

SOCIAL IMPACT ASSESSMENT

**45 Mulloway Road, Chain Valley Bay – Planning proposal to permit a
manufactured home estate**



PR144630
Social Impact Assessment,
Mulloway Road, Chain Valley
Bay
V2
08 July 2019

SOCIAL IMPACT ASSESSMENT

Document status

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V2	Submission with Planning Proposal	A Biller	R Dwyer	R Dwyer	08-07-19

Approval for issue

R Dwyer



8 July 2019

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1 INTRODUCTION

1.1 Purpose

RPS acts on behalf of Vivacity Property Pty Ltd (herein referred to as “the client”) in preparing this social impact assessment (SIA) in support of a planning proposal to rezone land at 45 Mulloway Road Chain Valley Bay (Lot 5 in DP 1228880) from E3 Environmental Management to RE2 Private Recreation pursuant to *Wyong Local Environmental Plan 2013* (WLEP 2013). The likely future use of the land is a Manufactured Home Estate (MHE) for approximately 190 sites. This use will be subject to a separate development application (DA) once the site has been rezoned.

SIA refers to the assessment of the social consequences of a proposed decision or action (development proposals, plans, policies, and projects) namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these.

A location plan of the subject site is included at **Figure 1** and a copy of the likely future development footprint is contained at **Appendix A**.

This SIA will form part of a planning proposal package to be presented to Central Coast Council in support of the proposed rezoning.

The purpose of the SIA is to:

- Assist Council and the NSW Department of Planning, Industry and Environment (DPIE) to establish the full facts about the project and to support a well-informed decision about the appropriateness of the proposed development;
- Minimise adverse impacts and maximise beneficial impacts of the proposed development;
- Assess the impacts of the proposed development on future generations; and
- Inform the assessment process.

RPS have recently prepared SIAs in support of the following projects:

- Extension to existing caravan park at Tomago (Port Stephens LGA);
- Manufactured Home Estate (MHE) at Hallidays Point (Mid Coast LGA);
- MHE at Harrington (Mid-Coast LGA).

1.2 Structure

In preparing this SIA, reference has been made to the Draft *Greater Lake Munmorah Structure Plan* dated March 2019 and Central Coast Council’s requirements for social impact assessment. The site falls within Precinct 7 of the Draft *Greater Lake Munmorah Structure Plan* and is identified for future low-density residential development.

The format of the SIA is as follows:

- Section 2, Methodology and Local Study Area – describes the methodology of the SIA, site and study area;
- Section 3, Development Overview – describes the specific development proposed;
- Section 4, Community Profile – presents the baseline information including population and housing projections;
- Section 5, Impact Assessment – identifies the likely social and economic impacts of the proposal and cumulative impacts; and

SOCIAL IMPACT ASSESSMENT

- Section 6, Conclusion – provides the conclusions of the SIA and recommendations for the DA.



Figure 1 – Location Plan (Source Six Maps)

2 METHODOLOGY

2.1 Study Area

The study area is in the Lake Munmorah – Mannering Park Census area as shown in **Figure 3** on page 12.

2.2 Scope

The site is known as 45 Mulloway Road Chain Valley Bay and is located within the Central Coast local government area (LGA). The assessment addresses the following:

- Social issues including population characteristics; crime; health; community services and facilities; recreation, sport, park and open space;
- Housing;
- Economic issues including recreation, employment and industry;
- Accessibility, and
- The likely social impacts of the proposal.

2.3 Baseline Information

Data about the site, its context and potential impacts has been compiled from a comprehensive desk top study to understand the local community and local issues and predict, analyse and assess the likely impact of future development.

A range of sources have been used for the desk top study as follows:

- Census data from the Australian Bureau of Statistics (ABS);
- Review of relevant Council and Regional strategic documents;
- Bureau of Crime Statistics & Research;
- Demographic and Demand Analysis for Chain Valley Bay prepared for Corval Partners and Vivacity Property dated May 2019; and
- Central Coast Council website.

Study areas for assessment purposes are identified and baseline information described in Section 4.

2.4 Consultation

Central Coast Council have been consulted to determine their requirements for SIA. Council's requirements include typical phases involved in undertaking SIA, and are included at **Appendix D**. The requirements relate more towards SIA which accompany development applications (DAs) rather than rezoning proposals. Notwithstanding this, where relevant, the phases set out in preparing a typical SIA have been incorporated into this document.

2.5 Assessment

The SIA considers potential social and economic impacts on the community (existing and future). It identifies both negative and positive impacts and identifies potential mitigation measures and strategies to minimise negative impacts and maximise positive impacts.

3 DEVELOPMENT OVERVIEW

3.1 The Site

The site is situated within the locality of Chain Valley Bay on the western side of Chain Valley Bay Road approximately 900m north of its intersection with the Pacific Highway. The site has an irregular shape with an area of approximately 10.7ha and a frontage to Chain Valley Road of approximately 520m and Mullaway Road of approximately 145m. The site is predominately cleared of vegetation other than the southern end, and currently accommodates two dwellings close to the intersection of Chain Valley Bay Road and Mullaway Road. The site is currently zoned E3 Environmental Management pursuant to WLEP 2013. A site context plan is included at **Figure 2** below.

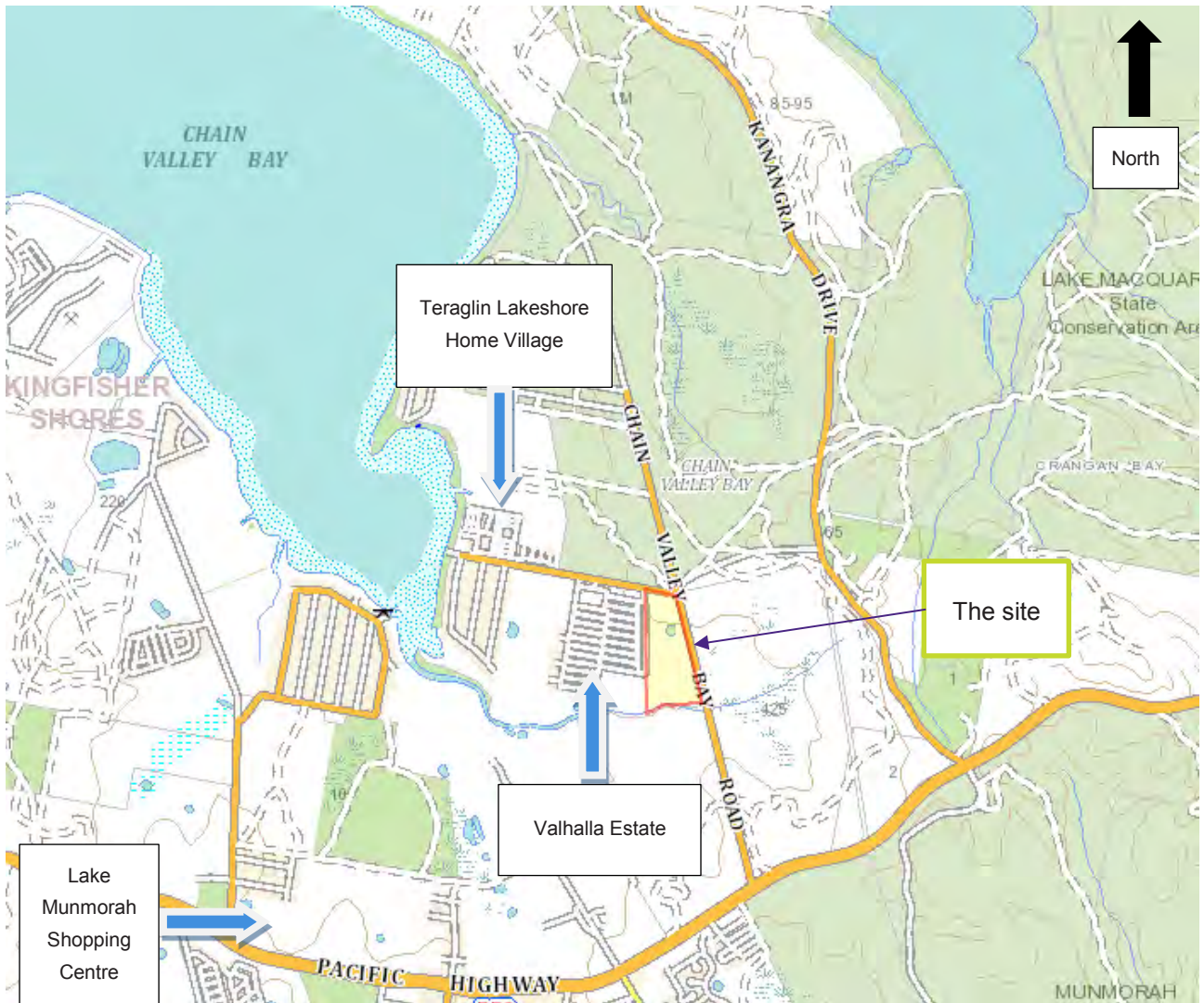


Figure 2 – Context Plan

3.2 The Local Area

Adjoining the site to the west is Valhalla Lifestyle Estate. Further to the west overlooking Chain Valley Bay is an established residential area and Teraglin Lakeshore Home Village. Most services and facilities serving the local area are located within a radius of approximately 2.5km south-west of the site along the Pacific Highway, including Woolworths Lake Munmorah on the corner of the Pacific Highway and Tall Timbers Road. The site is well connected to the local road and highway network giving easy and fast access to the Hunter, Sydney and the Central Coast. In particular, the site is approximately 13km from Swansea to the north east. A site analysis plan is included at **Appendix B**.

3.3 The Proposed Development

This SIA has been prepared in support of a proposal to rezone the site. The likely future use of the land is to be for a MHE for approximately 190 sites. This will be subject to a separate DA once the site has been rezoned.

In summary, the proposed development, as illustrated in **Appendix A**, includes:

- Creation of approximately 190 sites for homes, built on site. The majority of homes will contain two bedrooms with a small proportion containing three bedrooms;
- Each site will be approximately 230 to 280m² in area. Overall yield will be in the order of 15 dwellings per hectare. It is noted that this yield is consistent with yields anticipated by Council in the R1 General Residential zone and is far less than yields of other more recent estates (where homes are manufactured on site), where yields may be in the order of 20 to 25 dwellings per hectare;
- The proposed homes will be built on site, will be accessible to people with a disability and thus will maximise opportunities for ageing in place. Homes will be built on site thus maximising the opportunity for local job creation during the construction phase;
- Spacious sites will enable front, side and rear setbacks and provision of garages. An area will be set aside for caravan parking / boat storage;
- Master planned landscaping linking green space with desired pedestrian pathways, entry areas and a community facility precinct;
- A community facility precinct including community buildings and pool;
- An access point to the proposed development from Chain Valley Bay Road which will avoid traffic through the surrounding residential areas; and
- Associated utilities to support the above.

4 RELEVANT POLICY DOCUMENTS

4.1.1 Central Coast Regional Plan 2036

The *Central Coast Regional Plan 2036* provides an overarching framework to guide the preparation of detailed land use plans, the determination of development proposals and inform infrastructure funding decisions. By 2036 the region is expected to have 36,350 more households requiring 41,500 new homes.

The likely future use of the land is to be for a manufactured home estate. This will assist to improve housing supply and choice and is consistent with the following Directions within *Central Coast Regional Plan 2036*:

- Direction 19 - Accelerate housing supply and improve housing choice; and
- Direction 21 – provide housing choice to meet community needs.

4.1.2 Greater Lake Munmorah Draft Structure Plan

The Draft *Greater Lake Munmorah Structure Plan* establishes a framework to guide the future sustainable growth of the Lake Munmorah area from approximately 8,500 people to 13,500 people. The site falls within Precinct 7 – Chain Valley Bay and is identified for future low-density residential development. The draft plan identifies actions for the Chain Valley Bay local area including the following:

- Network of shared pathways/footpaths to be incorporated along connector road key desire lines;
- Beautification treatments for Chain Valley Bay Neighbourhood Centre;
- Improve accessibility to Karignan Creek;
- New recreation space to provide recreation opportunities for local community;
- Proposed green drainage corridor to address environmental issues; and
- Establish new conservation management site.

5 COMMUNITY PROFILE AND SOCIAL BASELINE

5.1 Study Area

For the purposes of this SIA, the impacts of the proposed development are addressed using two sets of data (2016 and 2017) identified through the ABS website that correspond to available Census data as follows:

- Australia wide study area; and
- Local Study Area – the Lake Munmorah – Mannering Park Census area as shown in **Figure 3**. This information is used for data comparison purposes and the consideration of community issues.

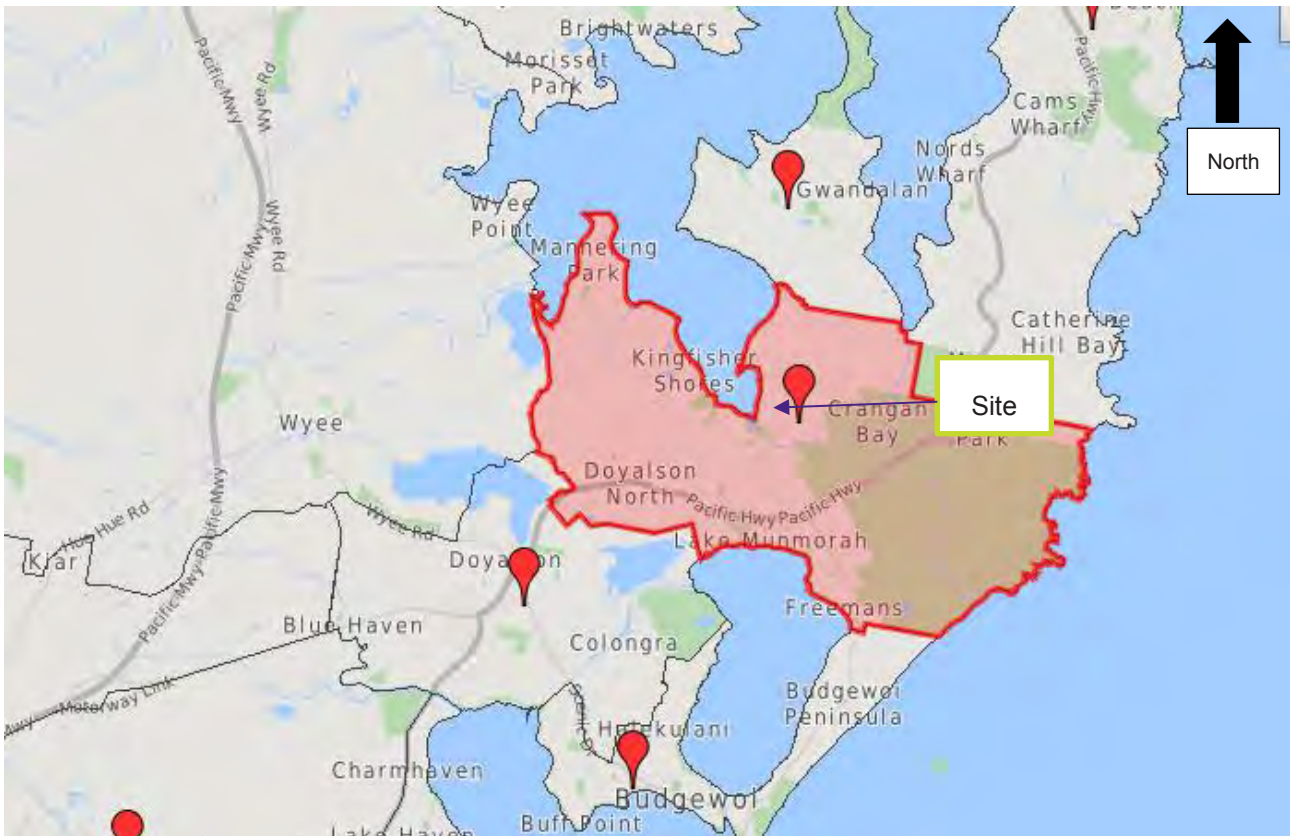


Figure 3 – ABS Regional study area – Lake Munmorah – Mannering Park Statistical Area

5.2 Existing Social Considerations

5.2.1 Population and People

5.2.1.1 Australian wide data

Key statistics include:

- The median age was 37.3.
- Working age population (aged 15-64 years %) - 65.7.

5.2.1.2 Lake Munmorah – Mannering Park Statistical Area

Key statistics include:

- The median age was 48.1.
- Working age population (aged 15-64 years %) - 55.4.

5.2.2 Income

5.2.2.1 Australian wide data

Key statistics include:

- Median household income (weekly) - \$877.
- Median total income - \$47,692 pa.

5.2.2.2 Lake Munmorah – Mannering Park Statistical Area

Key statistics include:

- Median household income (weekly) - \$634.
- Median total income - \$43,803 pa.

5.2.3 Education and Employment

5.2.3.1 Australian wide data

- Completed year 12 or equivalent – 51.9%.
- Unemployment rate – 6.9%.

5.2.3.2 Lake Munmorah – Mannering Park Statistical Area

- Completed year 12 or equivalent – 27.2%.
- Unemployment rate – 7.5%.

5.2.4 Health and Disability

5.2.4.1 Australian wide data

- Persons who have need for assistance with core activities – 5.1%.

5.2.4.2 Lake Munmorah – Mannering Park Statistical Area

- Persons who have need for assistance with core activities – 7.6%.

5.2.5 Family and Community

5.2.5.1 Australian wide data

- Average household size (no of persons) -2.6.
- Average monthly household rental payment - \$1,524.
- Average monthly household mortgage payment - \$1,958.

5.2.5.2 Lake Munmorah – Mannering Park Statistical Area

- Average household size (no of persons) -2.3.
- Average monthly household rental payment - \$1,363.
- Average monthly household mortgage payment - \$1617.

5.3 Crime

Below is a comparison of key crime statistics for Central Coast and NSW:

5.3.1 Non-domestic assault

- Central Coast 2018 – 438 incidents per 100,000.
- NSW 2018 – 405.4 incidents per 100,000.

5.3.2 Domestic assault

- Central Coast 2018 – 491 incidents per 100,000.
- NSW 2018 – 377 incidents per 100,000.

5.3.3 Robbery

- Central Coast 2018 – 24 incidents per 100,000.
- NSW 2018 –31.8 incidents per 100,000.

5.4 Community

There are a range of social and recreational services and facilities within a 5 km radius of the site as illustrated in **Appendix C**. These include:

- Woolworths Lake Munmorah on the corner of the Pacific Highway and Tall Timbers Road – 2.5km;
- Chain Valley Bay Neighbourhood Centre -2km;
- Council boat ramps – 700m;
- Foreshore recreation area - 700m;
- Lake Munmorah Doctors Surgery - 1.5km;
- Munmorah United Bowling Club -1.8km;
- Lake Munmorah High school – 1.2km;
- Lake Munmorah Public school -1.2km;
- Lake Munmorah community hall -2km;
- Lake Munmorah minimart -3km.

The site is serviced by the Central Coast Buses Network with 21 services per day, Monday to Friday and reduced services on Saturdays and Sundays.

6 IMPACT ASSESSMENT

6.1 Introduction

The proposed development of the site for residential purposes (MHE) is likely to have a positive impact on the locality. The new residents will utilise and patronise the local services including clubs, shops and public transport. It is anticipated that the new residential sites / dwellings will largely be taken up and occupied by “down-sizing” retirees. Potential residents in the estate will be from both the local area and from outside the region with limited superannuation / retirement savings. The proposed development will increase the housing options for the wider community while maintaining the existing affordable housing options currently available in the region.

A check list of potential impacts, including demographic, housing, access, individual and cultural needs, economic and health is provided in **Appendix D**.

6.2 Social Impacts

The total population of the Lake Munmorah – Mannering Park SA is 11,043 persons consisting of 5,421 males and 5,618 females.

Comparing the ABS data (Australia wide) with the data from the Lake Munmorah – Mannering Park SA the following can be stated:

- Median income Australia wide is \$47,692 compared to Lake Munmorah – Mannering Park SA of \$43,803;
- Couple families with children Australia wide is 44.7% compared to Lake Munmorah – Mannering Park SA of 33.2%;
- Couple families without children Australia wide was 37.8 compared to Lake Munmorah – Mannering Park SA of 48%;
- One parent families Australia wide was 15.8% compared to Lake Munmorah – Mannering Park SA of 17.3%;
- Average household size Australia wide is 2.6 persons compared to Lake Munmorah – Mannering Park SA of 2.3;
- Percentage aged 65 and above Australia wide is 15.7% compared to Lake Munmorah – Mannering Park SA of 28.3%;
- Median age Australia wide is 37.3 years compared to Lake Munmorah – Mannering Park SA of 48 years.

Considering the existing socio-economic data available it is clear that the Lake Munmorah – Mannering Park SA demographic is generally older with lower income and less children than the national average. The *Central Coast Regional Plan 2036* identifies that changes are required to address the housing needs of older people, students and seasonal populations. Industry research suggests a lack of supply of housing for the ageing in the northern area of the Central Coast.

The Demographic and Demand Analysis for Chain Valley Bay prepared for Corval Partners and Vivacity Property dated May 2019 confirms the above. In addition, the report identifies a catchment area for the project which is determined as a 30 minute drive from the site. The catchment includes 52 suburbs with the population clustered within areas of Gorokan, Blue Haven, Swansea, Toukley, Hamlyn Terrace, Budgewoi and Bonnells Bay.

The 65 plus population within the catchment is estimated to grow by 32.5% by 2027, which will increase its population with an additional 8,932 seniors requiring accommodation and service support.

6.3 Economic Impacts

The development of the site to accommodate approximately 190 additional dwellings will be close to services and facilities serving the local area, in particular, those approximately 2.5km south-west of the site along the Pacific Highway. The new dwellings will broaden the housing options for the local and wider community while reducing housing stress and maintaining and enhancing the existing affordable housing options currently available.

There will be economic and employment benefits generated during the construction phase of the development and further benefits following the completion of the estate. The proposed development will improve the long-term economic viability of the region and would be expected to generate up to 50 local construction jobs.

The operation of the estate will require ongoing staff for maintenance, administration and sales. Expected ongoing full-time job creation for the estate would be in the order of 12-15 new local jobs.

Overall, the additional population of the estate would be expected to generate at least an additional \$4 million per annum to the local economy during operation.

6.4 Overall Impacts

The positive impacts associated with the planning proposal and eventual development of the MHE include:

- Providing the opportunity for increased housing choice. It will also contribute to growing the existing established community of retirees in Chain Valley Bay;
- Providing more choice for retirees to downsize;
- Providing more affordable housing choice;
- Increase patronage of local services. Growth in the population will result in more vibrancy on the local centres. The proposal will however provide private amenities which will reduce sole reliance on public community services;
- Creating a community of approximately 190 dwellings. It will promote social inclusion and connection within the community for the elderly. The estate will be a “lifestyle resort” for active seniors. It will create a community and provide social opportunities through the facilities and ongoing activities. Activities will be run by the community not the operator of the village.
- Homes will be built on site thus maximising the opportunity for local job creation during the construction phase; and
- Contributing to housing stock for downsizers (freeing up established homes for families) and address a shortfall in supply of homes for retirees. It will allow local to stay within their local area when they retire and remain connected to their families and the community.

The negative impacts associated with the proposal include:

- Increased population which will increase demand for local services. However, it should be noted that a “planned” population such as this, and other growth areas identified within the *Central Coast Regional Plan 2036* and the *Draft Greater Lake Munmorah Structure Plan*, will increase the viability of local services and centres. Development within the sub-region will provide Section 7.11 contributions towards public infrastructure provided by Central Coast Council.
- Potential increased demand for medical services if such services are not available. Again, it should be noted that this development is a “planned” population anticipated within the *Central Coast Regional Plan 2036* and anticipated by health care providers who will expand services to satisfy the demand

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- Increase in local traffic. However, a preliminary traffic assessment report for the proposal, indicates that it would have no adverse effect on the level of service, capacity or traffic safety of Chain Valley Bay Road or Mulloway Road.

The degree of change likely to arise as result of the development relative to existing circumstances is small and the interests of the community as a whole are likely be enhanced as a result of the proposed development. Associated economic impacts are likely to be incremental as the site is developed.

The proposed rezoning reflects a positive response to the evolving demand for affordable housing for an ageing population in the area and the rising cost of housing which is particularly relevant to those who live in larger city communities. Given the lower than average socio-economic situation of residents of Lake Munmorah – Mannering Park as determined by an assessment of the ABS statistical data, it is reasonable to suggest that the overall social and economic impacts of the proposal will be positive for the local community generally. The proposed development site is also particularly well suited for those people wishing to relocate to the area following retirement or approaching retirement.

The site is well connected to the local road and highway network giving easy and fast access to the Hunter, Sydney and the Central Coast. It is also close to services and facilities serving the local area.

7 CONCLUSION

This SIA has been prepared in support of a planning proposal to rezone land at 45 Mulloway Road Chain Valley Bay from E3 Environmental Management to RE2 Private Recreation. The likely future use of the land is a MHE for approximately 190 sites. The subject site is close to a range of services, shops and recreational facilities and the proposed rezoning is a response to the evolving demand for affordable housing for an ageing population in the area and the rising cost of housing which is particularly relevant to those who live in larger city communities.

Overall, the planning proposal and subsequent development will have a positive social and economic impact and will result in a limited degree of change to the existing community. Development of the site will enhance the life chances, health and culture of the local community as well as the viability of local businesses and services.

It is therefore recommended that Council support the planning proposal.

This SIA has been prepared by RPS. A brief outline of the capabilities of RPS to carry out such work is contained in **Appendix E**.

REFERENCES

- Australian Bureau of Statistics – Lake Munmorah – Mannering Park Census area
- Bureau of Crime Statistics and Research website.
- *Central Coast Regional Plan 2036*.
- Demographic and Demand Analysis for Chain Valley Bay prepared for Corval Partners and Vivacity Property dated May 2019 (not published)
- Draft *Greater Lake Munmorah Structure Plan*

Appendix A

Development Plan



MAKO ARCHITECTURE PTY LTD
 SUITE 108 59 MALBOROUGH ST
 SURRY HILLS NSW 2010
 WWW.MAKOARCHITECTURE.COM.AU
 NOM. ARCH. REG. NO. 8886

Draft Masterplan Option 9

Preliminary Sketch - Not for submission of Publication - Not for Construction

A-5101

1816

Manufactured Housing

Nov 2018

Appendix B

Site Analysis Plan

Legend

Site Location

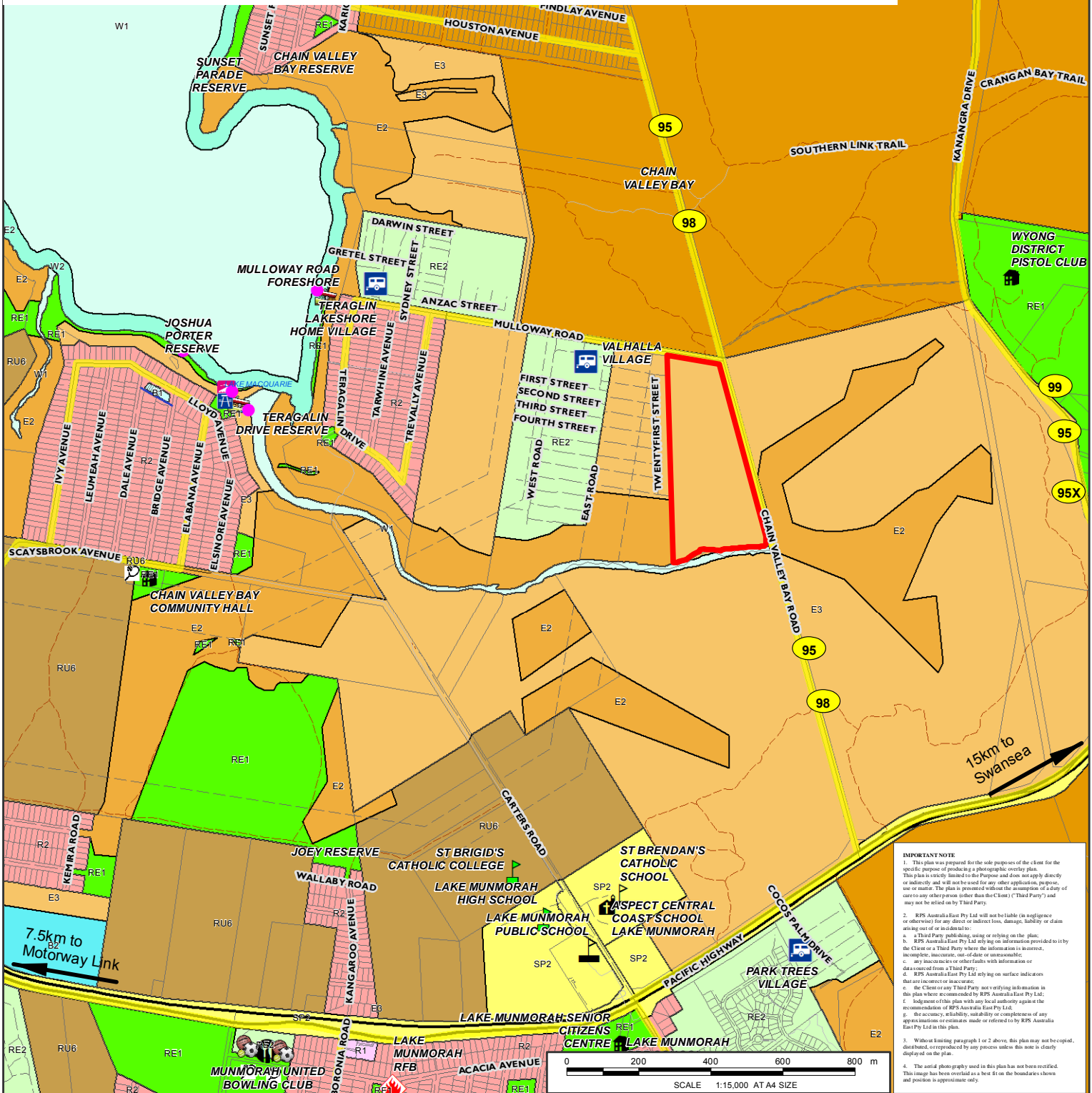
Central Coast LEP Zoning

- B1 Neighbourhood Centre
- B2 Local Centre
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management

- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU6 Transition
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

- 99 Bus Routes
- Boat Ramp
- Child Care Centre
- Club
- Community Facility
- Firestation - Bush
- High School

- Picnic Area
- Place Of Worship
- Primary School
- Sports Court
- Sports Field
- Swimming Pool
- Tourist Park / Home Village
- Wharf



IMPORTANT NOTE

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APPENDIX B - SITE ANALYSIS PLAN

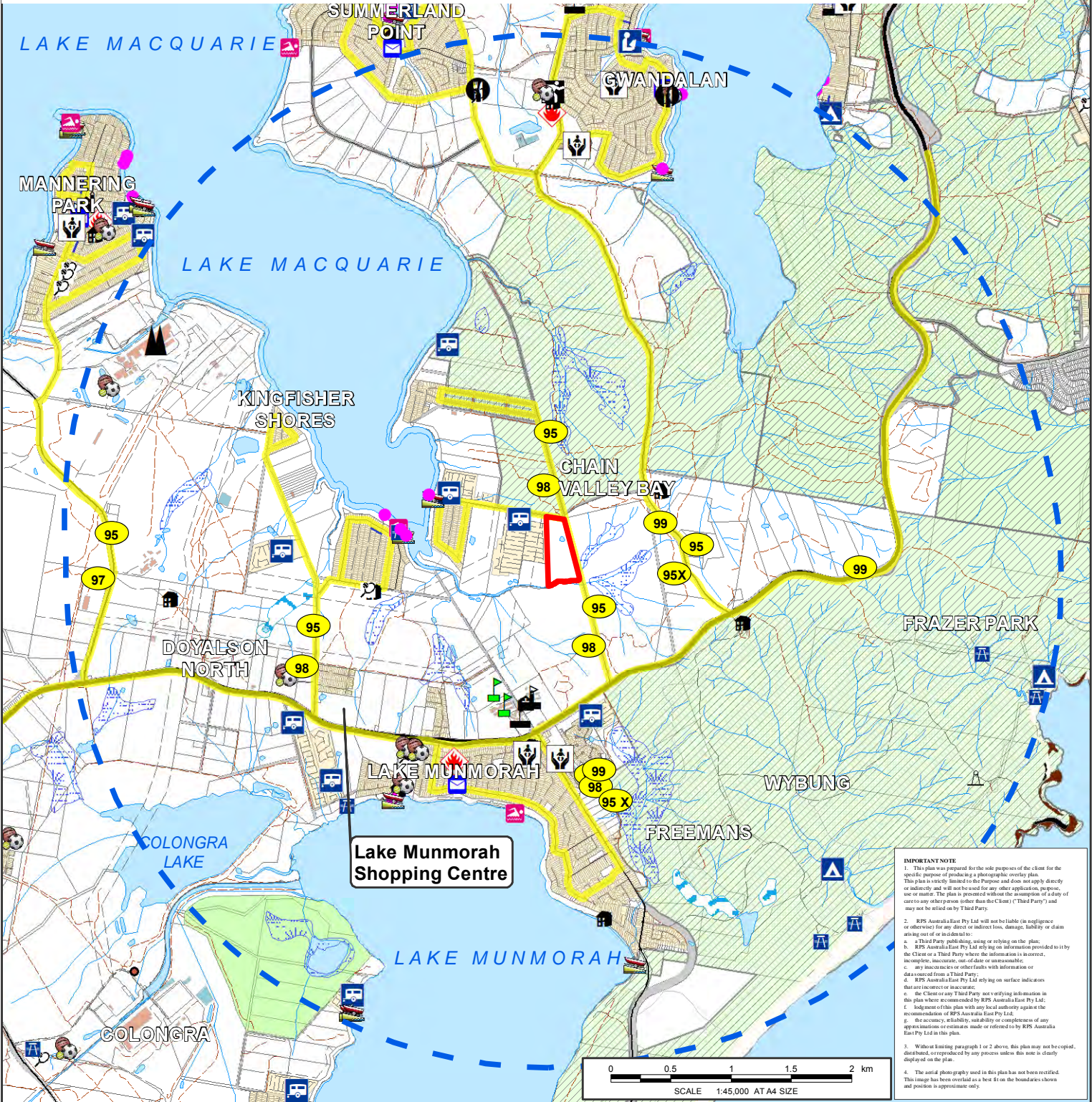
LOCATION: 45 MULLOWAY RD CHAIN VALLEY BAY	DATUM: GDA94 PROJECTION: MGA Zone 56
JOB NO.: PR 144630 PURPOSE: PLANNING	Data Sources: RPS, Client Land and Property
Technician: Natalie Wood	Date: 4/07/2019

Appendix C

Social and recreational services plan

Legend

- Site Location
- 4km Buffer
- Nature Reserve
- State Conservation Area
- Building
- Built Up Area
- Pondage
- Bus Routes
- Drainage
- Arterial Road
- Distributor Road
- Local Road
- Primary Road
- Sub Arterial Road
- Track-Vehicular
- Urban Service Lane
- Boat Ramp
- Camping Ground
- Child Care Centre
- Club
- Community Facility
- Firestation - Bush
- Gas Facility
- High School
- Library
- Lookout
- Picnic Area
- Place Of Worship
- Post Office
- Power Station - Fuel Driven
- Primary School
- Sports Centre
- Sports Court
- Sports Field
- Swimming Pool
- Tourist Park / Home Village
- Wharf



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APPENDIX C - SOCIAL AND RECREATIONAL SERVICE MAP

LOCATION: 45 MULLOWAY RD CHAIN VALLEY BAY	DATUM: GDA94 PROJECTION: MGA Zone 56
JOB NO.: PR 144630 PURPOSE: PLANNING	Data Sources: RPS, Client Land and Property
Technician: Natalie Wood	Date: 4/07/2019

CLIENT: CORVAL PARTNERS LIMITED

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Appendix D

Social Impact Requirements

Andrew Biller

From: Jenny Mewing <Jenny.Mewing@centralcoast.nsw.gov.au>
Sent: Thursday, 27 June 2019 11:11 AM
To: Andrew Biller
Subject: RE: 45 Mulloway Road Chain Valley Bay - Social Impact Assessment Query

CAUTION: This email originated from outside of RPS.

Hi Andrew,

Please find below Council's requirement for an SIA for this site.

Table1: Typical Phases involved in undertaking a CSIA

Phase	
Phase 1: Understanding the local community and local issues	<ol style="list-style-type: none">a. Understand development proposalb. Clarify roles and responsibilities of all associated with the SIA, including other specialist studies being undertaken for the DA.c. Identify the social area of influence of the proposal (e.g. 'communities of place' and 'communities of interest')d. Undertake Community Profiling and collate relevant baseline data.e. Inform local community of the proposalf. Identify individuals and groups likely to be affectedg. Develop inclusive community engagement strategies/plan to include all stakeholdersh. Conduct Community Engagement as per strategies/ plani. Identify possible issues that have potential to be a concern
Phase 2: Predict, Analyse and Assess the likely impacts	<ol style="list-style-type: none">a. Determine the social impacts that are likely to result from the proposalb. Consider any direct and indirect impactsc. Consider cumulative impactsd. Determine how affected groups/ individuals will responde. Establish the significance of the predicted impactsf. Devise alternative solutions
Phase 3: Develop and Implement Strategies	<ol style="list-style-type: none">a. Identify and describe ways of addressing potential negative impactsb. Develop and implement ways of enhancing benefits of the proposalc. Develop strategies for communities to cope with changed. Develop and implement appropriate feedback mechanisms
Phase 4: Design and Implement Monitoring programs	<ol style="list-style-type: none">a. Develop a monitoring planb. Consider how adaptive management will be implemented to respond to changes over timec. Undertake an evaluation and periodic review

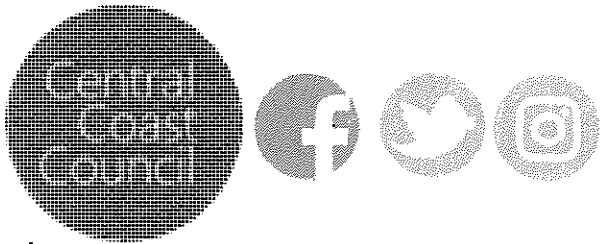
Table 2: Typical Report Content


Information	Details
Introduction/ Background	<ul style="list-style-type: none"> ○ Purpose of the CSIA ○ How the CSIA was prepared (methodology) ○ Qualifications and capability of person preparing the CSIA
Proposal description	Description of the proposed development, site and geographic location
Community Profile and Social Baseline	<p>Description and analysis of demographics including (but not limited to):</p> <ul style="list-style-type: none"> ○ Population growth and projections ○ Likely profile of the future population including age structure and Household type ○ Age structure ○ Family & household structure ○ Education, Employment and Labour Force Data ○ Income ○ Transport ○ SEIFA Index of Disadvantage ○ Crime Statistics ○ Local history and community values ○ Existing social infrastructure in the locality
Stakeholders	<p>Identification of key stakeholders affected by the proposal:</p> <ul style="list-style-type: none"> ○ Those that live nearby ○ Those that may be directly affected ○ Those who have an interest in the proposal
Community Consultation	<ul style="list-style-type: none"> ○ Description of types of community engagement methods that were undertaken and the issues raised ○ A summary of the key themes/ social impacts emerging from the engagement process ○ A list of groups and individuals consulted
Potential Social Impacts/ Changes	Identification of the potential social impacts and changes that require further consideration and assessment

Information	Details
Assessment of Social Impacts and Changes	<p>Evaluation and determination of the probable impact of the change, based on an assessment of the nature and scale of the impacts associated with the proposed development including:</p> <ul style="list-style-type: none"> ○ Whether the impact is positive or negative ○ The number and nature of people likely to be affected ○ Principles of social justice (equity, access, fairness, inter-generational impacts) ○ The extent to which the interests of the community as a whole are enhanced or sustained ○ The degree of change likely to arise as a result of the development relative to the existing circumstances, ○ The level of controversy anticipated, and ○ Whether or not the impacts would represent a good planning outcome ○ Whether the impact will be direct (caused by the development and occur at the time and place of the proposal) or indirect (caused by the development but occur later in time or over a wider geographical area) ○ The frequency of the impact i.e. temporary or re-occurring ○ The duration of the impact ○ The potential for cumulative impacts (the total impacts of multiple individual projects each of which may have a minimal impact but when combined have a much larger impact) ○ The significance of potential impacts ○ The geographical impact i.e. local or wider area ○ The overall impact considered
Mitigation Measures	<ul style="list-style-type: none"> ○ Description of the proposed mitigation strategies/ measures to manage the probable negative impacts and enhance any positive impacts ○ Development of monitoring and response plans (where relevant) ○ Community engagement strategies to inform the community regarding the proposed mitigation measures
Conclusion/ Recommendation	<p>Summary of the main findings and recommendations including consideration of:</p> <ul style="list-style-type: none"> ○ Key probable positives and negative impacts as a result of proposed development. ○ Whether positive social impacts outweigh negative impacts. ○ Whether negative impacts can be mitigated to acceptable levels ○ Whether positive impacts can be enhanced
References	<p>List of all references used in the report and any key references that informed the design of the SIA research</p>

Kind regards

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 Please consider the environment before printing this email

From: Andrew Biller [<mailto:Andrew.Biller@rpsgroup.com.au>]
Sent: Wednesday, 19 June 2019 3:32 PM
To: Ask
Subject: RE: 45 Mulloway Road Chain Valley Bay - Social Impact Assessment Query

Att: Jenny Mewing

Hi Jenny

RPS have been asked to prepare a Social Impact Assessment to support a proposal to rezone land at 45 Mulloway Road Chain Valley Bay (Lot 5 in DP 1228880) from E3 Environmental Management to RE2 Private Recreation.

I am just trying to establish if Council has a Social Planner I could talk with and/or what policy documents Council has re Social Impact Assessments that I should consider.

I would be grateful if you could let me know.

Kind Regards

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Appendix E

RPS SIA Capability Statement



SOCIAL IMPACT ASSESSMENT

RPS is a lead consultancy providing local solutions in planning, environment and development.

About RPS

With over 30 years of experience and a strong track record in the Hunter Region, RPS Newcastle provides a range of professional and technical services to the urban growth sector.

Our local multidisciplinary team collaborates to assist clients in the development of projects from concept to completion.

Our services include, but are not limited to, Planning, Project Management, Environment, Bushfire Planning, GIS and Social Impact Assessment (SIA).

Why choose us?

RPS undertakes thorough social impact assessments to assist the planning of a wide-range of development projects, small to large. Such projects include aged housing, caravan parks, child care, manufactured home estates, vertical villages and similar types of development.

RPS integrates assessment methodologies with stakeholder engagement to enhance effectiveness. We also undertake Crime Prevention through Environmental Design (CPTED) assessments when required.

Our SIA experience

- Cardiff Childcare including CPTED assessment
- Killingworth Local
- Environmental Study (LES)
- The Bay Resort, Anna Bay
- Speers Point LES
- Soldiers Point Aged Care
- Ballina Service Station CPTED
- Bulahdelah Planning Proposal
- Tomago Van Village
- Regis Aged Care
- Warners Bay Foreshore Plan of Management

Contact us

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