



Elanora Hotel Pty Ltd

Updated Social Impact Assessment

Site Redevelopment

Elanora Hotel
41-45 Victoria Street, East Gosford

31 July 2024

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1 Introduction

1.1 Overview

This report has been prepared by Barker Ryan Stewart on behalf of Elanora Hotel Pty Ltd c/o Michael Leavey Coastal Planning and Consulting. It has been updated following discussions with the Regional Panel, feedback from Council and notification of the proposal.

The report considers potential social impacts caused by a proposed redevelopment of the existing Elanora Hotel and associated development, including a renovation and extension of the licensed premises, reconfiguration of the on-site car park into two (2) storeys, demolition of the existing motel and the construction of a new 60-room, three-storey motel building at the rear of the site along Brougham Street, construction of a new commercial bottle shop in the south of the site and associated landscaping across the site. It should be noted that a detailed Operational Management Plan has been developed for the site and Hotel.

The site is located within the local commercial centre of East Gosford, which is located in the Central Coast Local Government Area (LGA) south-east of Gosford City proper.

1.2 Methodology

This SIA has been prepared considering the site and location of East Gosford, the proposed development, demographic and population profiles, Council and State Government policies and strategies, and potential social impacts of the development and mitigation measures to limit or manage those potential impacts.

This methodology is consistent with general requirements of SIA preparation as detailed in **Table 1**.

Table 1 – Methodology Overview

Background Sections 2 & 3	Scoping of Impacts Sections 4 & 5	Assessment Sections 6 & 7
Consideration of existing development on the site and surrounding the proposal.	Review of development plans, relevant assessments relating to the proposal, such as acoustics, waste, traffic, operations etc.	Assessment of the potential for impacts, including any existing impacts and changes that might occur as a result of the proposal.
Analysis of data to gain an understanding of the existing community, future community and potential changes and impacts.	Identification of stakeholders, groups or relevant parties that might be impacted or have input into the proposal.	Any potential management procedures and measures for the proposed development.
Review of relevant local and State policies and plans that may have implications for the proposal.	Any consultation with government or community where applicable.	Consideration of any mitigation measures or recommendations to minimise negative impacts or heighten positive impacts and if required, monitor ongoing impacts.

The *Social Impact Assessment Guideline* published in February 2023 by the NSW Department of Planning and Environment was developed to support SIAs for State Significant Development (SSD). Although this is not an SSD, the guidelines include categories to identify likely social impacts and they have been used in the preparation of this report. The categories are outlined in **Table 2** below.

Table 2 – Social Impact Categories

Category	Details / Overview
way of life	<i>including how people live, how they get around, how they work, how they play, and how they interact each day</i>
community	<i>including composition, cohesion, character, how the community functions, resilience, and people's sense of place</i>
accessibility	<i>including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation</i>
culture	<i>both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings</i>
health and wellbeing	<i>including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health</i>
surroundings	<i>including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity</i>
livelihoods	<i>including people's capacity to sustain themselves through employment or business</i>
decision-making systems	<i>including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms</i>

This assessment considers how these social impact categories work within the framework of SIA and Sections 6 and 7 considers the impacts through a risk assessment matrix and makes recommendations for their mitigation and management.

1.3 Authorship

This SIA has been prepared by Leah Reeves, Town Planner (Barker Ryan Stewart) with the following qualifications, Bachelor of Development Studies and a Graduate Diploma in Urban and Regional Planning.

The preparation has been supervised and reviewed both by Ben Miller, Senior Town Planner with SIA qualifications obtained in the Bachelor of Arts (Human Geography) and Master of Urban and Regional Planning and Lisa Wrightson, who has a Bachelor of Town Planning and over 28 years experience in strategic and statutory planning including social impacts and policy preparation and review. Lisa is also member and Registered Planner Plus EIA with the Planning Institute of Australia.

This ensures compliance with the provisions of the Social Impact Assessment Guidelines for State Significant Development in relation to authorship.

2 Site Analysis

2.1 Site Description

The primary property address of the subject site is 41 – 45 Victoria Street, East Gosford, and the site includes the following allotments:

- Lot 15 DP 1061216;
- Lot 2 DP 1016073;
- Lot 3 DP 1016073;
- Lot 4 DP 1016073;
- Lot 7 DP 658304; and
- Lot 7A DP 365458.

The site at present contains the Elanora Hotel (a licensed premises) in the eastern corner, commercial tenancies in the southern corner, a motel building in the northern corner and associated car parking throughout the site. The site has existing vehicle access from Victoria Street, Adelaide Street and Brougham Street.

The site is located on a corner lot and is bound by Victoria Street to the east, Adelaide Street to the north, Broughman Street to the west and residential development and a fire station to the south, as shown in **Figure 1** below (site indicated in red).

The site has been largely developed, and vegetation is limited to landscaping and adjacent street trees.



Figure 1 – Aerial photo showing site (Nearmap, 2023)

2.2 Locality

East Gosford is located in the Central Coast Local Government Area (LGA). The locality of East Gosford is characterised by a mix of schools, services, residential and local commercial development and includes a town centre, based mainly along York Street and Victoria Street, which is the predominant transport corridor through the area. Victoria Street is partially a classified road and provides a road connection between the Central Coast Highway and York Street through to Gosford to the north west and Erina to the east.

The local town centre includes a variety of shops, services, schools, places of public worship, and public transport all within walking distance of the site. The area immediately outside of the town centre is predominantly low to medium density residential and includes aged care development, with scattered parks, sports grounds and public recreation areas.

Figure 2 below shows the locality of East Gosford, between Brisbane Water to the south, Gosford to the north west, Point Frederick to the west, and Springfield and Erina to the east. The subject site is outlined in red.



Figure 2 – Aerial photo of the East Gosford locality (Nearmap, 2023)

3 Proposed Development

The proposal is for large-scale alterations and additions to the existing Elanora Hotel.

The development includes the renovation and expansion of the Elanora Hotel licensed premises, demolition of the existing motel and the construction of a new 60-room, three-storey motel building at the rear of the site along Brougham Street, reconfiguration of the on-site car park to comprise two (2) storeys, construction of a new bottle shop in the south of the site with covered collection parking, demolition of existing commercial premises in the south of the site, and landscaping throughout the site.

The proposed changes increase the seating capacity of the premises from 450 (existing) to 738 (proposed). It is not proposed to increase the gaming capacity, it will remain the same at 26 seats / machines. The bottle-shop will also remain a similar size, although will be in a slightly different location. Full details of the proposal are provided in the Statement of Environmental Effects for the application prepared by Coastal Planning and Consulting.

Figures 3, 4 and 5 below show extracts of the floor plans for the proposed development, supplied by the architect for this SIA. Full architectural plans and details, including landscaping have been submitted with the development application.

It is considered that the proposal represents the continued best use of the land within the local commercial centre as existing, and provided the consent authority is satisfied with the building design, the proposed development is considered appropriate.



Figure 3 – Lower Ground Floor Plan (Source: Loop Creative, 2024)

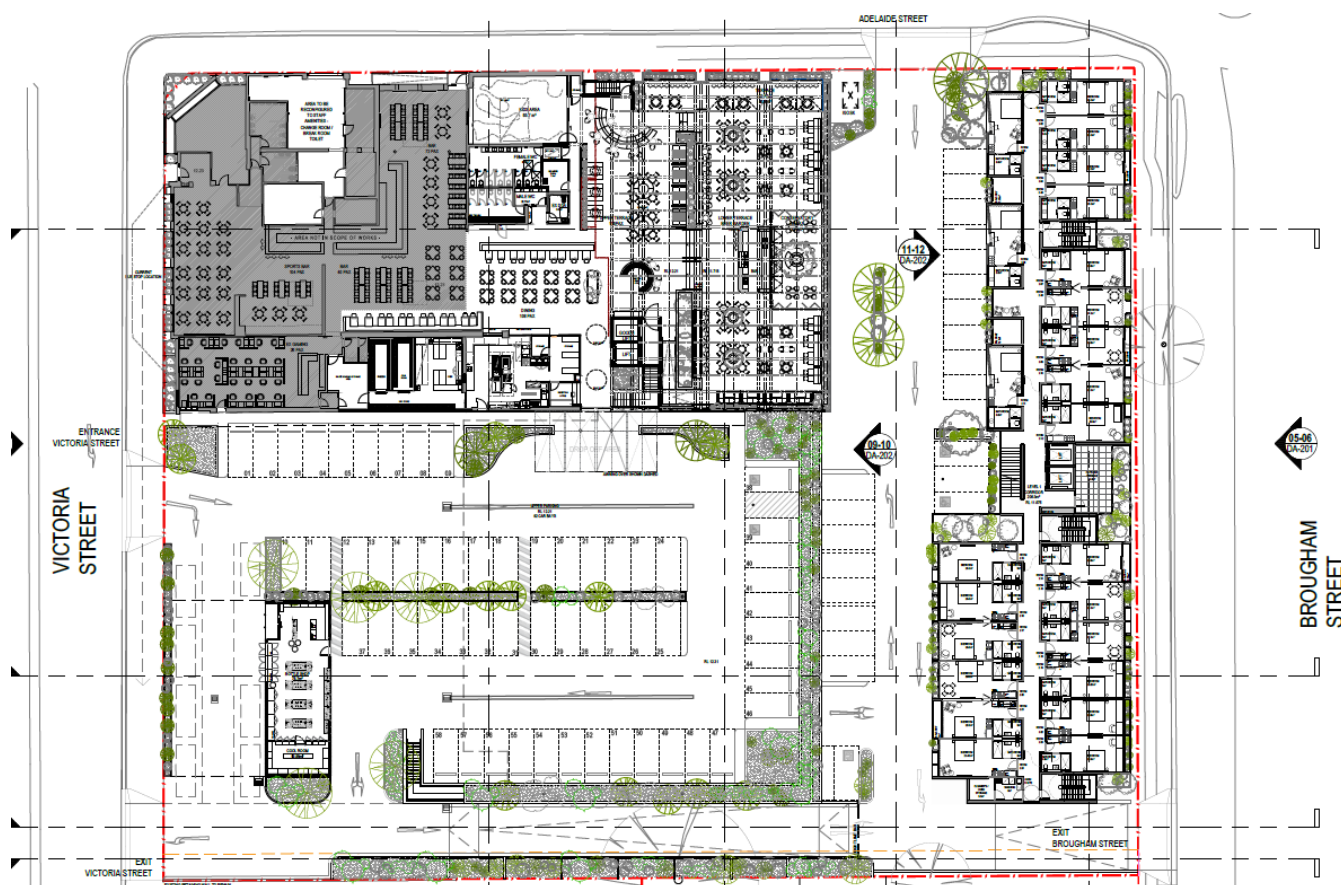


Figure 4 – Upper Ground Floor Plan (Source: Loop Creative, 2024)



Figure 5 – Second Floor Plan (Source: Loop Creative, 2024)

4 Demographic and Social Overview

4.1 Population and Households

According to the Australian Bureau of Statistics' (ABS) Census information for 2021, East Gosford had a population of 4,391 people, comprising 2,071 males and 2,320 females. The graph below in **Figure 6** shows a breakdown in age groups compared to the state of NSW and Australia.

Age All people	East Gosford	%	New South Wales	%	Australia	%
Median age	44	N/A	39	N/A	38	N/A
0-4 years	205	4.7	468,056	5.8	1,463,817	5.8
5-9 years	243	5.5	500,810	6.2	1,586,138	6.2
10-14 years	253	5.8	501,135	6.2	1,588,051	6.2
15-19 years	205	4.7	457,896	5.7	1,457,812	5.7
20-24 years	224	5.1	496,185	6.1	1,579,539	6.2
25-29 years	241	5.5	555,967	6.9	1,771,676	7.0
30-34 years	263	6.0	586,057	7.3	1,853,085	7.3
35-39 years	278	6.3	580,185	7.2	1,838,822	7.2
40-44 years	289	6.6	522,984	6.5	1,648,843	6.5
45-49 years	272	6.2	516,915	6.4	1,635,963	6.4
50-54 years	259	5.9	500,027	6.2	1,610,944	6.3
55-59 years	280	6.4	490,155	6.1	1,541,911	6.1
60-64 years	293	6.7	471,628	5.8	1,468,097	5.8
65-69 years	301	6.9	416,493	5.2	1,298,460	5.1
70-74 years	237	5.4	372,234	4.6	1,160,768	4.6
75-79 years	205	4.7	268,110	3.3	821,920	3.2
80-84 years	163	3.7	183,409	2.3	554,598	2.2
85 years and over	170	3.9	183,895	2.3	542,342	2.1

Figure 6 – Age Structure of East Gosford (ABS 2021)

The median age of the suburb of East Gosford was 44, which was above that of the Central Coast (43), NSW (39) and Australia as a whole (38).

The largest age group in the East Gosford suburb is the 65-69 year olds comprising 6.9% of the population and this group is proportionately larger than NSW and Australian average. The next age group by size is the 60-64 year old bracket which is also larger than comparative statistics for NSW and Australia reflecting an older/aging population in the East Gosford area.

Persons aged between 35-49 years old (generalized as 'parents and homebuilders') comprised a smaller proportion of the population for the East Gosford area (19.1%), however this group is proportionately smaller than what was recorded for NSW (20.1%) and the wider nation (20.1%). This group had previously comprised 17.5% in 2016. People at or over the age of 50 comprised 43.6% of the suburb's population, which was a minor reduction from the 2016 Census, where this group had comprised 44.6% of the population of the area. Those aged 65 years and over made up close to a quarter of the population (24.6%), which is above average. Children aged 0-14 years made up only 16% of the population, which is below the LGA (18%), state (18.2%) and national proportions (18.2%).

This age structure of East Gosford reflects an older / aging population (however with small fluctuations in the size of these groups over previous years), when compared to the composition of the wider state and national populations. There is a lower proportion of babies, preschoolers and primary school aged children in the local area than in the remainder of the Central Coast LGA, the state, and Australia, as above.

The service age groups reflect the level of demand for services for different stages of life. Therefore, the older aging population shows a potential higher level of demand for older age based services and

facilities, such as medical centres. This population also shows a potential higher level of demand for local and accessible commercial retail and food and drink premises in close proximity to housing and aged care development.

The older population is also partially reflected in the household type, with over 40% of the population living in lone person households and 40.1% living as couples without children. Family households made up only 57.2% of households, in comparison to higher proportions for the Central Coast (69.9%), NSW (71.2%) and Australia (70.5%). In East Gosford, 36.3% of households were made up of couples with children in 2021, compared with 40% in the Central Coast LGA, 44.7% in NSW and 43.7% in Australia. However, there is a higher proportion of one parent families in East Gosford (22.3%) and the Central Coast LGA (19.2%). The graphs below in **Figure 7** and **Figure 8** show the disparities.

Household composition <i>Occupied private dwellings (excl. visitor only and other non-classifiable households)</i>	East Gosford	%	New South Wales	%	Australia	%
Family households	1,128	57.2	2,065,107	71.2	6,542,648	70.5
Single (or lone) person households	793	40.2	723,716	25.0	2,370,742	25.6
Group households	52	2.6	111,646	3.8	361,822	3.9

Figure 7 – Household Composition (ABS, 2021)

Family composition <i>All families</i>	East Gosford	%	New South Wales	%	Australia	%
Couple family without children	459	40.1	809,586	37.9	2,608,834	38.8
Couple family with children	416	36.3	954,588	44.7	2,944,140	43.7
One parent family	255	22.3	337,729	15.8	1,068,268	15.9
Other family	14	1.2	34,061	1.6	108,941	1.6

Figure 8 – Family Compositions (ABS, 2021)

The suburb of East Gosford observed continued growth between the 2016 and 2021 Census, with the population growing from 4,238 residents in 2016 to 4,391 in 2021, and the number of families increasing from 1,065 to 1,146 over the same 5 year period. Despite the slight increase in families, the average number of children per household in East Gosford decreased from 0.6 in 2016 to 0.5 in 2021. This rate is lower than the state and national average which was recorded at 0.8 for both geography types. The lower number of children per household may further reflect an older/ageing population.

Dwelling structures in the East Gosford suburb comprised predominantly separate houses, equating to 37.9% of dwellings in the locality. In comparison to the state and national dwelling structures, East Gosford had considerably lower separate houses and higher medium and higher density dwelling structures. Similar to the state and nation, the Central Coast LGA had a greater rate of separate houses. **Figure 9** shows the dwelling structure of East Gosford compared to NSW and Australia.

Dwelling structure <i>Occupied private dwellings (excl. visitor only and other non-classifiable households)</i>	East Gosford	%	New South Wales	%	Australia	%
Separate house	749	37.9	1,902,734	65.6	6,710,582	72.3
Semi-detached, row or terrace house, townhouse etc	620	31.4	340,582	11.7	1,168,860	12.6
Flat or apartment	599	30.3	630,030	21.7	1,319,095	14.2
Other dwelling	5	0.3	19,374	0.7	54,711	0.6

Figure 9 – Dwelling Structure (ABS, 2021)

4.2 SEIFA Index of Disadvantage

The Index of Relative Socio-economic Disadvantage (IRSD) is a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. IRSD only includes measures of relative disadvantage.

A low score indicates relatively greater disadvantage. For example, an area could have a low score if there are: many households with low income, or many people without qualifications, and many people in low skilled occupations.

A high score indicates a relative lack of disadvantage. For example, an area may have a high score if there are: few households with low incomes, few people without qualifications, few people in low skilled occupations.

IRSD can be used:

- to understand an area's relative disadvantage and lack of disadvantage*
- as a broad measure of disadvantage.*

(Source: ABS 2023, 'Socio-Economic Indexes for Areas (SEIFA), Australia')

The SEIFA IRSD, based on 2021 Census data, provides information on areas at different scales, such as LGAs and the smaller areas within them.

In 2021, the Central Coast LGA scored 994 on the SEIFA Index of Disadvantage. This represents 44th place out of a total of 130 LGAs in NSW. The most advantaged LGA in NSW was Woollahra with a score of 1,110 and the most disadvantaged was Fairfield with 814. The lowest ranked Sydney metropolitan Council area was Fairfield with 814.

East Gosford – Point Frederick, which is the area the site is located, has a SEIFA Index of Disadvantage of 989.6. The most advantaged small area within the Central Coast area was the Holgate – Matcham – Erina Heights area with an index score of 1,107.9 and the least advantaged small area was the Wyong area with 879.4.

In comparison, East Gosford as a suburb scored 979 (within the 2nd most disadvantaged quintile). The most disadvantaged suburb in the Central Coast LGA was The Entrance with a score of 872. The least disadvantaged suburb in the LGA was Wagstaffe with a score of 1,134. This indicates that the site is located toward the more disadvantaged scale on the SEIFA index.

4.3 Income and Labour Force

Based on weekly household income details provided in the 2021 census, the suburb of East Gosford had a lower proportion of high income households compared to the Central Coast LGA, state of NSW and Australia as a whole, which is shown in **Table 3** below. This number has however increased since the previous 2016 Census and the proportion of lower income households has seen a decrease in that period. East Gosford does however still contain a higher proportion of low income households than the Central Coast LGA, NSW and Australian figures. The suburb has evidently grown in affluence, which suggests that either residents are receiving higher incomes than at the time of the previous census, or that less affluent residents have moved or are being displaced elsewhere through other social and economic factors such as the area's aging population or via gentrification.

Table 3 – Household Weekly Income

Weekly Income	% East Gosford (2021)	% East Gosford (2016)	% Central Coast LGA (2021)	% NSW (2021)	% Australia (2021)
Less than \$650	26.1	30.6	19.6	16.3	16.5
High, over \$3,000	17.0	9.7	19.9	26.9	24.3

In 2021, the unemployment rate of East Gosford was slightly lower than for the entire Central Coast, at 4.4% compared to 4.7% respectively. The unemployment rate of East Gosford was also lower than NSW and Australia rates as shown in **Figure 10**.

Participation rates of full time and part time work were slightly higher for the suburb (51.4% and 33.8% respectively) compared with the LGA with 50.1% and 33.4% respectively). Participation rates of full time were lower for the suburb compared to NSW and Australia whilst participation rates for part time work were higher as demonstrated in **Figure 10**.

Employment status	East Gosford		New South Wales		Australia	
<i>People who reported being in the labour force, aged 15 years and over</i>		%		%		%
Worked full-time	1,060	51.4	2,136,610	55.2	7,095,103	55.9
Worked part-time	697	33.8	1,151,660	29.7	3,962,550	31.2
Away from work (a)	210	10.2	395,888	10.2	991,758	7.8
Unemployed	91	4.4	189,852	4.9	646,442	5.1

Figure 10 – Employment Status in (ABS, 2021)

The graph below in **Figure 11** shows the change in employment status for the East Gosford-Point Frederick area from 2016 to 2021. This shows unemployment in this area has dropped while the number of persons employed has increased.

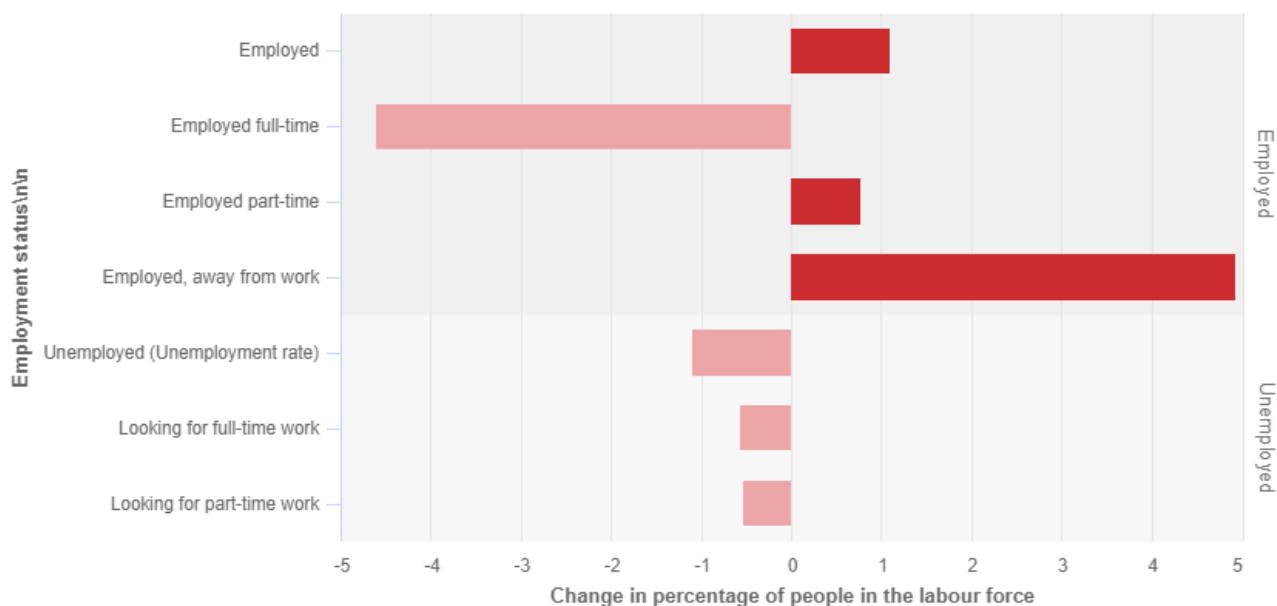
Full time employment has decreased while part time employment and those employed away from work has increased. This may reflect an ageing population not willing to work full time and/or a local underemployment issue. The proposed development may assist with short and long term increased job supply in the East Gosford suburb and wider Central Coast LGA.

It should be noted that this may not be wholly reflective of employment within East Gosford as the population could be employed in other locations, and those working locally may reside elsewhere.

Between 2016 and 2021 the number of people in the labour force in East Gosford increased by 191 people. The largest industry of employment of responders was professionals comprising 28.1%, followed by managers at 13.9% and clerical and administrative workers at 13.4%.

Change in employment status, 2016 to 2021

East Gosford - Point Frederick - Total persons in the labour force



Source: Australian Bureau of Statistics, *Census of Population and Housing*, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

Figure 11 – Change in Employment Status Graph (Source: profile.id, via ABS, 2021)

4.4 Transport

The graph below in **Figure 12** shows the method of transport to work for East Gosford in comparison to broader statistics. Considerably more people drive a private vehicle to work in this locality. Proportions of employed people who are a passenger in a car, walk or use train services are generally lower than the wider state of NSW and Australia, however use of public buses was slightly more common in East Gosford.

These statistics are largely reflective of the types of employment those living in East Gosford are involved in and, as the 2021 Census was conducted during the context of COVID-19 and associated public health policies, the figures show that 30.6% of the labour force in East Gosford was working from home. The proportion of residents who worked from home was slightly lower than the NSW rate, but above that of Australia as a whole.

East Gosford also observed a slightly higher proportion of residents who did not work than NSW and Australia.

Method of travel to work on the day of the Census, top responses Employed people aged 15 years and over	East Gosford	%	New South Wales	%	Australia	%
Car, as driver	891	45.3	1,587,613	43.1	6,347,498	52.7
Car, as passenger	53	2.7	117,143	3.2	466,904	3.9
Bus	30	1.5	34,408	0.9	175,085	1.5
Walked only	30	1.5	92,368	2.5	306,045	2.5
Train	19	1.0	62,460	1.7	170,326	1.4
Did not go to work	274	13.9	487,646	13.2	1,417,449	11.8
Worked at home	602	30.6	1,141,467	31.0	2,531,262	21.0
People who travelled to work by public transport (a)	73	3.7	147,492	4.0	554,711	4.6
People who travelled to work by car as driver or passenger (b)	963	48.9	1,737,359	47.2	6,961,762	57.8

Note: Respondents had the option to report up to three methods of travel to work on the day of the Census.

(a) Includes people who used public transport (train, bus, ferry, tram/light rail), as at least one of their methods of travel to work on Census day.

(b) Includes people who travelled by car (as a driver, or as a passenger), as at least one of their methods of travel to work on Census day.

Figure 12 – Method of travel to Work (ABS, 2021)

The lack of use of trains would reflect the limited options from this part of the Central Coast for train travel to local centres of employment, with the nearest station located to the north-west in Gosford proper. Bus usage was more common, reflecting the presence of bus stops and services along the main road corridor through the suburb between retail and employment centres in Gosford and Erina for example.

As noted above, the high proportion of people working from home may be reflective of the COVID-19 health crisis and associated public health policies encouraging people to work from home where considered appropriate. It is unclear how residents working from home commuted outside of the COVID19 induced condition, therefore a comparison of transport to work according to the 2016 Census has been included.

The below **Figure 13** indicates that the population still predominantly travelled by car as a driver. Public transport was utilised at a higher rate and the work from home population was considerably less.

Travel to work, top responses Employed people aged 15 years and over	East Gosford	%	New South Wales	%	Australia	%
Car, as driver	1,077	61.6	1,953,399	57.8	6,574,571	61.5
Train	90	5.1	252,786	7.5	488,012	4.6
Car, as passenger	77	4.4	144,820	4.3	489,922	4.6
Worked at home	74	4.2	163,026	4.8	503,582	4.7
Train, bus	51	2.9	60,155	1.8	104,122	1.0
People who travelled to work by public transport	231	13.2	540,215	16.0	1,225,668	11.5
People who travelled to work by car as driver or passenger	1,211	68.9	2,182,854	64.6	7,305,271	68.4

In East Gosford, on the day of the Census, the most common methods of travel to work for employed people included Car, as driver 61.6%, Train 5.1%, Car, as passenger 4.4%, Worked at home 4.2% and Train, bus 2.9%. On the day, 13.2% of employed people used public transport (train, bus, ferry, tram/light rail) as at least one of their methods of travel to work and 68.9% used car (either as driver or as passenger).

Figure 13 – Method of travel to Work (ABS, 2016)

4.5 Social Needs

The demand for social services can potentially come from the proportion or part of the population needing assistance in their day-to-day lives due to disability or the like. In 2021, 122 persons within the population of East Gosford suburb reported needing help or assistance to live their day-to-day lives. This equates to approximately 5.89% of the population. This is below the proportion of the population of the wider Central Coast LGA at 6.94% and slightly above New South Wales at 5.76%. Core activity need for assistance is reflected in the graph below in **Figure 14** which shows the age groups requiring support.

	<i>Has need for assistance</i>	<i>Does not have need for assistance</i>	<i>Need for assistance not stated</i>	<i>Total</i>
MALES				
0-4 years	5	118	3	120
5-14 years	15	242	10	271
15-19 years	8	86	7	100
20-24 years	3	104	9	115
25-34 years	6	228	10	250
35-44 years	3	252	13	272
45-54 years	9	221	18	250
55-64 years	19	240	15	273
65-74 years	19	204	13	225
75-84 years	22	120	8	145
85 years and over	17	30	3	53
Total	122	1,840	114	2,071

Figure 14 – Need for Assistance with Core Activities Graph (ABS, 2021)

Further there are a high proportion of unpaid carers who provide assistance to a person with a disability, long term illness or old age, being 11.4% of the population. This is a slightly lower proportion to the Central Coast LGA at 12.5%.

4.6 Housing Affordability

Rental payments can be a good measure of the cost of housing in areas. High rental payments may indicate desirable areas with mobile populations who prefer to rent, or a housing shortage, or gentrification. Low rental payments may indicate public housing, or areas where low income households move by necessity for a lower cost of living.

In 2021, the suburb of East Gosford had a median rent of \$380 which is lower than the median of \$400 for the wider Central Coast LGA, \$420 for the state and slightly higher than the nation which recorded a median rent of \$375. In 2021, 43.2% of renting households in East Gosford were paying more than 30% of their weekly household income in rent compared to 42.2% for the Central Coast LGA, 35.5% for the state and 32.2% for the nation. **Figure 15** shows the weekly rent payments of East Gosford.

Rent weekly payments						
<i>Occupied private dwellings (excl. visitor only and other non-classifiable households) being rented</i>	East Gosford	%	New South Wales	%	Australia	%
Median rent (a)	380	N/A	420	N/A	375	N/A
Renter households where rent payments are less than or equal to 30% of household income (b)	413	50.1	529,731	56.1	1,667,080	58.7
Renter households with rent payments greater than 30% of household income (b)	356	43.2	335,404	35.5	915,317	32.2
Unable to determine (c)	55	6.7	79,448	8.4	259,992	9.1

Figure 15 – Weekly Rental Payments (ABS, 2021)

Housing tenure provides insights into the socio-economic status of an area as well as the role it can play in the housing market. A high concentration of renters, like in East Gosford, may indicate a transient area, in comparison the higher level of fully owned homes can reflect a more settled area. These details are useful in analysing housing markets, affordability and need for social housing. The data below in **Figure 16** shows housing tenure for 2021, which reflects the abovementioned trends.

Tenure type	East Gosford	%	New South Wales	%	Australia	%
<i>Occupied private dwellings (excl. visitor only and other non-classifiable households)</i>						
Owned outright	605	30.6	914,537	31.5	2,872,331	31.0
Owned with a mortgage (a)	500	25.3	942,804	32.5	3,242,449	35.0
Rented (b)	825	41.8	944,585	32.6	2,842,378	30.6
Other tenure type (c)	22	1.1	55,931	1.9	181,518	2.0
Tenure type not stated	29	1.5	42,613	1.5	136,538	1.5

(a) Includes dwellings purchased under a shared equity scheme.

(b) Excludes dwellings being occupied rent-free, this is not comparable to 2016 QuickStats data.

(c) Comprises dwellings occupied rent free, occupied under a life tenure scheme and other tenure type.

Figure 16 – Housing Tenure (Source: ABS, 2021)

Overall, for East Gosford, 30.6% own their dwelling, 25.3% were purchasing, and 41.8% were renting. 1.1% of the suburb were recorded as occupying dwellings rent free, under a life tenure scheme or occupied other tenure types. For comparison, the wider Central Coast LGA recorded a higher rate of outright ownership at 34.5% and owned with a mortgage (34%). The rate of rented tenures was lower at 27.5%.

4.7 Population Growth

The population of the Central Coast LGA is expected to increase from 358,113 to 415,355 people by 2041, as shown in **Figure 17**. This is a 15.98% increase in population. The population of the East Gosford – Point Frederick area is also projected to increase at a slightly lower rate of 8.81%.

Forecast population

Central Coast NSW

export 

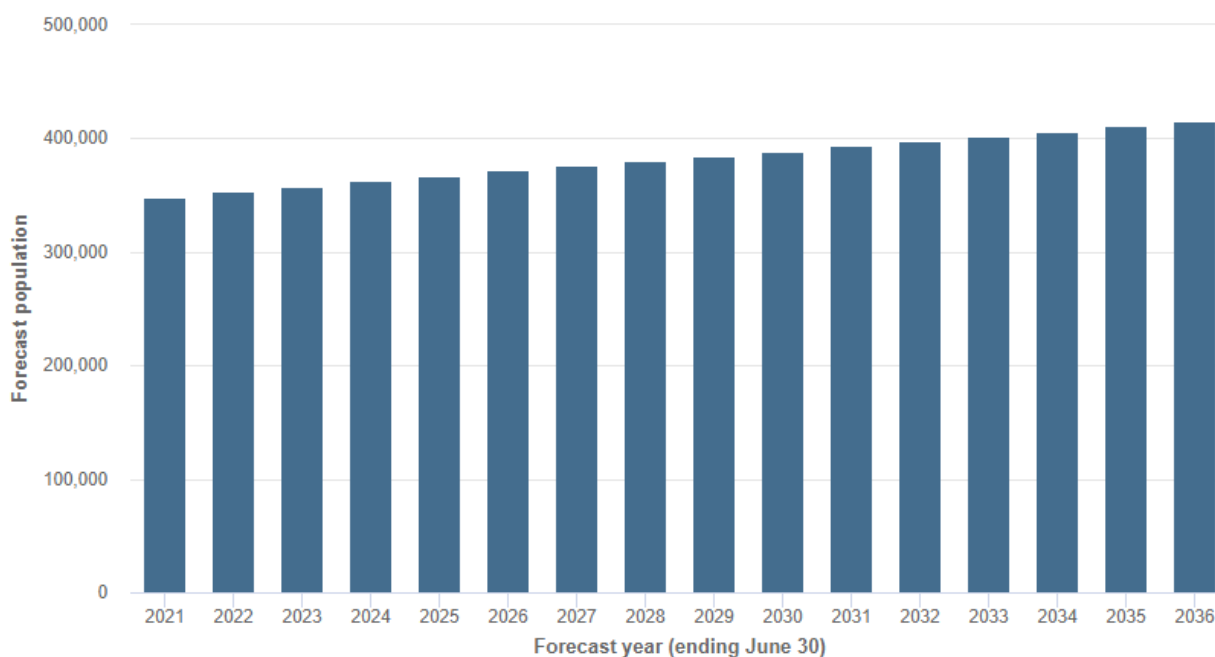


Figure 17 – Forecast population statistics for Central Coast LGA (Source <https://forecast.id.com.au/centralcaost>, 2023)

Population increases require the addition of services to meet community needs. As East Gosford is within the Central Coast LGA, the expansion of the Elanora Hotel would be beneficial to accommodate increased patronage in a social setting and visitors to the area.

4.8 Liquor and Alcohol

4.8.1 Nearby Licensed Premises

Assault crimes are often associated with the presence of alcohol in licensed venues. The NSW Department of Enterprise, Investment and Trade identified 10 licensed venues in the East Gosford suburb at August 2023 (see **Figure 18**). Seven of the 10 liquor licenses in the East Gosford suburb are on-premises licenses related to restaurants and cafes, one is a small bar license and one is a packaged liquor license. Of these venues, Elanora Hotel was the only premises to hold a hotel license. This data indicates there is not an over saturation of licensed venues in the suburb, particularly associated with hotel licenses.

Licence type	Start date	Status	Status date	Trading Status	Licence name	Address
Liquor - on-premises licence	20/09/2021	Current	28/06/2023	Trading	Fedele's East Gosford	Shop 3, 36-40 Victoria Street
Liquor - on-premises licence	29/01/2021	Current	29/10/2022	Trading	Hernandos Hideaway Mexican Kitchen	47 VICTORIA ST
Liquor - on-premises licence	22/03/2016	Current	23/03/2016	Trading	Gosford Regional Gallery	36 Webb St
Liquor - on-premises licence	3/09/2015	Current	18/07/2023	Trading	Top Point Cafe Restaurant	36 Webb St
Liquor - on-premises licence	2/03/2015	Current	28/06/2021	Trading	East Gosford Fish Cafe	U 4 103 Victoria St
Liquor - small bar licence	30/01/2015	Current	30/06/2023	Trading	Caffe Cicchetti Pty Ltd	12 38 Victoria Rd
Liquor - packaged liquor licence	31/07/2000	Current	27/06/2019	Trading	East Gosford Cellars	85 Victoria St
Liquor - on-premises licence	18/08/1997	Current	29/06/2021	Trading	Visha's Indian Restaurant	26 Adelaide St
Liquor - on-premises licence	22/02/1979	Current	22/02/1979	Trading	Black Sesame Asian Restaurant	20 Victoria St
Liquor - hotel licence	29/06/1959	Current	29/06/1959	Trading	Elanora Hotel	Victoria St

Figure 18 – Licensed Premises East Gosford (NSW Department of Enterprise, Investment and Trade, August 2023)

4.8.2 Alcohol related Crime Statistics

The NSW Bureau of Crime Statistics and Research provides an overview of the crime profile during the previous calendar year. This data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

Although licensed premises are a historical cultivator of antisocial behaviour in the community, alcohol related assault in East Gosford was categorised as the lowest level crime in 2022 whilst the Central Coast LGA exhibited a medium level for this crime.

Hotspot mapping shows where high crime areas are and can be used to help understand the factors which affect the distribution and frequency of crime. The "hotspot" indicates where crime occurrences are clustered in particular areas. **Figure 19** demonstrates that the subject site has not been located within a hotspot for alcohol-related assault between April 2022 and March 2023.

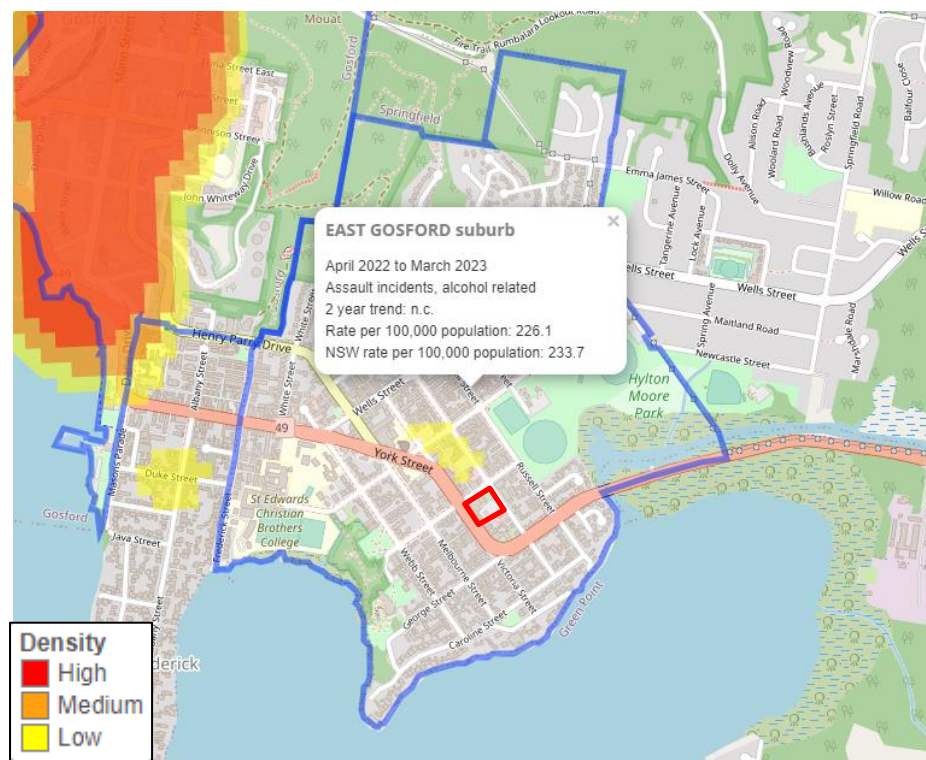


Figure 19 – Hotspots from April 2022 to March 2023 Assault (Alcohol Related) (NSW Bureau of Crime Statistics and Research, 2023)

Figure 20 illustrates that crimes related to alcohol relates assault offenders is low in East Gosford with a rate of 151.3 per 100,000 population between April 2022 and March 2023 which is lower than the NSW rate of occurrence.

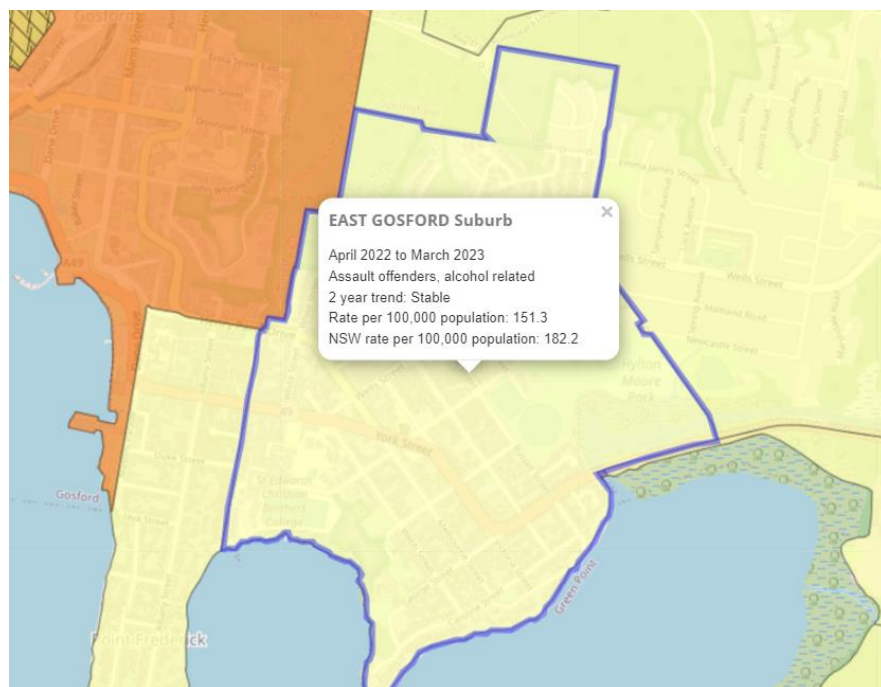


Figure 20 – Rate Map from April 2022 to March 2023 Alcohol Related Assault Offences (NSW Bureau of Crime Statistics and Research, 2023)

Figure 21 illustrates that numbers of alcohol related assault victims are low in East Gosford with a rate of 226.1 per 100,000 population between April 2022 and March 2023 which is lower than the NSW rate of occurrence.

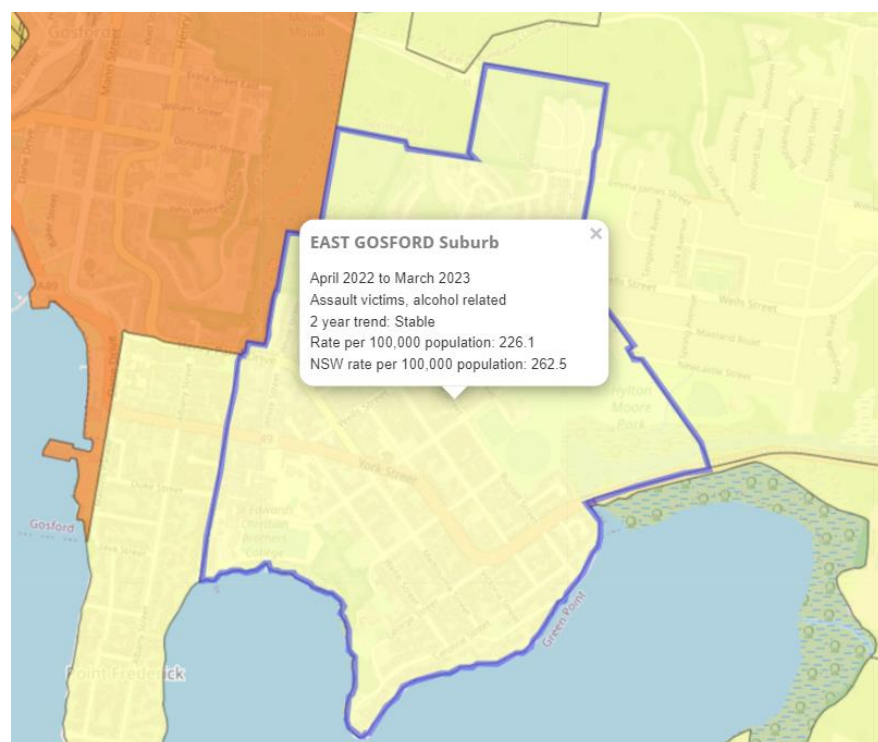


Figure 21 – Rate Map from April 2022 to March 2023 Alcohol Related Assault Victims (NSW Bureau of Crime Statistics and Research 2023)

4.8.3 Alcohol Consumption Frequency

Figure 22 below depicts the Central Coast Local Health District Alcohol Drinking Frequency. Data indicates the most common percentile of drinking frequency was weekly (approximately 45% in 2020-21), followed by less than weekly (30%), never drinking (15%) and finally daily with 10% of people.

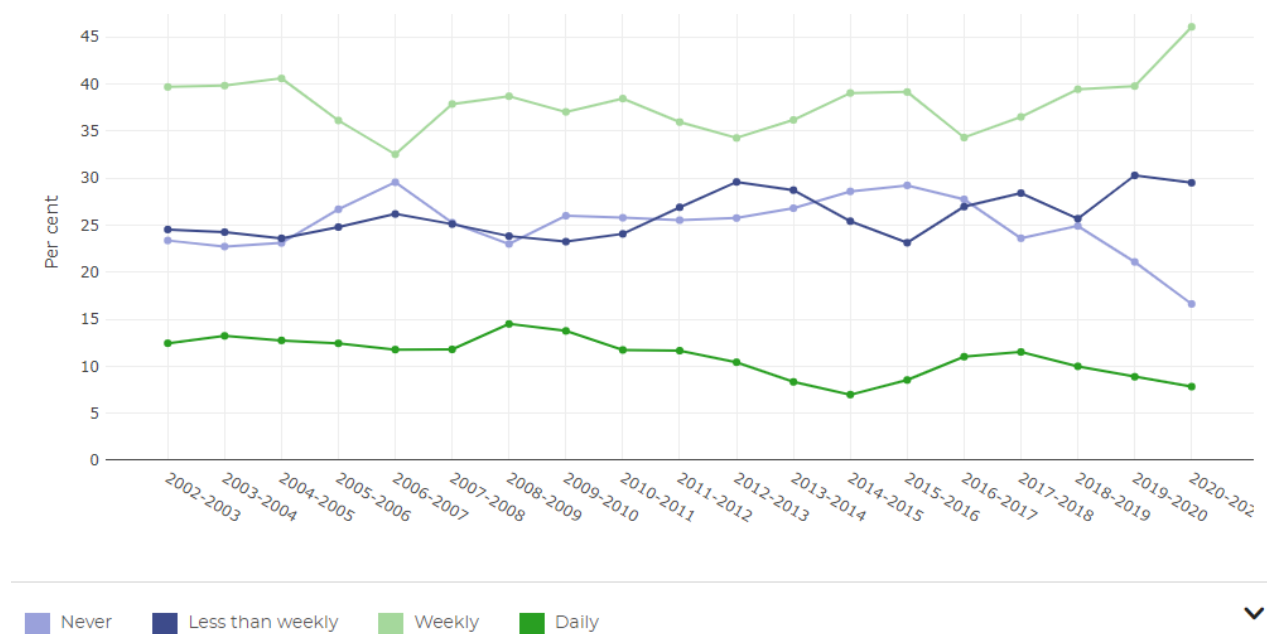


Figure 22 – Alcohol consumption frequency Central Coast (HealthStats NSW, 2021)

4.9 Gaming

The premises currently includes 26 gaming seats / machines and the proposal does not change this number.

Table 4 includes details of the number of gaming machines on the NSW Central Coast (Hotel Based) and number of premises that are Hotel based.

Table 4 – Hotels Gaming Machines Report Extract 2023 (Source: NSW Department of Enterprise, Investment and Trade)

LGA	Net Profit	Tax	Number of Machines	Number of Premises (Hotels)
Central Coast	\$45,378,696	\$15,398,035	630	28
NSW	\$1,883,565,254	\$698,591,979	22,488	1,173
Percentage	2.4%	2.2%	2.8%	2.4%
Rank in NSW	12 th	14 th	7 th	6 th

Of the 28 premises on the Central Coast, the Elanora Hotel is ranked 17/28 for net profit per gaming machine and 12/28 for net profit overall. The Hotel currently has 26 gaming machines, which is just above the average of 22.5 and less than the largest number of 30 machines at Woy Woy and Wyoming. No change to this number of machines is proposed for the Hotel.

Although the Central Coast is ranked high on the number of machines and net profit for Hotel gambling in NSW, the size of the Central Coast needs to be considered. For example, there is one machine per 554 people on the Central Coast compared to one machine per 195 people in Newcastle City Council.

4.10 Tourism

Tourism is a key industry and major contributor to Australia's economy. The Central Coast is a popular tourist destination for domestic and international visitors. In 2021/22, the total tourism sales in Central Coast LGA was \$1,536.5m, the total value added was \$783.8 million.

Figure 23 shows that the Central Coast LGA had greater employment, output/sales and value added in the tourism industry compared to New South Wales. The proposed new motel development may contribute to the demand for accommodation associated with visitors to the Central Coast LGA and could provide further employment in the industry.

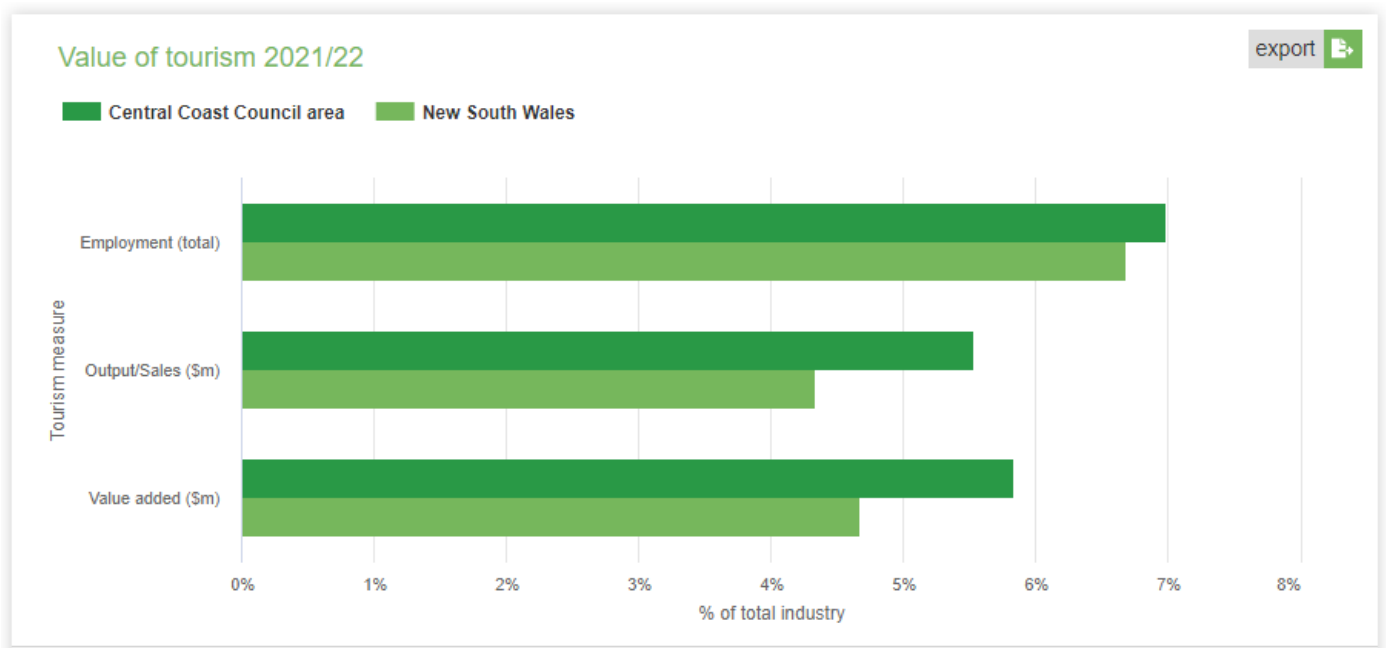


Figure 23 – Value of Tourism – NSW & Central Coast

5 Strategies and Policies

5.1 Central Coast Regional Plan

The Central Coast Regional Plan 2041 was released in October 2022. The plan outlines the visions, goals and actions that are geared to growing the regional economy, increasing housing supply, diversity and affordability, and protecting and enhancing the natural environment.

The plan prioritises the creation of 15-minute neighbourhoods to support mixed communities and reduce travel demand and automobility. Performance outcomes include neighbourhoods that provide local access to education, jobs, services, open spaces and community activities and neighbourhoods that encourage healthy lifestyles by providing opportunities to experience and engage in cultural, entertainment, sport, recreational and educational activities in walkable proximity to residences.

Centres and main streets are to provide a diverse array of land uses and activities.

The proposed development will provide additional employment opportunities for the construction sector in the short-term, and retail and hospitality sectors in the longer term, contributing to the provision of local services and employment in proximity to residential areas. Expansion of the Elanora Hotel may continue to support patronage to the area which may contribute to social connections and outcomes. The proposed development provides entertainment opportunities for both the day and night-time economy. Upgraded motel accommodation on the site within the local commercial centre will provide for the local economy and the local tourism industry on the Central Coast, given East Gosford is centrally located within the region and is not far from local nature reserves, beaches and recreational waterways. As such, the proposal is consistent with the visions, goals and actions of the regional plan, particularly given the development is a renovation of the existing land use.

5.2 Central Coast Local Strategic Planning Statement

The Central Coast Local Strategic Planning Statement was adopted in August 2020 and identified the following objectives for the community:

- *Revitalise Our Centres*
- *Renew the Urban Form*
- *Define the Urban Edge*
- *Create a sustainable Region*

This proposal will provide services, tourist accommodation and employment within an existing local commercial centre and will meet the following strategic outcomes of this strategy:

- Encouraging walkability and accessibility.
- Building a vibrant evening economy.
- Enhancing existing activity hubs where people shop, work, relax and live.
- Compact centre design.
- Building design excellence.
- Containing urban sprawl.
- Supporting employment lands.
- Urban sustainability and sustainable built form.
- Sustainable economic growth.

6 Social Impact Assessment

6.1 Location and Land Use

The site is zoned for local centre development and the proposed development meets the objectives of the zone in that it will provide uses that serve the needs of people who live in, work in or visit the area and will encourage investment in local commercial development that generates employment opportunities and economic growth.

The walking distance proximity between the proposed development site to local residences and other shops, services, public transport and open spaces will ensure that those living in the locality and visiting the area will have continued access to employment, commercial and entertainment facilities in the local area.

Potential adverse impacts on neighbouring properties are limited given the existing nature of the site. The proposed development is unlikely to present any significant adverse impacts to surrounding development in the locality that would not already be experienced by the existing Elanora Hotel, commercial developments and motel.

Surrounding properties to the north of the proposal are commercial in nature and the potential for adverse impacts are limited. The residential properties near the site are located predominantly to the east and south east. Building orientation, siting and design are to mitigate impacts such as overshadowing and privacy.

Potential impacts on surrounding residential development include overshadowing to the south-east, privacy effects to the east, and the changes introduced by a new and relatively large three-storey motel building compared to the existing ground floor car park. The SEE submitted with the development application is to address these issues and show that the impacts have been reduced through building design and orientation.

The proposal will contribute some activation of the adjoining street frontages. The increased patron capacity of the new development will likely contribute to increased vehicle and foot traffic, particularly at peak hours of patronage. The redesigned Elanora Hotel premises and bottle shop will contribute increased natural surveillance along Victoria Street, whilst the multiple-storey motel will provide surveillance over the on-site car park. These upgrades will therefore provide some beneficial effects to the safety, security and vibrancy of the local public and private domains.

The relationship between the existing hotel and motel has declined in recent years, however the proposal will provide up to date motel accommodation and improved facilities for the hotel. From a social perspective the two uses can work in tandem to provide important infrastructure for entertainment and social interaction for the local community.

6.2 Demographic and Population Change

Given that the proposal is for a redevelopment of the existing land use and no changes to local housing stock is to result from the proposal, the development is unlikely to generate any direct impacts to the number of residents living in the area, local housing diversity and supply, or the demographics of the local resident population. The proposal will therefore not contribute to any gentrification of the area, which is noted to contain an aging population and a relatively higher proportion of low income households compared to the LGA and the state of NSW.

The potential for increased local employment from the development in proximity and walking distance to residential areas will allow residents working in retail and hospitality to live closer to their place of work. The site is also situated in close distance to public transport connections.

The local population represents a larger proportion of working age individuals and an aging population, requiring services and commerce in proximity to residential and aged care development. Whilst the changes are unlikely to generate any significant changes to the demographics of the area, they will contribute to enabling more balanced, healthier and more active lifestyles and reducing the need for vehicle commuting. The proposal also allows for entertainment and social activities that the residents may require.

6.3 Economic Impacts

It can be expected that local trade professionals will be utilised in the construction/fit out phase of the development creating a positive outcome in the short to medium term. The operation, cleaning, maintenance and other services required by all elements of the development will provide sustained, long term employment to a section of the local and wider Central Coast communities.

It can also be expected that the operation of the renovated and expanded Elanora Hotel site will require continued and increased long term employment. The proposal is also likely to generate additional evening employment opportunities within the premises and allows for business/entertainment that the residents may require.

Further opportunities can also be created in the local retail / service sector with more people, such as patrons of the new motel, spending money at cafes, restaurants and entertainment venues in the surrounding local centre. The economic multiplier effect could therefore have a reasonably positive impact on the amount of local business investment and employment in the area. The proposal could therefore have a significant positive impact on the amount of local business investment and employment in the area.

No adverse economic impacts can be expected from the proposed development. The proposal seeks the redevelopment of the site for existing uses. The expansion and rejuvenation of existing uses on site will likely generate additional spending at the development and within the surrounding locality.

The Elanora Hotel holds an existing liquor license which will be retained as part of the proposed development. As the license will remain consistent with the land use, it is expected that no additional economic impacts will be generated to surrounding licensed premises.

6.4 Crime and Safety

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. A CPTED report has been prepared by BRS for this proposal and included with the application, which includes recommendations to minimise the potential risk of crime through appropriate design elements.

The CPTED report included the following recommendations:

Surveillance

- *Lighting: Perimeters, entrances, car parks, hallways and stairwells should be well lit in accordance with Australian Standards. All lighting should be vandal resistant;*
- *Natural Surveillance: Promote natural surveillance of the streetscape and internal car parks via balconies and glazing. Entries to buildings should have transparent doors and glazing to facilitate identification of persons entering the site;*
- *Landscaping: maintain sight lines whenever possible via effective landscaping. When selecting vegetation, consideration should be given to future maintenance and the possibility of areas becoming entrapment sites;*
- *CCTV: CCTV should be installed throughout the buildings and site in key locations;*
- *Security: Engage an onsite security team to manage entry to the hotel premises, monitor CCTV and undertake regular inspections.*

Access Control

- *Landscaping:* Avoid planting large trees adjacent to buildings to prevent use of 'natural ladders' for access to terraces and guest balconies. Plantings should be maintained;
- *Internal Communal Areas:* these areas should be clearly designated;
- *Controlled Access:* Swipe cards/pin codes or similar should be used within the Motel for entry to building, communal areas and motel rooms;
- *Signage:* Provide signage identifying restricted and monitored areas;
- *Security:* Ensure use of high quality locking systems, reinforced glass, signage and stickers identifying CCTV and areas proposed for secure access.

Territorial Reinforcement

- *Landscaping:* Engage a landscape contractor to maintain perimeter landscaping to ensure the public to semi private to private landscape delineation can be easily observed;
- *Signage and Wayfinding:* Provide signage for any visitors to the site which outlines access control measures, emergency evacuation measures and procedures.
- *Alarm:* Consideration should be given to the installation of an alarm and dedicated CCTV system.

Space/Environmental Management

- *Ensure the site and surrounding area is kept clean, damages are repaired immediately and graffiti is removed as quickly as possible; and*
- *Implement an ongoing maintenance plan.*

The CPTED report includes additional crime statistics for the East Gosford suburb and surrounding lands which show that the crime rates relevant to the proposal are at the low to lowest relative levels of occurrence for NSW, with most crimes falling within the lowest level within the previous calendar year.

The major hotspot for East Gosford for most categories of crime is the local commercial centre to the north-west along Victoria Street and York Street. This commercial centre adjoins the classified road corridor linking Gosford City proper to Erina via the Central Coast Highway and The Entrance Road. The subject site is located on the edge of the commercial centre and is located outside of mapped hotspots for the majority of crimes. Many crimes have reduced in incidence in recent years in this area, creating a safer community and locality.

Given that the Long Term Economic Development Strategy for the Central Coast LGA seeks to encourage a *vibrant nightlife*, it is important that safety and security are prioritized in the context of developing a licensed premises, bottle shop, and motel given the direct effects of alcohol consumption on incidence of crime, dangerous and unsafe behaviour, and drink driving. To an extent, these risks are to be limited by the fact that the site comprises an existing licensed premises, and through environmental design as discussed. Per NSW Liquor & Gaming's licensed premises list (updated monthly), there is not an excessive number of licensed premises in close proximity, these are primarily licensed restaurants, and the continued operation of the licensed premises is unlikely to have an adverse impact on alcohol consumption or affected behaviour in the locality.

It is important to note that the current owners have owned and operated the Elanora Hotel since June 2019 and there have been no hotel infringements during that time.

6.5 Local Housing Market

Given that the commercial proposal does not include any new residential accommodation, and there is none currently located on the site, the proposed development will not generate any direct effects on the local housing market. The provision of purpose-built motel accommodation in an amenable location may assist with reducing impacts of the short-term rental accommodation market on the availability and affordability of local home ownership or rental accommodation.

The indirect impacts of the proposal on residential properties is limited to potential privacy and visual impacts from the new motel building to units and houses to the east along Brougham Street, which are to be mitigated through building design, and potential overshadowing to residential aged care development to the south along Victoria Street. The extent of any such shadow impacts may be indicated by shadow diagrams. Suitable building separation is provided between the residential development and the upgraded Elanora Hotel premises, bottle shop and new motel buildings, and the new motel is to be situated at a lower elevation, which will limit its potential impacts on local amenity to the south or to any existing views of the local landscape to the north. There are no views to the south of the site which are likely to be adversely impacted by the proposed development.

6.6 Accessibility

The development will be required to be designed in accordance with the relevant Building Code of Australia (BCA) standards for accessibility. This will include lift access, appropriate ramps, handrails and tactile surfaces.

The commercial and restaurant spaces and the new motel have been designed to include accessibility measures to ensure equitable access for all, including prams, people with disabilities and the elderly.

New lifts and linemarked pedestrian pathways through the car parks will improve public access and movement corridors.

Provided the proposal is designed in accordance with the BCA, the proposal will generate no adverse social impacts to persons requiring accessible facilities.

6.7 Transport

Sufficient car parking, motorcycle and bicycle parking has been provided on the site for the development. The site is also within walking distance of bus stops and a short distance to both the local East Gosford town centre and services and the more substantial commercial and employment centres of Gosford and Erina. The site adjoins Victoria Street, which partially comprises a major classified road corridor between these centres, linking the Central Coast Highway and York Street from the M1 through to The Entrance Road.

A shuttle service is also proposed to transport patrons of the hotel to and from the premises. The ClubsNSW Venue Safety Guideline state that '*club courtesy buses and taxi ranks are important services that allow club patrons to arrive and depart from a venue in an orderly and safe manner.*' The proposed shuttle bus will provide an additional transportation method which may assist in increasing patron safety and convenience.

A Traffic Impact Assessment of the traffic and car parking impacts of the proposal has been included with the development application submitted to Council. The Assessment concluded the following:

The subject site is suitable for the proposed development in relation to the impact of traffic, car parking provision, vehicle and pedestrian access and safety considerations.

6.8 Amenity of Local Area

6.8.1 Amenity of the Locality

East Gosford is a well-established suburb that has a distinct character and amenity, including access to infrastructure, community facilities, open space and services. Over time the character of East Gosford has had to adapt to change, from both internal and external sources. Some of the catalysts to change include:

- Opening of regional shopping and service destinations in other locations such as Erina;
- Aging population;
- Aging housing and commercial real estate;
- Recently increased mixed use and residential infill development within the locality and in neighbouring Gosford and Point Frederick, in line with local and State Government strategies;
- Deteriorating public facilities;
- Vandalism and malicious damage to property;
- Fluctuations in crime and anti-social behaviour;
- Business closures; and
- Limited funds for maintenance.

The proposal has sought to maintain and enhance local character and amenity through this redevelopment of the site. Upgraded parking and pedestrian facilities and commercial premises and an enhanced visual appearance through architectural design will contribute to increasing the viability of the centre in light of the above catalysts to change.

The motel building will provide nearby residential units and properties along Brougham Street with a visual and acoustic buffer to the car park and commercial premises.

Typical amenity impacts generated by new development can include impacts over and above typical residential/ commercial levels. As the Elanora Hotel, commercial development and motel are existing, and the proposal seeks the expansion and alteration to these land uses, the potential for these amenity impacts to detrimentally impact surrounding development is limited. The changes could potentially have amenity impacts on nearby development from increased traffic (pedestrian and vehicular), potential noise and overshadowing / privacy impacts from increase in density.

6.8.2 Amenity within the Development

New investment in the site, increased social and commercial activity, a contemporary built environment and ongoing spatial management will contribute to constructing a sense of place and ownership that can be degraded by vacant businesses, ageing building stock or vandalism. New landscaping, particularly surrounding the car park, will enhance the visual appearance of the site. New activity and parking facilities may also contribute to commercial benefits and future redevelopment for the local centre, resulting in flow-on effects.

6.9 Tourism

The site offers a place for both daytime and evening entertainment to occur, which encourages tourism in East Gosford. Further, the expansion of the motel to include 60 new motel rooms will likely encourage additional visitors to East Gosford and surrounding localities within the Central Coast LGA. As discussed above, tourism in the Central Coast LGA has greater value compared to New South Wales as a whole. The proposal will therefore assist in accommodating visitors to the area.

It is not expected that the proposed development would generate unreasonable demand on nearby services and any impact would be considered neutral due to adequate existing provision of infrastructure.

6.10 Open Space

Whilst the site is entirely privately owned for commercial purposes, some communal open space areas for users of the development have been provided on the redesigned site including common outdoor terrace areas in the new motel building and landscaped areas are to be provided across the site, softening the visual impact of new development and car parking.

The site is already in close proximity to large public open spaces such as Hylton Moore Park to the north-east, suitable for use by local residents and motel patrons. Extensive playing fields, pocket parks and areas of passive open space are available nearby within walking distance and through easy public transport connections. Therefore, the need for additional public facilities to be provided on-site for patrons or the local community is unnecessary in this context.

6.11 Community Facilities, Services and Infrastructure

It is not anticipated that the proposal will impact on demand for new community facilities or services in the area or existing supply. The additional patronage and activity generated by the proposed redevelopment of the site may encourage local services and facilities and any vacant tenancies or buildings to be utilized by the local community and visitors.

The proposal is likely to have an impact on infrastructure in the form of increased sewer load, demand for water, electricity and other services. Contributions and service augmentation will likely be a result of the proposed development.

6.12 Minority Groups

The proposal is for an upgrade to the existing use and development of the site and will not adversely impact on any minority groups.

Further the proposal is required to comply with accessibility requirements, including the provision of accessible car spaces, ramps, and lifts in accordance with the Building Code of Australia (BCA).

6.13 Health and Wellbeing

The proposal will assist with the provision of high quality entertainment, hospitality, commercial and accommodation facilities that will foster social gathering and visitors to the area. The proposal adopts a high standard of architectural design and will replace aged and deteriorating buildings on site. This greatly assists in the mitigation of existing amenity impacts on surrounding development.

It is noted that licensed venues do enable the consumption of alcohol which can have significant health implications as discussed in Section 4.8. Residents surrounding the development may also be encouraged to utilise this licensed venue and therefore have opportunities to increase alcohol consumption rates. To an extent, these risks are to be limited by the fact that the site functions as an existing licensed premises. Therefore, the proposed expansion of the Elanora Hotel is unlikely to significantly increase the consumption rates of alcohol at the site. The site is well located in relation to services and facilities and is within walking distance of most necessary amenities.

The site is well located in relation to other services/facilities and public transport connections and is within walking distance of residential areas within the East Gosford locality. The proposal may encourage walking and cycling within the local area, in turn flowing on to better health and activity levels.

Other benefits that will contribute to health and well-being include:

- Improved safety and natural surveillance;
- Additional employment during and after construction;
- New landscaping providing urban greenery; and
- Architectural design elements providing improved visual appeal.

6.14 Risk Matrix

Below is a matrix of risk. The higher the number, the greater the risk.

Consequence		Minimal 1	Minor 2	Moderate 3	High 4	Critical 5	Catastrophic 6
Likelihood	Almost Certain 6	6	12	18	24	30	36
	Very Likely 5	5	10	15	20	25	30
	Likely 4	4	8	12	16	20	24
	Possible 3	3	6	9	12	15	18
	Unlikely 2	2	4	6	8	10	12
	Remote 1	1	2	3	4	5	6

6.15 Assessment

Based on the matrix above in Section 6.14, **Table 5** considers the potential impacts and risks associated with those impacts and identifies a rating of the potential consequences.

Table 5 – Assessment of Impacts

Impact	Potential Risks / Residual Impacts	Evaluation / Rating
Location and Land use	Increase site coverage Overshadowing Privacy Increased pedestrians and vehicles Increased natural surveillance Important link between proposed motel and hotel	Possible for adverse impacts to occur, however the impacts will be minor if they occur. 6
Demographic and population change	No change to local housing stock No change to resident population	Unlikely for adverse impacts to occur, however the impacts

Impact	Potential Risks / Residual Impacts	Evaluation / Rating
	<p>Locality contains aging population and low income households compared to LGA and NSW</p> <p>Increased local employment and ability to live closer to place of work</p> <p>Close to public transport</p> <p>Entertainment and social activities</p>	<p>will be minor if they occur.</p> <p>4</p>
Economic Impacts	<p>Employment of trades during construction</p> <p>Ongoing employment on site and related / support services</p> <p>Motel patrons flow on impacts to local businesses</p> <p>Potential for impacts on nearby licensed premises</p>	<p>Remote potential for adverse impacts to occur, however the impacts will be moderate should they occur.</p> <p>3</p>
Crime and Safety	<p>Potential for adverse behaviours associated with alcohol and increased night life in locality</p> <p>Improved design through CPTED report recommendations</p> <p>Antisocial behaviours</p> <p>No hotel infringements since new owners in June 2019, approximately 5 years.</p>	<p>The likelihood of adverse impacts occurring is likely, and the impacts would be high to critical.</p> <p>16-20</p>
Local Housing Market	<p>Should not adversely impact local housing market – no new dwellings proposed</p> <p>Indirect impacts on adjoining dwellings – privacy, noise and over shadowing</p>	<p>Unlikely for adverse impacts to occur, however the impacts will be minor if they occur.</p> <p>4</p>
Accessibility	<p>BCA compliance</p> <p>New lifts, linemarking</p> <p>Improvements for access to site</p> <p>If not compliant – restrict access for some members of the community</p>	<p>Based on the design it is unlikely that adverse impacts will occur, however if they occur the impacts would be high.</p> <p>8</p>
Transport	<p>Car parking, motorcycle and bikes provided in accordance with assessment</p> <p>Close to public transport</p> <p>Over flow into streets, potentially for special events</p> <p>Courtesy bus to be provided</p>	<p>It is possible for adverse impacts to occur in relation to traffic, however if they do occur the impacts will be moderate.</p> <p>9</p>
Amenity of local area	<p>Design to fit with local area</p> <p>Architect designed</p> <p>Noise, traffic</p> <p>Overshadowing and privacy</p>	<p>It is possible for adverse impacts to occur in relation to the amenity of the local area and site,</p>

Impact	Potential Risks / Residual Impacts	Evaluation / Rating
		however the impacts could be high. 12
Tourism	Increased accommodation in locality Entertainment Accommodating visitors to area including for events such as weddings	There is a remote possibility that the proposal will have adverse impacts on tourism in the local area, any impacts if they occur would be moderate. 3
Open Space	No specific open space areas for motel guests on site Large open space areas are nearby Outdoor terrace areas provided for expanded hotel	There is a remote possibility that the proposal will have adverse impacts on open space in the local area, any impacts if they occur would be minor. 2
Community Facilities, Services and Infrastructure	No impact on community facilities is anticipated Potential for impacts on infrastructure	It is possible that there will be an adverse impact on services and facilities, however any impact would be only minor. 6
Minority groups	Upgrade to existing services / facilities – unlikely to impact on minority groups Improved access No increase in number of gaming machines Existing liquor licence	Unlikely for adverse impacts to occur, however the impacts will be moderate if they occur. 6
Health and Wellbeing	Existing liquor licence No increase in gaming machines Potential anti-social behaviour POM in place Improved surveillance Increase in pedestrians	The potential for adverse impacts from the proposal on health and wellbeing is possible, however the impacts will be high to critical. 12-15

7 Consultation

Although no community consultation was undertaken as part of the preparation of the original SIA, Council has since undertaken notification / exhibition of the proposed development. As part of this notification, four (4) submissions were received and are summarized as below:

- Support (one)
- Support redevelopment of site but object to elements (attachment) (one).
- Objection (two)

Main issues raised include:

- Great addition to area and includes quality design.
- Object to height, number of motel units and car parking requirements not met.
- Like some aspects of the development and support redevelopment.
- 60 room motel not suitable for site, prefer more boutique style motel if necessary.
- Not in keeping with village character of East Gosford.
- Better suited to pub, residential and commercial options to support local community.
- Smaller scale motel preferred.
- Parking in adequate.
- Disturbance from existing development will be exacerbated by new development.
- Traffic disturbance will increase as well as loitering in the street.
- Increase in bottle-shop traffic.
- Adverse impacts from two storey car park to adjoining properties.
- Noise impacts from late night noise and music from increase in hotel.

These issues have all been considered in the assessment above and the mitigation measures below.

8 Mitigation of Impacts

Table 6 below outlines the potential social impacts, the potential level of impact and what measures are proposed to mitigate any possible negative effects resulting from the proposal.

Table 6 – Mitigation of Impacts

Social Impact	Comments	Level	Measures
Location and Land use	The proposal is a renovation of the existing development and use of the site.	Medium Positive	N/A
	The site is located in close proximity to essential services, recreational opportunities and public transport.	Low Positive	N/A
	The proposal is to introduce a contemporary building design and visual appearance upgrading the aged development on the site.	Low Positive	N/A
	Potential for overshadowing and privacy impacts.	Medium Negative	The building has been designed and oriented to minimise any adverse impacts.
	Changes to the relative scale of development on the site.	Low Negative	The development has been designed, sited and orientated to minimise the impacts of new buildings.
	Access to existing walkways, open space and other facilities.	Low Positive	N/A
Demographic and population change	The development will have no direct impact on the number of residents in the immediate locality or on local demographics. The proposal does not directly impact any housing stock and gentrification is unlikely to occur as a result.	Low Positive	N/A
Economic Impacts	It can be expected that local trade professionals will be utilised in the construction phase of the development, creating a positive outcome in the short to medium term.	Low Positive	N/A
	It can also be expected that the increased operational servicing needs of the development will generate increased employment opportunities and require local businesses to meet	Medium Positive	N/A

Social Impact	Comments	Level	Measures
	demands. The cleaning, maintenance and other services required by the future residents will generate long term employment.		
	Potential for impacts on the property values of neighbouring home / unit owners through traffic, parking.	Low Negative	The proposed plans of management for the site include provisions for managing use of the site and reducing the potential for impacts on adjoining properties.
Crime and Safety	Increased pedestrian/vehicle movement and natural surveillance will promote passive surveillance of the area and potentially reduce the likelihood of criminal or anti-social behaviour.	Medium Positive	N/A
	Building and car park design incorporate high levels of territoriality, surveillance, wayfinding and access control.	Medium Positive	N/A
	Perceived sense of safety issues associated with licensed venues, including violence or anti-social behaviour.	Low Negative	Licensed venues are generally associated with increased crime rates. However, the site is an existing licensed venue and is unlikely to contribute to a significant increase in alcohol consumption or crime rates. In addition, Gosford Police Station is located under 2km from the site. The proposed plan of management will include provisions to assist with managing anti-social behaviour.
Local Housing Market	Redevelopment of the site and construction of new purpose-built, amenable motel accommodation may relieve local impacts of the short-term rental accommodation market on rental housing affordability or home ownership in the area.	Low Positive	N/A
Accessibility	Proposal is to be designed to be fully accessible and enhance pedestrian accessibility.	High Positive	N/A
Transport	Perceived increase in traffic on local road network.	Low Negative	A traffic impact assessment has been undertaken and included with the development application that shows there will

Social Impact	Comments	Level	Measures
			be an increase in traffic as a result of the proposed development however the additional traffic is unlikely to impact on the safety or efficiency of the local road network.
	Provision of sufficient car parking on the site as part of the proposal as well as access to public transport along Victoria Street.	High Positive	N/A
	Proposed development includes significant improvements for the amenity and character of the local area.	High Positive	N/A
Amenity of local area	Alcohol consumption is already present at the site, thus the proposed expansion of the Elanora Hotel is not expected to change amenity of the area significantly.	Low Positive	All staff serving alcohol will be required to maintain current RSA qualifications which should ensure responsible service of alcohol is minimised. Relevant operational measures have been recommended in the CPTED Report.
Tourism	Providing entertainment facilities and a new architecturally designed motel with increased rooms may provide tourism opportunities in the area.	High Positive	N/A
Open Space	There are extensive public open spaces in walking distance from the site, for the benefit of local residents and motel patrons.	Low Positive	N/A
Community Facilities, Services and Infrastructure	The redevelopment of the site, increased commercial activity and expanded car parking capacity may contribute to local commercial centre viability and utilisation of local community facilities and services and any vacant buildings / tenancies.	Medium Positive	N/A
	Potential for increase pressure on infrastructure and services from intensification of use on the site.	Medium Negative	Ensure contributions are paid for upgrade to infrastructure or services upgraded.
Minority groups	The proposal will not adversely impact any minority groups.	Low Positive	N/A

Social Impact	Comments	Level	Measures
Health and Wellbeing	<p>The proposal encourages the use of high-quality commercial and entertainment facilities for social gathering, with appropriate local service provision and easy public transport accessibility.</p> <p>The nature of the land use could enable increase in consumption of alcohol and gaming, however given the proposal is not changing existing land use that is licensed to sell alcohol and includes gaming, an increase is unlikely.</p>	Low Positive and Negative	<p>Relevant operational measures have been recommended in the CPTED Report and included in the plan of the management for the site.</p> <p>As the nature of the development is not changing, alcohol consumption and gaming are already occurring on site and no significant increase is proposed.</p>
	<p>The proposal encourages walkability, includes external space, and improves safety and amenity.</p>	Medium Positive	N/A

9 Conclusion

This Social Impact Assessment has been prepared to assess the potential social impacts that may flow from the proposed redevelopment of the Elanora Hotel, including the redevelopment of the licensed premises, construction of a new 60-room motel, new bottle shop, and multi-levelled on-site car park.

The report identified that whilst the development will have some negative impacts which are largely indirect, they are to be mitigated through design and additional community benefits and opportunities.

It can be concluded that the proposal will:

- Significantly improve the amenity of the site and surrounds by renovating or replacing the aged development on the site with improved, contemporary development that will complement the neighbourhood and generate minimal impact;
- Increase on-site car parking capacity and enhance pedestrian accessibility and connections through the site, thereby encouraging walkability and limiting the burden of the development on residential street parking in the locality;
- Not generate any direct adverse impacts on local housing supply or diversity, whilst providing purpose-built motel accommodation in an amenable location;
- Allow social groups and members of the community to remain in the locality and inject funds into the local area;
- Maintain commercial, entertainment and tourism facilities in the locality;
- Contribute to revitalising the local East Gosford commercial centre along York Street and Victoria Street through redevelopment, increased parking, and increased local employment in proximity to housing; and
- Generate economic benefits by creating employment opportunities during the construction, cleaning / maintenance, and ongoing operation phases.

Overall, it is considered that the proposal will generate positive social impacts for the local community pending implementation of CPTED recommendations (provided under separate cover), operational measures included in the Operational Management Plan (OMP) and those identified in Section 7 of this SIA.