	4.4%	4.1%
Unemployed, looking for:		
Full-time work	3.5%	3.1%
Part-time work	2.5%	2.2%
Method Of Travel to Work (Who Went to Work on Census Night) ¹		
Car	89.8%	91.0%
Bus or Train	1.8%	2.1%
Other Method (Tram, Ferry, Taxi, Motorbike, Scooter)	2.8%	2.8%
Multiple Method	1.2%	1.6%
Cycle, Walk	4.3%	2.5%
Household Income		
Less than \$400	9.4%	6.5%
\$400-\$649	17.6%	12.8%
\$650-\$999	16.9%	15.6%
\$1,000 - \$1,499	14.1%	15.7%
\$1,500 - \$1,999	8.8%	11.1%
\$2,000 - \$2,999	12.5%	16.8%
\$3,000 or more	11.4%	11.8%
Not Stated	9.2%	9.6%

Notes:

1. 2011 Census data

5.2.2 Population

At the 2016 Census, Belmont had a population of 7,114 with a relatively even ratio of males (49%) to females (51%). The suburb comprises a total of 2,943 households. Some 3% of the Belmont population are identified as Indigenous Persons compared to 4% for the rest of Lake Macquarie. The majority of the population of Belmont were born in Australia (85%).

5.2.3 Age

The median age for persons in Belmont is 46. This is higher than that of the wider Lake Macquarie LGA (42), and much higher than for NSW, which is 38 years.

As shown in Table 5.1, just over 52% of Belmont's population is aged over 45 years, which is higher than for Lake Macquarie (47%). Conversely, Belmont has a lower proportion of persons aged under 25 (27%) when compared with Lake Macquarie LGA as a whole (30%).

5.2.4 Household Type

Household sizes in Belmont are predominately smaller than for other areas in Lake Macquarie. The median household size in Belmont is 2.4 persons, which is less than Lake Macquarie LGA (2.7 persons).

The lower household sizes experienced in Belmont is also reflected by the household type. Lone person households are the predominant household type in Belmont (32%) followed by couples without children (27%). Couple families with children make up 25% of the households. The suburb contains few single-parent households (12%) in comparison to other household types. The largest difference between Belmont and Lake Macquarie LGA is the proportion of single person households. There are some 8% more lone person households in Belmont compared to the Lake Macquarie LGA as a whole. Conversely, there is a larger proportion of couples with children in Lake Macquarie LGA (32%) compared with Belmont (25%).

5.2.5 Tenure

For the most part, dwellings in Belmont are owned outright or owned with a mortgage (66%), although this is much lower than for Lake Macquarie as a whole (74%). Private rented dwellings are proportionally higher in Belmont (23%) compared to the rest of Lake Macquarie (17%). The proportion of social housing in Belmont is slightly higher (7%) than for the LGA as a whole (5%).

5.2.6 Migration

At the 2011 Census, 83% of persons (aged over 1 year of age) in Belmont had lived at the same address for the previous 12 months. For those persons aged over 5 in Belmont, at the 2011 Census some 61% had lived at the same address for 5 years. That is, some 39% of persons in Belmont had moved to Belmont in the 5 years before the Census. These are relatively similar figures for Lake Macquarie LGA.

5.2.7 Dwellings

Approximately 69% of dwellings in Belmont are separate houses, while 15% are semi-detached and 13% are flats and units. The proportion of flats and units in Belmont (13%) is significantly higher than for Lake Macquarie as a whole (4%). This reflects Belmont's status as a town centre which has seen significant flat and unit development in recent years.

5.2.8 Motor Vehicles

In Belmont some 37% of households have one motor vehicle while 33% of households have two motor vehicles. The comparative figures for Lake Macquarie LGA are 33% and 38%. Given the larger proportion of units in Belmont compared to Lake Macquarie it is not surprising that 13% of households in Belmont have three or more vehicles compared to 18% across the LGA. The proportion of households in Belmont with no motor vehicle (12%) is also significantly higher than the proportion of households across Lake Macquarie LGA (6%).

5.2.9 Employment

At the 2011 Census approximately 6% of the workforce was unemployed which was slightly higher than the unemployment rate across the LGA (5.3%). The rates of full time versus part time employment amongst those employed was similar for Belmont and the LGA as a whole.

5.2.10 Travel to Work

Some 90% of workers in Belmont travel to work by car which is slightly less than that for Lake Macquarie as a whole (91%). Other motorized methods of travel to work are similar for Belmont and the LGA. Belmont does have a higher proportion of workers who walk or cycle to work (4%) than for other areas in Lake Macquarie (2.5%).

5.3 CRIME

A review was undertaken of data maintained by the NSW Bureau of Crime Statistics and Research (BOCSAR). Table 5.2 presents an overview of trends for Lake Macquarie LGA.

Table 5.2: Recorded Crime Trends, Lake Macquarie LGA

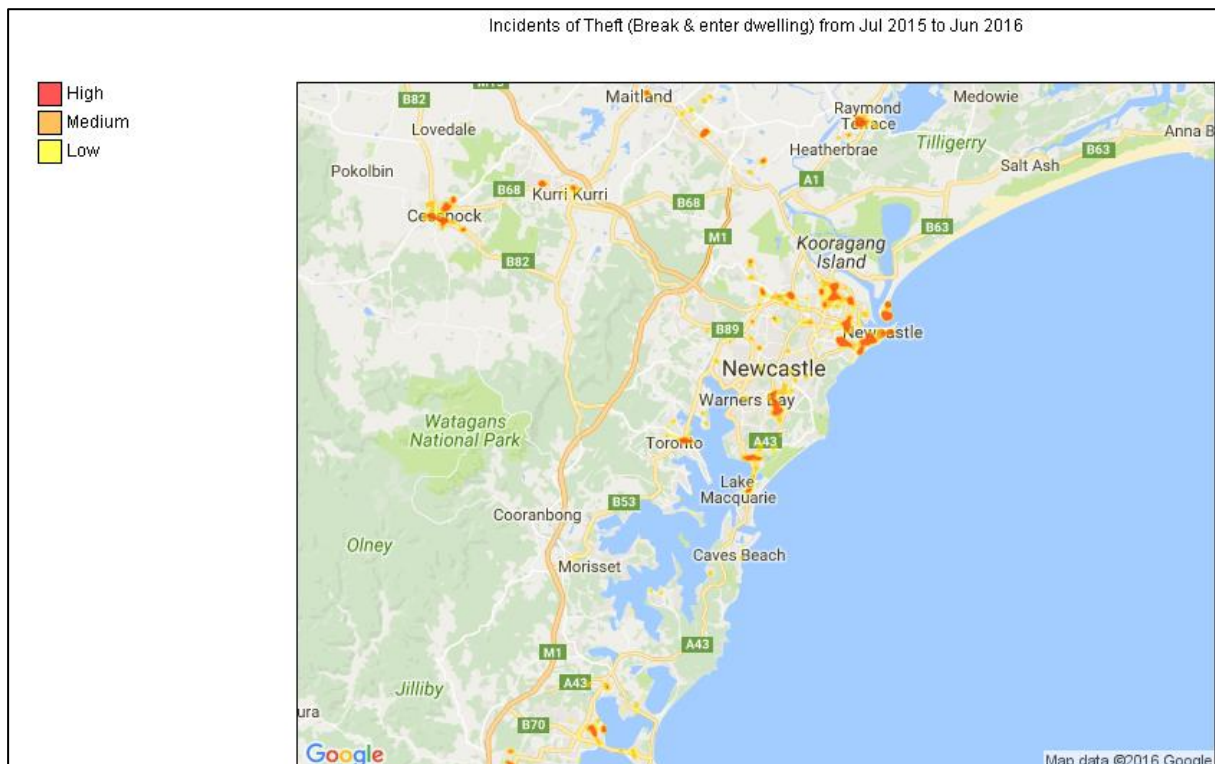
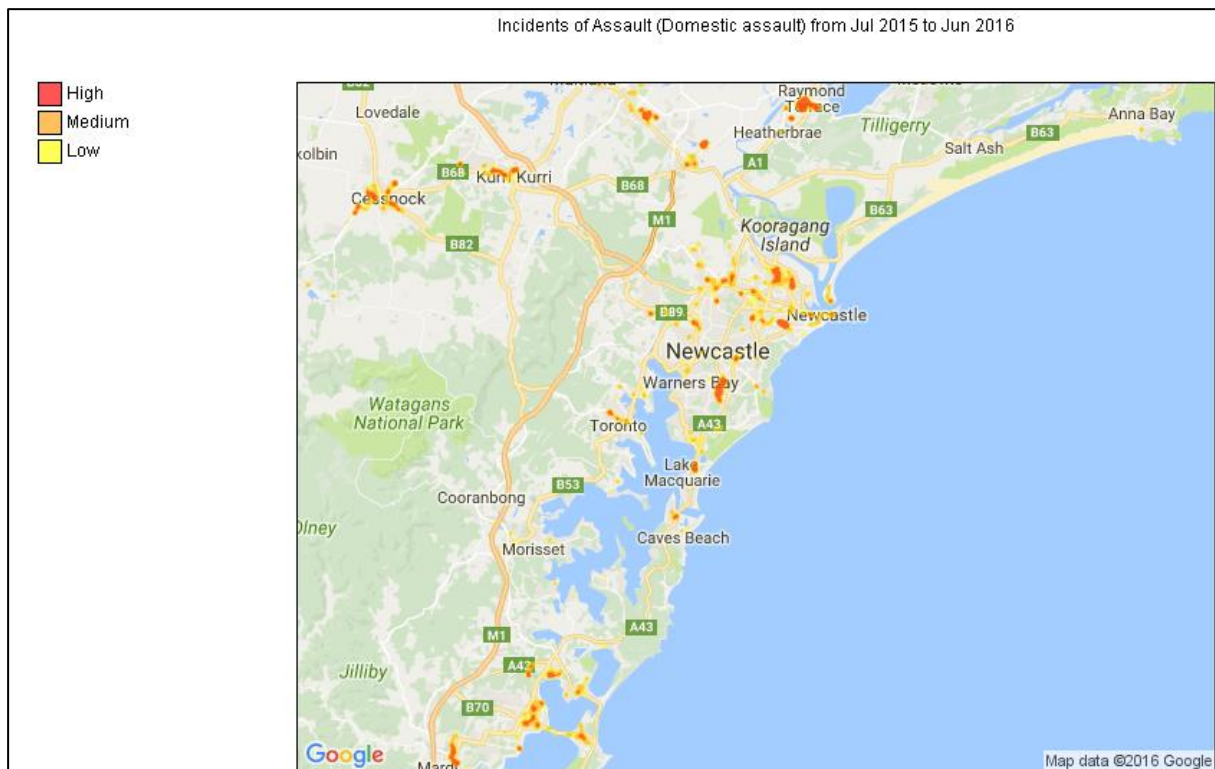
Offence group	Offence type	Jan-Dec 2011		Jan-Dec 2016		NSW 2016 (Rate per 100,000 popn)
		Number of incidents	Rate per 100,000 popn	Number of incidents	Rate per 100,000 popn	
	Murder^	2	1.0	1	0.5	0.8
	Assault - domestic violence related	630	320.1	738	361.5	381.3
	Assault - non-domestic violence related	836	424.8	642	314.5	414.0
	Sexual assault	165	83.8	153	74.9	66.5
	Indecent assault, act of indecency and other sexual offences	191	97.0	203	99.4	89.8
	Robbery without a weapon	51	25.9	32	15.7	17.9
	Robbery with a firearm	7	3.6	2	1.0	2.1
	Robbery with a weapon not a firearm	24	12.2	18	8.8	10.8
	Break and enter dwelling	979	497.4	734	359.5	389.3
	Break and enter non-dwelling	727	369.4	331	162.1	153.4
	Motor vehicle theft	801	407.0	524	256.7	172.0
	Steal from motor vehicle	1617	821.6	1,204	589.7	531.0
	Steal from retail store	687	349.1	682	334.0	307.5
	Steal from dwelling	587	298.3	585	286.5	279.7
	Steal from person	110	55.9	83	40.7	65.1
	Fraud	860	437.0	1,326	649.5	655.9
	Malicious damage to property	2960	1504.0	1,846	904.2	823.1

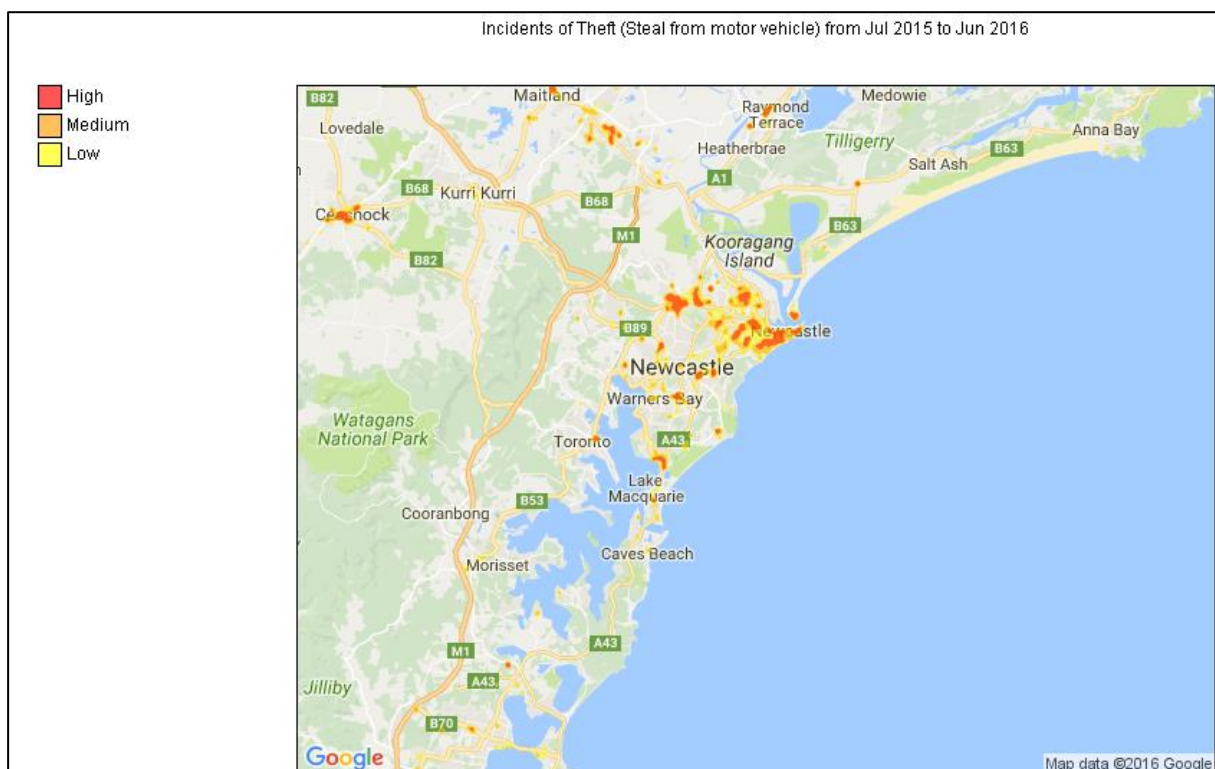
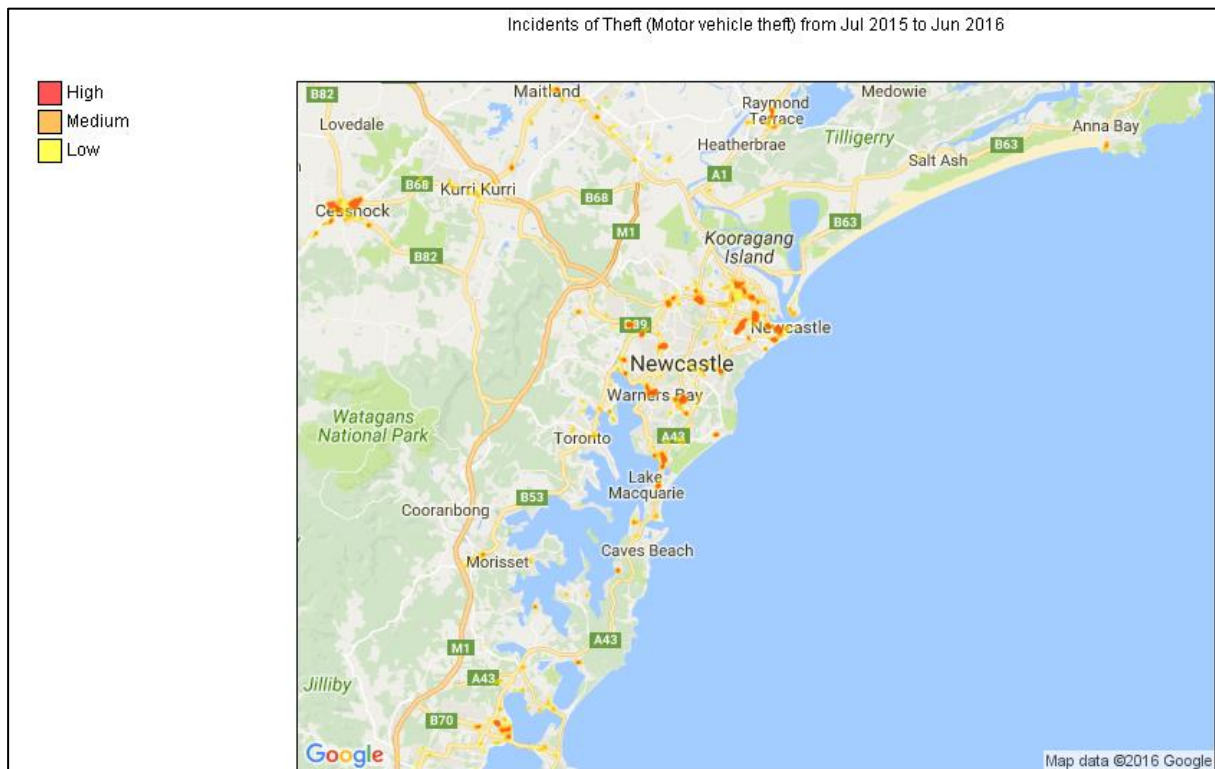
		Jan-Dec 2011		Jan-Dec 2016		
Offence group	Offence type	Number of incidents	Rate per 100,000 popn	Number of incidents	Rate per 100,000 popn	NSW 2016 (Rate per 100,000 popn)
Other Homicide	Attempted murder	4	2.0	2	1.0	0.4
	Murder accessory, conspiracy	0	0.0	0	0.0	0.0
	Manslaughter ^	0	0.0	0	0.0	0.1
Other Assault	Assault Police	36	18.3	23	11.3	30.3
Abduction and kidnapping		6	3.0	1	0.5	3.0
Blackmail and extortion		0	0.0	2	1.0	1.5
Harassment, threatening behaviour and private nuisance		700	355.7	725	355.1	399.5
Other offences against the person		30	15.2	35	17.1	16.5
Other Theft	Receiving or handling stolen goods	111	56.4	137	67.1	109.3
	Stock theft	6	3.0	4	2.0	8.9
	Other theft	952	483.7	665	325.7	386.2
Arson		333	169.2	237	116.1	73.0
Drug offences	Possession and/or use of cocaine	1	0.5	1	0.5	25.5
	Possession and/or use of narcotics	4	2.0	9	4.4	16.4
	Possession and/or use of cannabis	183	93.0	464	227.3	342.7
	Possession and/or use of amphetamines	46	23.4	205	100.4	132.5
	Possession and/or use of ecstasy	0	0.0	7	3.4	50.3
	Possession and/or use of other drugs	25	12.7	43	21.1	66.2
	Dealing, trafficking in cocaine	0	0.0	3	1.5	5.6
	Dealing, trafficking in narcotics	0	0.0	0	0.0	5.5
	Dealing, trafficking in cannabis	0	0.0	13	6.4	11.3
	Dealing, trafficking in amphetamines	12	6.1	20	9.8	29.3
	Dealing, trafficking in ecstasy	3	1.5	2	1.0	8.3
	Dealing, trafficking in other drugs	0	0.0	0	0.0	3.6
	Cultivating cannabis	26	13.2	41	20.1	15.4
	Manufacture drug	0	0.0	0	0.0	0.7
	Importing drugs	0	0.0	1	0.5	0.7
	Other drug offences	31	15.8	69	33.8	70.1

		Jan-Dec 2011		Jan-Dec 2016		
Offence group	Offence type	Number of incidents	Rate per 100,000 popn	Number of incidents	Rate per 100,000 popn	NSW 2016 (Rate per 100,000 popn)
Prohibited and regulated weapons offences		110	55.9	247	121.0	165.2
Disorderly conduct	Trespass	135	68.6	169	82.8	134.0
	Offensive conduct	79	40.1	58	28.4	72.0
	Offensive language	80	40.6	44	21.6	49.0
	Criminal intent	16	8.1	25	12.2	30.0
Betting and gaming offences		1	0.5	0	0.0	2.4
Liquor offences		69	35.1	42	20.6	143.5
Pornography offences		10	5.1	17	8.3	7.4
Prostitution offences		0	0.0	0	0.0	0.7
Against justice procedures	Escape custody	3	1.5	3	1.5	2.6
	Breach Apprehended Violence Order	360	182.9	466	228.2	203.2
	Breach bail conditions	640	325.2	941	460.9	553.0
	Fail to appear	10	5.1	24	11.8	9.7
	Resist or hinder officer	111	56.4	86	42.1	84.1
	Other offences against justice procedures	3	1.5	4	2.0	7.5
Transport regulatory offences		851	432.4	3,289	1,610.9	1,576.2
Other offences		270	137.2	326	159.7	199.1

There is no specific data for suburbs, however, across the LGA the highest rate of crime activity is Transport regulatory offences, malicious damage to property and steal from motor vehicle. This is similar for NSW as a whole. Although it is often difficult to compare across time periods there has been a large increase between 2011 and 2016 in fraud and transport regulatory offences.

An examination of BOSCAR 'hotspot' mapping was also undertaken. This revealed a few hotspots in Lake Macquarie for domestic assaults (Figure 5.2), including Belmont. A hotspot for break and enter (dwellings and non-dwellings) and motor vehicle theft was also identified in parts of Lake Macquarie.

Figure 5.2: Example of Crime Hotspot Mapping, Lake Macquarie



5.4 HEALTH

A review was undertaken of health data. Data available was only recently available for the Area Health Service (AHS) level for NSW Health. The AHS data covers the Hunter region and northern parts of NSW. As such, the data was considered irrelevant for the proposed development. The data is presented in Figure 5.3 and 5.4. The Australian Institute of Health and Welfare publishes information for states and territories. The My Hospital web site provides local hospital statistics but these are often related to the type of services provided.

John Hunter Hospital is a regional based hospital which services the Hunter through to the Queensland border. This is the main hospital for residents in Belmont. Some services are provided locally. Ambulance services are available in the area. GP services are addressed elsewhere in this assessment, however, Lake Macquarie does have a reasonable rate of GPs and other practitioners compared to other LGAs (Table 5.3).

Table 5.3: Health Workforce (rate per 100,000 people), LGA, 2011
(Source: PHIDU, 2015)

LGA	General Medical Practitioners	Specialist Practitioners	Total Medical Practitioners	Dentists
Cessnock	71.1	-	78.2	19.3
Lake Macquarie	108.1	51.9	203.4	39.9
Maitland	92.0	97.6	280.3	46.3
Newcastle	128.6	345.5	866.1	62.0
Port Stephens	95.3	-	108.5	39.9
Singleton	106.8	25.6	137.6	21.2

Figure 5.3: Hospitalisations, Hunter New England Area Health Service 2013-2014
(Source: Health Statistics NSW)

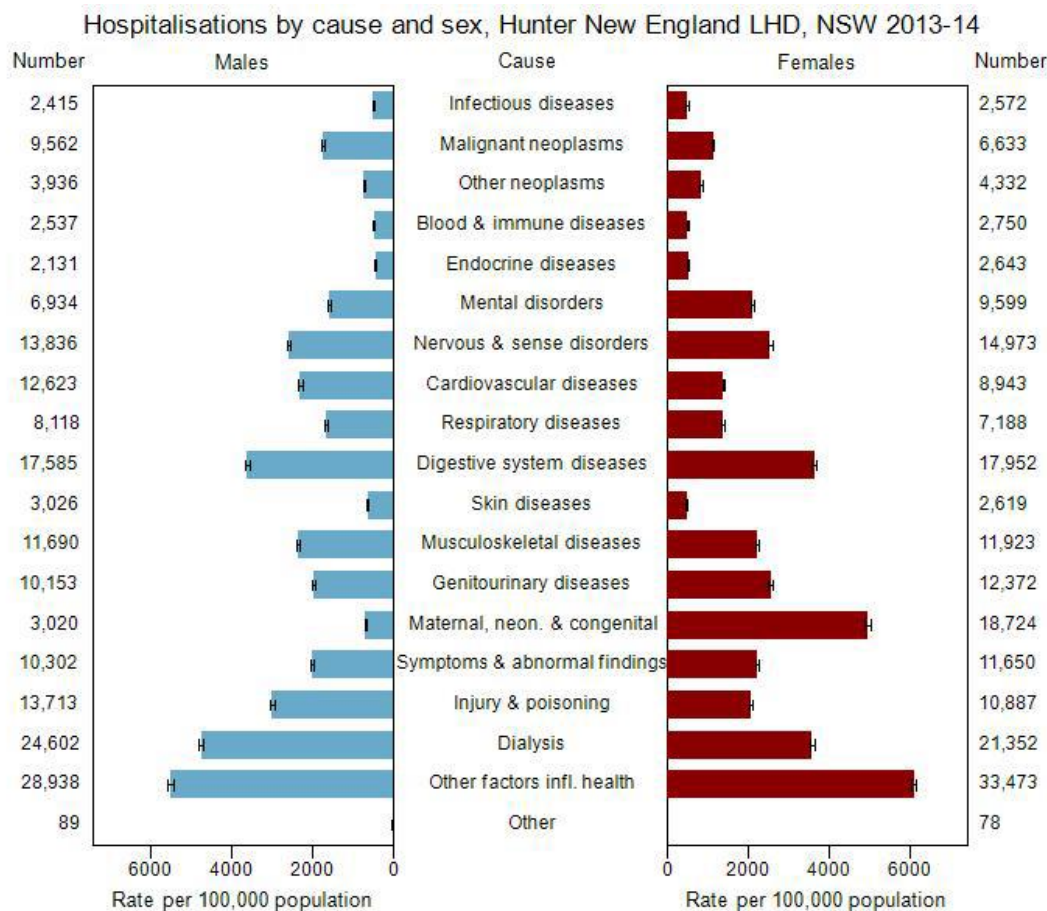
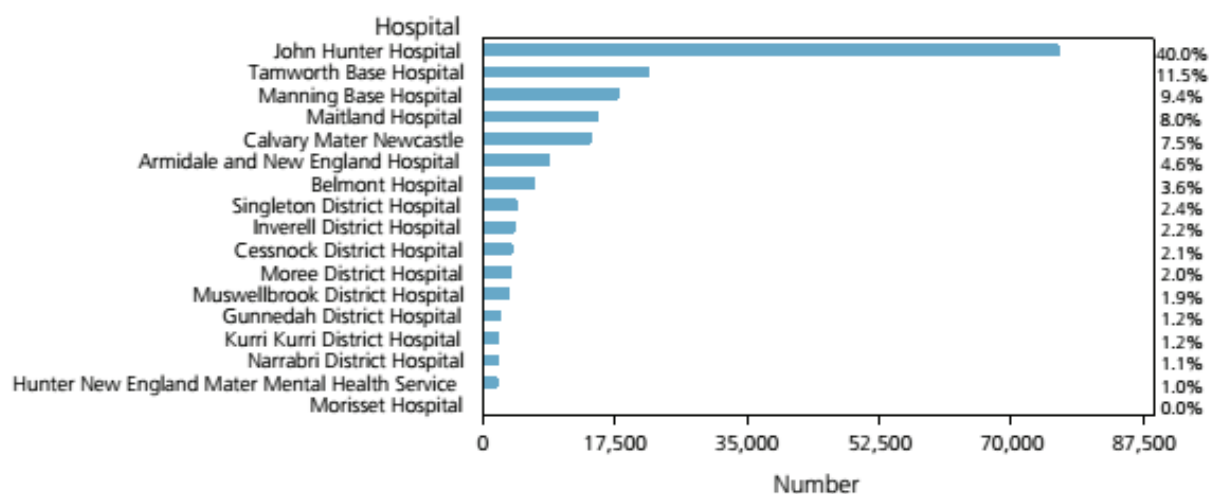


Figure 5.4: Hospitalisations, Hunter Area Health Service 2010-11
(Source: Health Statistics NSW)



Recent data collated for smaller hospitals in the Hunter New England Health District identified a number of patients in Belmont Hospital compared to other hospitals, with the John Hunter hospital the main hospital for servicing Belmont (Figure 5.5).

Figure 5.5: Emergency Department Presentations 2013-2014
(Source: PHN¹)

Emergency Department Presentations 2013 - 2014					
Large Hospitals	Triage 1 Resus.	Triage 2 Emergency	Triage 3 Urgent	Triage 4 Semi-Urgent	Triage 5 Non-Urgent
Armidale & New England Hospital	30	910	3734	8345	1776
Belmont Hospital	30	1472	5789	13695	4474
Calvary Mater Newcastle	211	4233	7911	15268	5470
Cessnock District Hospital	26	1080	4024	8187	2982
Gosford Hospital	822	7248	22422	26015	2156
Gunnedah District Hospital	6	280	1508	5636	1360
Inverell District Hospital	18	802	2427	4655	3238
John Hunter Hospital	509	7048	20400	36587	7694
Kurri Kurri District Hospital	0	426	1444	4120	1112
Maitland Hospital	87	4257	9876	24115	6425
Manning Base Hospital	134	3723	7936	10192	4441
Moree District Hospital	23	449	1850	4346	397
Muswellbrook District Hospital	10	493	1790	3728	1159
Narrabri District Hospital	5	280	1538	2116	1288
Singleton District Hospital	8	652	2618	6452	1392
Tamworth Base Hospital	252	3982	9466	17951	7874
Wyong Hospital	271	5096	15695	30168	6234
Small Hospitals or MPS's	Triage 1 Resus.	Triage 2 Emergency	Triage 3 Urgent	Triage 4 Semi-Urgent	Triage 5 Non-Urgent
Barraba MPS	0	61	292	928	474
Bingara MPS	0	69	175	348	380
Boggabri MPS	0	18	134	260	269
Bulahdelah Hospital	0	59	96	218	4442
Denman MPS	0	27	68	131	429
Dungog Hospital	0	56	261	1214	1094
Glen Innes Hospital	22	164	762	2103	2370
Gloucester Hospital	0	152	460	1172	765
Guyra MPS	0	83	426	891	637
Manilla Hospital	11	159	553	1243	713
Merriwa MPS	0	24	111	242	421
Quirindi Hospital	0	142	541	1484	1350
Scone Hospital	13	298	1090	1867	1672
Tenterfield Hospital	0	190	483	573	523
Tingha MPS	0	0	0	21	333
Tomaree Hospital	13	733	2391	6312	1561
Vegetable Creek MPS	0	12	38	101	314
Walcha MPS	0	62	197	1263	463
Warialda MPS	0	25	162	350	832
Wee Waa Hospital	0	113	385	877	486
Werris Creek Hospital	0	0	8	25	170
Wilson Memorial Community Hospital (Murrurundi)	0	23	112	247	502

¹ Primary Health Network, Hunter New England and Central Coast

5.5 SOCIAL HOUSING

A review of information available from Housing NSW was undertaken as part of this Social Impact Assessment. Data specific to Belmont as a suburb was not available; therefore, the information assessed relates to the Lake Macquarie Allocation zones (Figure 5.6). In Lake Macquarie there is at least a 5 year waiting list in most categories.

Figure 5.6: Public Housing Waiting Lists, NSW

EXPECTED WAITING TIME FOR GENERAL APPLICANTS ON THE HOUSING REGISTER				
ALLOCATION ZONE	BEDROOM ENTITLEMENT			
	1	2	3	4
Hunter New England				
NN1 LAKE MACQUARIE				
NN2 LAKE MACQUARIE EAST				
NN3 MAITLAND				
NN4 MERRIWA				
NN5 MURRURUNDI				
NN6 MUSWELLBROOK				
NN7 NEWCASTLE				
NN8 PORT STEPHENS				
NN9 RAYMOND TERRACE				
NN10 TEA GARDENS				
NN11 SCONE				
NN12 SINGLETON				
NN13 ABERDEEN				
NN14 DENMAN				
NN15 KARUAH				
NN16 DUNOG				
NN17 CESSNOCK				
NN18 KURRI KURRI				

Legend for Expected Waiting Times Bands	
	Up to 2 years
	2 to 5 years
	5 to 10 years
	10+ years
	No properties

5.6 **SUMMARY**

Overall, when compared to the rest of the Lake Macquarie LGA the following socio-demographics have been noted regarding Belmont:

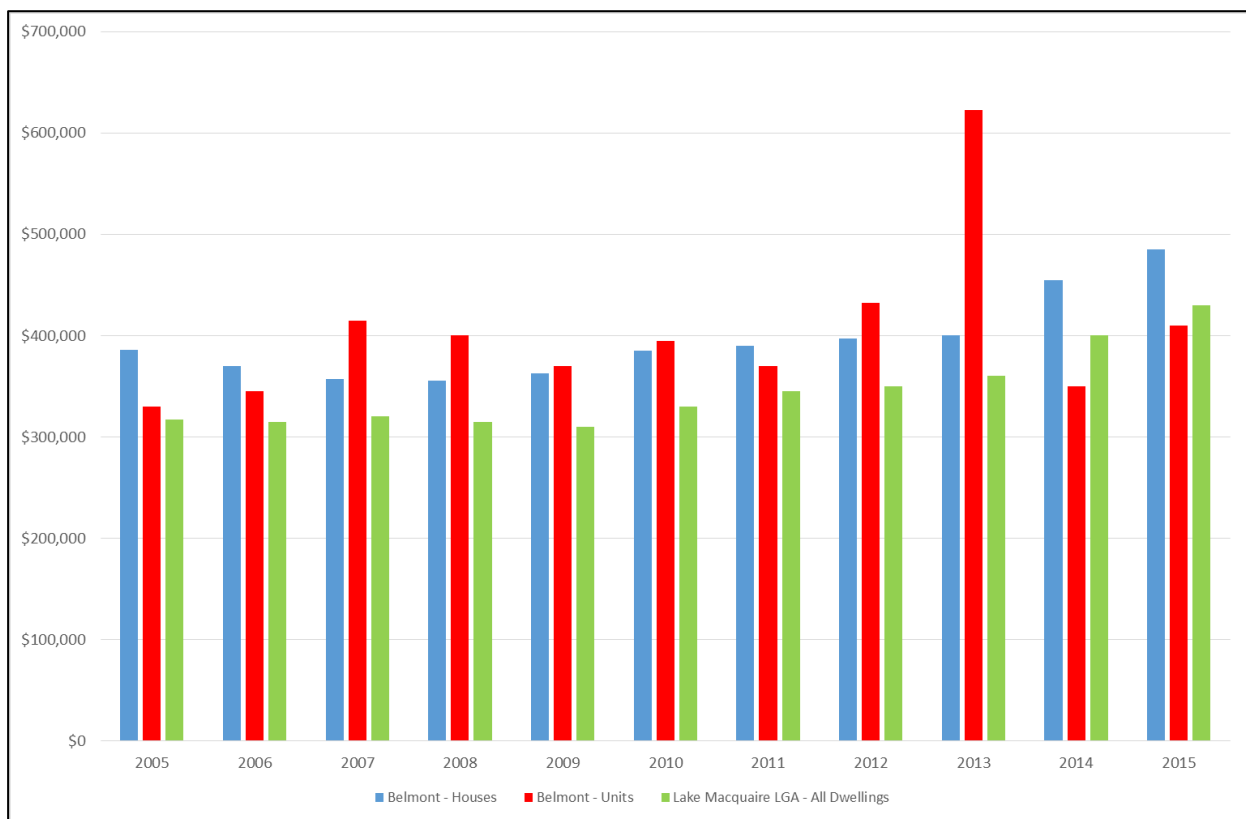
- Median age is higher than the rest of Lake Macquarie LGA, with a higher proportion of persons aged over 65 years.
- Belmont is a lower income area, compared with Lake Macquarie as a whole.
- There is a higher proportion of lone person households.
- There is a lower proportion of outright home owners in Belmont, but a higher proportion of renters;
- Belmont has an under-representation of single detached dwellings;
- Belmont has a lower household size, which is also reflected in the lower number of vehicles per household;
- At the 2011 Census, Belmont had a higher unemployment rate than other areas in Lake Macquarie.

6. HOUSING

6.1 SALES PRICES

Between 2005 and 2015 the median sales price of a dwelling in Belmont was consistently higher than for Lake Macquarie LGA as a whole (Figure 6.1), although units have dipped below the LGA median in recent years. Between 2005 and 2015 the median sales price of a house in Belmont increased from \$386,000 to \$485,000 a 26% increase. The median sales price of a unit in Belmont increased in the same period from \$330,000 to \$410,000, a 24% increase. For all dwellings in Lake Macquarie LGA, between 2005 and 2015 the median sales price increased 36% from \$317,000 to \$430,000. In general, sales prices in Belmont are higher than the median for the LGA.

Figure 6.1: Median Sales Prices, 2005-2015
(Source: PriceFinder)



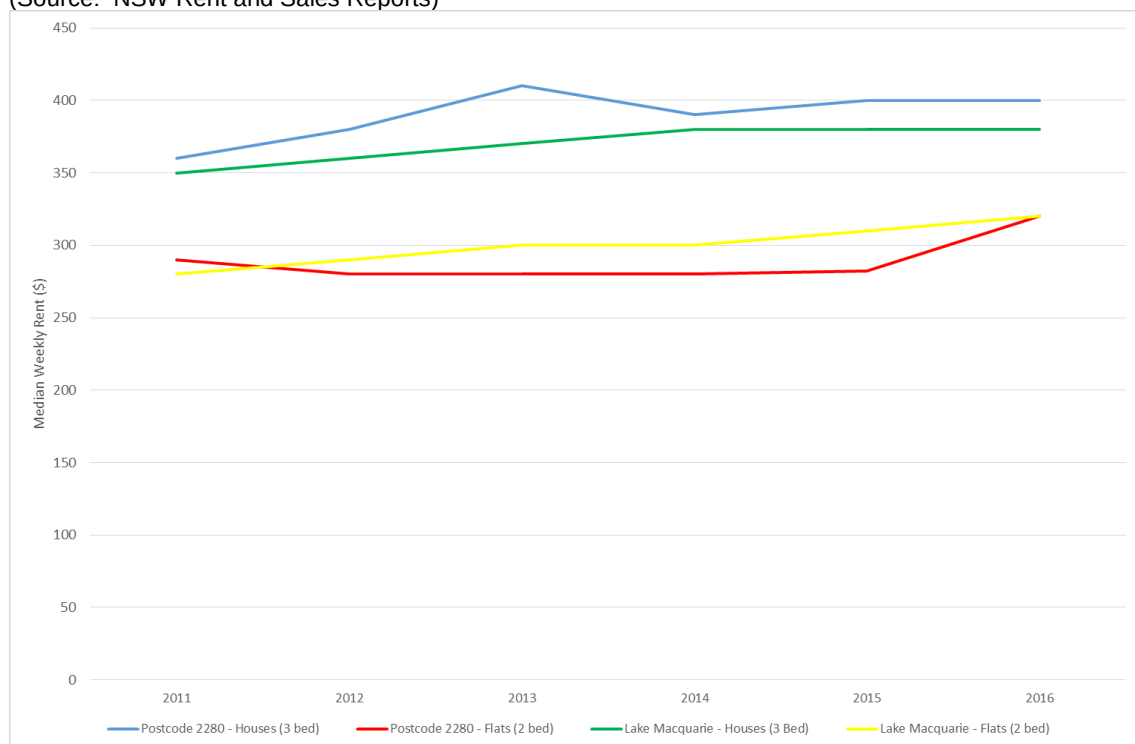
6.2 RENT

Figure 6.2 below identifies the median weekly rent for a house and flat/unit in postcode 2280 (which includes Belmont) and the Lake Macquarie LGA². In general, over the last five years the median weekly rent in postcode 2280 has been slightly higher than the median weekly rent for the LGA as a whole. At June 2016 the median weekly rent for a 3 bedroom house in postcode 2280 was \$400 compared to \$380 for the LGA.

In regards to the median weekly rent for flats/units, the rent for a flat/unit across the LGA has generally been higher than for postcode 2280, however, in recent times the median weekly rent has been similar. The median weekly rent for a 2 bedroom flat/unit in both postcode 2280 and the Lake Macquarie LGA is \$320.

Figure 6.2: Median Rent, 2011-2016

(Source: NSW Rent and Sales Reports)



² Data presented here is for a 2 bedroom flat and a 3 bedroom house which tend to be the predominant housing type in those two categories.

7. SOCIAL INFRASTRUCTURE

Belmont is an established suburb within the Lake Macquarie LGA. This section identifies the existing social infrastructure within Belmont and in proximity to the subject site.

7.1 RETAIL & BUSINESS DISTRICT

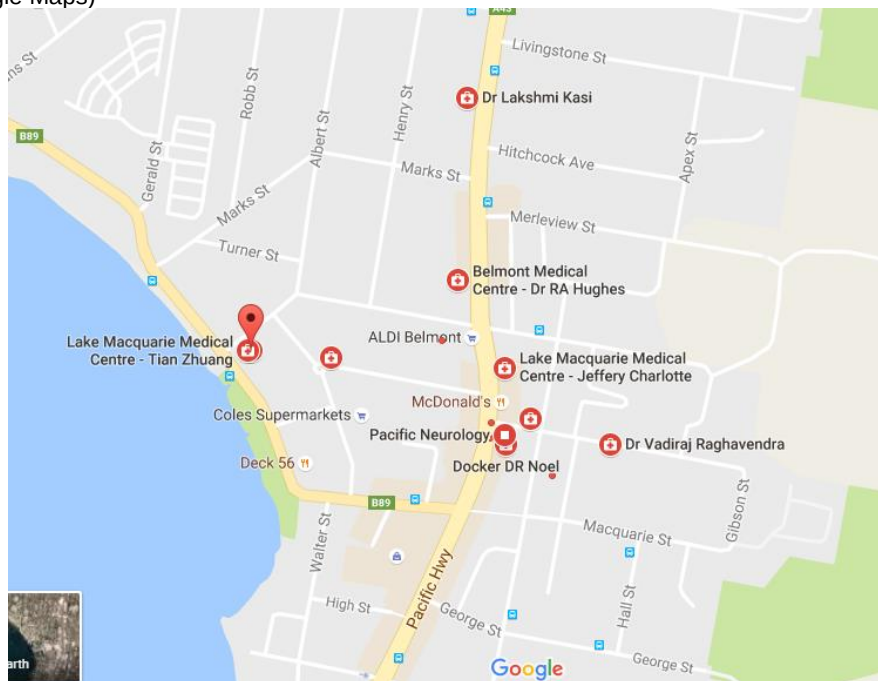
The subject site is just south of the Pacific Highway which is the main arterial road linking Belmont with other major centres. The Highway also carries public transport linkages with other centres. The Belmont CBD is a major sub-regional centre in Lake Macquarie and thus has many civic functions as well as three shopping centres with key anchor tenants (Woolworths, Coles, Aldi). The Pacific Highway 'strip' shopping area also contains commercial (e.g. banks, legal firms, real estate agents etc) as well as retail premises.

Belmont as a major sub-regional centre is well linked by road and public transport with Charlestown (approximately eight kilometres to the north), the main regional centre of Lake Macquarie.

7.2 MEDICAL

Belmont is serviced by a number of medical facilities, which are generally located in the town centre, predominantly within the existing town centre on the Pacific Highway (Figure 7.1). There are several GP services within a few hundred metres of the site. Specialist medical services are also available in Belmont, while others are available in Charlestown to the north. Belmont is also serviced by a hospital. Health data presented above notes that Lake Macquarie has relatively good rates of GP's for its population.

Figure 7.1: Map of GP Services
(source: Google Maps)



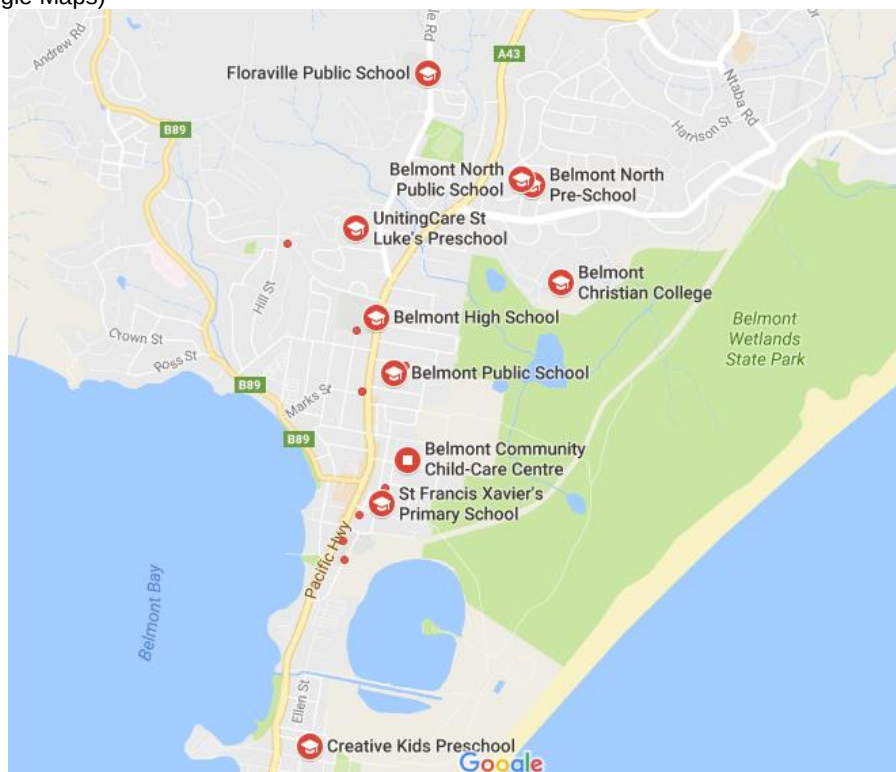
7.3 RECREATION/OPEN SPACE

The subject site is located a short walking distance of a number of open space and recreation areas. Adjacent to the site is Lake Macquarie with walkways linking the foreshore areas of Lake Macquarie. The main recreation facilities (e.g. sports fields, bowling greens) of Belmont are approximately 600 metres to the west of the site. Beyond these facilities is also Belmont Wetlands which contains cycleways linking the area to the north. Across from the subject site is open space and picnic areas along the Lake Macquarie foreshore and a playground id approximately 150 metres to the south of the site.

7.4 EDUCATION

There are a number of public and non-government schools in the Belmont area that can cater for both primary and high school students (Figure 7.2). There are also several pre-schools in the area.

Figure 7.2: Map of Educational Facilities
(source: Google Maps)



7.5 CHILDCARE

There are two child care centres a short drive from the subject site (Figure 7.3).

Figure 7.3: Map of Child Care Facilities
(source: Google Maps)



7.6 PUBLIC TRANSPORT

There are numerous public bus facilities and options in Belmont (Figure 7.4). The Pacific Highway is just under 300 metres from the subject site and has public transport (bus) linkages with the main centres of Charlestown (to the north), Newcastle CBD and Swansea (to the south). Brooks Parade (the subject site) also has some bus services.

There are no public train facilities in the area.

7.7 SENIORS SERVICES AND FACILITIES

It is likely that some of the owners of the proposed development will be 'downsizers' or 'empty nesters'. There are several services and facilities, in addition to the others mentioned elsewhere in this report, for seniors in the Belmont area including:

- Meals on wheels;
- Aged care services within Belmont Hospital;
- Senior citizens centre.

7.8 ADDITIONAL SERVICES AND FACILITIES

Belmont is a major sub-regional centre in Lake Macquarie LGA and as such also provides a number of other community, social and recreational services. There are existing hotels, sports facilities as well as a library, police station, and court house. Belmont also has a hospital with casualty support services.

Figure 7.4: Map of Public Bus Routes
(source: Google Maps)



7.9 SUMMARY

Overall, Belmont is a sub-regional centre of Lake Macquarie LGA and contains sufficient social and recreational infrastructure to cater for the residents of the proposed development. There are sufficient services in the area including health, shopping, public transport and other retail facilities (e.g. banks, post office etc).

8. IMPACT ASSESSMENT

8.1 POPULATION

It is estimated that approximately 130 residential units will be constructed on the subject site. Based on the 2016 Census there is approximately 1.6 persons per apartment in Belmont. As such, it is anticipated that approximately 208 persons will reside in the buildings upon completion.

8.2 DISABILITY PROVISIONS

It is understood a disability access report has been prepared for the proposed development. Recommendations in this report should be implemented during the construction works.

8.3 ENVIRONMENTAL MANAGEMENT

It is expected that an environmental management plan be prepared for the construction works and implemented. Management of specific environmental impacts is also addressed in the Statement of Environmental Effects.

8.4 TRAFFIC AND NOISE

An acoustic impact assessment and traffic impact assessment have been prepared for the proposed development. Recommendations in these reports should be implemented.

8.5 SUMMARY OF NET BENEFITS AND CONCERNS

8.5.1 Benefits

Housing Choice

Belmont like other major town centres in Lake Macquarie is continuing to provide apartment living and mixed use developments. While this has been a strategic planning outcome identified by Council, the increasing number of apartments in Belmont (such as this proposed development) will continue to provide housing choice in the LGA. As noted in the urban design report surrounding suburbs with predominantly separate, detached housing (e.g. Valentine, Eleebana) have a relatively high proportion of persons over the age of 55 years. The proposed development will not only provide housing choice but allow older residents to remain in the same area when they chose to downsize.

Proximity to Existing Services

The proposal is located within an existing sub-regional centre of the Lake Macquarie LGA. The site will be within walking distance of day-to-day retail needs of the residents as well as easy access to public transport services, medical/health services and open space areas.

Strategic Outcomes

Lake Macquarie Council is one of the few Council's to have an ageing population strategy. This proposal will provide opportunities for seniors in the area to downsize into an area with access to existing services and public transport.

Housing Affordability

The proposed development is identified as having a price point below the median house price in Lake Macquarie. The median unit price in Belmont is approximately \$400,000 which is significantly less than the median dwelling price in Lake Macquarie, which is approximately \$510,000. While it is noted that some larger apartments facing the Lake may achieve a higher price point, recent sales in nearby apartment complexes away from the Lake indicate that these units (Edgar St end) are highly likely to be relatively affordable in Lake Macquarie.

8.5.2 Concerns***Community Engagement***

One of the risks of such large mixed use developments is the lack of community space for interaction of residents. While open space/landscape areas are generally provided in the forms of development to encourage community interaction, it would be recommended that some form of multi-use space or community hub is provided.

Social Capital and Community

The proposed development, if approved, will be one of the largest apartment/mixed use developments approved in Lake Macquarie. The site is currently occupied by single detached housing and will be replaced by four tower blocks. It is noted though, that most of the existing residents rent/lease their property, and there are few home owners in these dwellings. It is also noted that part of the NSW Ageing Strategy is to allow people to live longer in their communities. The proposal provides opportunities for downsizers and empty nesters to continue to live in the Belmont area. The proposal is likely to attract individuals from nearby areas based on anecdotal evidence from other developments on this site of the Lake (57 Burton Road Mount Hutton; 571 Pacific Highway Belmont; 51 Parklea Ave Croudace Bay). Overall, it is considered that although some existing housing will be demolished the proposal will not have a significant impact in regards to forcing longer term residents in the area, out of the area, and in fact will provide opportunities for residents who wish to downsize to remain in place. It is likely that some of the units will be purchased by investors and current renters may still be able to reside in the area.

Demographic Changes

It is noted that there is likely to be a mix of residents utilising the proposed development upon completion. There will obviously be downsizers/empty nesters moving into the development. There is also likely to be younger people and first home buyers purchasing given some of the units will be relatively affordable for the area. It is also likely that there will be some tenants in the development given the sites location to a TAFE campus, hospital and its public transport linkages to regional centre of Charlestown.

Facilities and Services

Belmont is a major sub-regional centre and provides a range of services and facilities as a major centre on the eastern side of Lake Macquarie. The centre provides medical/health, child care, banking, retail and other civic functions. The proposed increase in population as a result of the development is unlikely to affect these services.

Environment

The proposal will be a major construction process and it is therefore recommended that a construction environmental management plan is prepared prior to works commencing to ensure any community complaints are addressed.

Design

The design of the apartments has been considered under State Environmental Planning Policy No. 65 (SEPP 65) and apartment sizes meet the NSW apartment design guideline. Other design issues will be considered by the Council and SEPP 65 advisory panel of Council.

8.6 SUMMARY

The proposed development provides a number of positive social impacts. The proposal is consistent with local and regional strategies in regards to increasing density within the Belmont town centre. There is sufficient and existing social and recreational infrastructure in the Belmont area to support the proposed development of approximately 130 units (208 persons). No additional social or recreational infrastructure is required. The proposal will provide construction jobs for the local economy.

During the construction process a construction environmental management plan should be prepared and the recommendations of the disability access report, noise report and traffic report prepared for the DA should also be implemented.

9. MITIGATION AND MANAGEMENT

Overall the proposed development will have a positive and social and economic benefit to the Belmont area. The proposal is consistent with the strategic direction of the Belmont town centre. To ensure ongoing management of any potential impacts Table 9.1 identifies management/mitigation measures, if required.

Table 9.1: Summary of Potential Impacts

Item	Potential Impact	Short/Long Term Impact	Management/ Mitigation
Changing Demography	Changing demographic	Potential short and long term	No mitigation required. Residents are likely to be a mix of demographics based on current known information.
Business and Economic	Economic impacts	Potential short and long term	No mitigation required. Economic impacts are positive. The works will create construction work and ongoing employment.
Social Infrastructure	Additional Social Infrastructure	Potential short and long term	No mitigation required. There are sufficient facilities in the area to handle the potential increase in population. Section 94 funding can also provide additional facilities
Community	Isolation	Potential short and long term	Community hub space to be provided
	Removal of existing residents	Potential short and long term	Existing residents on the subject site are renters. There are sufficient rental properties in Belmont or other town centres to cater for these residents. Sufficient notification by the landowners will be given to these existing residents prior to any construction works commencing.
Design	Urban Design and SEPP 65	Potential short and long term	The plans have been architecturally designed and have been presented at SEPP 65 panel meetings.
Access	Lack of Access	Potential short and long term	Pedestrian access through and around the site to be provided
Environment	Construction Management	Potential short and long term	Construction environmental management plan (CEMP) to be prepared by the civil works contractor prior to works commencing. Any relevant mitigation or management measures from the traffic, noise or other relevant studies to be considered as part of the CEMP.