



Social Impact Assessment

Proposed development within the Town Centre Civic Precinct of the Warnervale Town Centre

TOWN PLANNING
AND URBAN DESIGN

Major Project Application No. 10_0195

Corner of Nikko Road and Hakone Road, Warnervale

for Fabcot Pty Ltd

June 2011

PROJECT NO: 210.065 SIA

ACN 100 209 265 / 90 100 209 265

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1. INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This is a Social Impact Assessment (SIA) report to assess the social impacts of the proposed commercial, retail and leisure development at the corner of Nikko Road and Hakone Road, Warnervale.

The development proposal has been assessed based on the characteristics of the site and locality, planning controls, the Environmental Assessment accompanying this report and the requirements of section 79C of the *Environmental Planning and Assessment Act 1979*.

As demonstrated in the Environmental Assessment (EA) and support information submitted to the Department of Planning and Infrastructure, the proposal will result in a development which exhibits a high level of amenity for future residents and customers, and is expected to result in positive economic and social outcomes for Wyong Local Government Area.

1.2 SITE LOCATION AND DESCRIPTION

The Warnervale Town Centre (WTC) land was declared a State Significant Site (SSS) and gazetted as such on 7 November 2008. The WTC is located in the northern portion of Wyong Shire Council (WSC) Local Government Area (LGA) and the east of the F3 freeway. The WTC straddles the main northern railway line which connects Sydney to Newcastle, and incorporates the land bounded by Sparks Road, Hiawatha Road and Hakone Road and a parcel of land on the western side of the rail corridor.

The proposal the subject of this Project Application is on an allotment that forms a parcel of land within the area declared as the SSS known as the WTC.

The site the subject of this Project Application is located at 262 Hakone Road, Warnervale and has an area of approximately 9.05 hectares, being the corner of Nikko Road and Hakone Road. Hakone Road is a 'no-through road', with the site the last property on the southern side of the Road. The intersection of Hakone Road and Hiawatha Road is some 390m west of the site.

The site is located some 3.5 kilometres west of Lake Haven, 10 kilometres north of Tuggerah-Wyong and 44 kilometres south of Newcastle. **Figure 1** indicates the site location.



Figure 1: Aerial Context of Site (Site defined by red outline) NTS
Source: Google Maps

1.3 THE EXISTING DEVELOPMENT

The subject site comprises of one allotment, identified as Lot 521 DP 594725. The site is largely vacant with a few remnants of past uses, including farm dams, entry driveway, part of a building and hard stand areas. The site has been largely cleared of vegetation with the exception being along the western and southern boundaries. There are also stands of trees in the northern portion of the site.

The central portion of the site has been modified with the installation of levelled pads and farm dams that were used by the former nursery. These pads generally comprise compacted gravel and are located at the central portion of the site. This is also the highest part of the site.

As a result of the pads, this part of the site's topography has been significantly modified with large areas of flat land. The area that comprised the nursery area is on a flat lower level that has been cut out of the hill (see Photograph 5). From this high point, the topography falls to the north, south and west, with a slight fall to the east.

There are also three farm dams on the site. Two of the dams are located just south of where the former nursery was located and are likely to have been used as part of the nursery activity, whilst the third is located in the south-eastern corner. The site also borders the northern rail line, which is located in a cutting along the western boundary.

The following series of photographs of the sites demonstrate the existing features:



Photograph 1: Entry into the site from Hakone Road



Photograph 2: Internal driveway from Hakone Road leading to the centre of the site



Photograph 3: View hard stand area looking east



Photograph 4: View lower level hard stand area looking north-west



Photograph 5: View east from lower level hard stand



Photograph 6: View west towards northern rail line from hard stand area



- Wyong Employment Zone (WEZ) is located 1km west of the site. The WEZ is located adjacent to the Sydney-Newcastle Freeway at the Sparks Road interchange and totals 744 hectares in size. It is bounded by Porters Creek Wetland to the south, bisected by Sparks Road and bordered by Hue Road to the west. The area includes the existing Warnervale Business Park and Warnervale Aerodrome. Of the 744 hectares of land, approximately 340 hectares are proposed for development, with the remainder identified and zoned for environmental conservation and water management purposes.
- Lake Haven is located approximately 3.5 kilometres to the east of the site. Lake Haven is identified as a Town Centre under the Central Coast Regional Strategy. The Town Centre includes the Lake have Shopping Centre, which comprises supermarkets, discount department store and other specialty shops. There are also several bulky goods retail outlets adjacent to the centre. Access to the Town Centre is via Lake Haven Drive, which is off the Pacific Highway.
- The Tuggerah-Wyong Centre is located approximately 10 kilometres south of the site. The Tuggerah-Wyong has been identified as a Major Centre in the Central Coast Regional Strategy. The Tuggerah-Wyong centre is proposed to develop as the Region's Major Centre and will include a variety of economic, employment, civic, residential, social and cultural roles for the northern half of the Central Coast and support the Gosford Regional City.

1.5 PROPOSED DEVELOPMENT

The WTC involves a number of parcels of land which are in various ownerships.

The following table has been reproduced from the State Significant Site study (SSS study) and summarises the ownership, size of each lot and amount of land each land holding occupies within the WTC.

Table 1: Summary of Ownership and Areas

Owner	Lot/DP	Area within SSS (ha)	% of SSS
Wyong Shire Council	1/376264, 54, 55, 56/7527, 4/7738, 51 & 52/561032, 1/375712 and 1/371647	24.31	20
Stannic Securities Pty Ltd (Yeramba Estates)	9, 10, 57 & 58/7738	19.41	16
Minister for Planning (Department of Planning)	1/357408	18.20	15
Individual/Private Landowners	56/663082, 59/7738, 60/7738	16.94	14
Landcom	1/700096, 2 & 3/7738	13.82	12
Fabcot (Woolworths)	521/594725	9.05	8



Owner	Lot/DP	Area within SSS (ha)	% of SSS
Trustees of the Roman Catholic Church	7 & 8/7738	7.76	7
RailCorp	Crown land	5.76	5
Roman Catholic Church	1/573234	4.05	3

The WTC will consist of a number of uses and this is reflected in the designation of zonings under the SSS declaration and precincts under the Warnervale Town centre Development Control Plan (WTCDCP).

The WTC when complete is described in the SSS study as consisting of a number of benefits arising from its social, economic and environmental characteristics, including:

- *providing a contribution towards the employment capacity target of 5,400 new jobs in the Wyong LGA to be accommodated by centres over the next 25 years;*
- *creating local job opportunities in the Region's key economic sectors such as retail, construction and service industries (health, community services and property and business services, cultural and recreational services, etc) by increasing the provision of self contained employment opportunities;*
- *provision of up to 1,700 dwellings to contribute to the housing stock required for the annual population growth of approximately 2,570 people per year over the next 25 years the population;*
- *provision of civic and community facilities such as an aquatic centre and a library;*
- *providing housing choice within close proximity to services and facilities, that reflect changing demographics and associated reductions in household size;*
- *concentrating employment and housing in areas that allows for efficient public transport servicing;*
- *provision of sustainable transport options (public transport, walking and cycling), healthier communities; and enabling people to carry out a number of activities in one location;*
- *providing access to a variety of open space and recreation opportunities and natural features in a manner that is consistent with the maintenance of ecological values; and*
- *providing a balance between future development and important conservation values.*

To enable the proposed development to be considered under Part 16 Warnervale Town Centre, Clause 6 of Schedule 3 of the *Major Developments SEPP* as a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies (Part 3A Project), the proposal has focused on the "retail premises" component of what is known as the Warnervale Town Centre.

Clause 6 of the *Major Development SEPP* states:

6 Part 3A projects

Development for the purposes of retail premises within the Warnervale Town Centre that has a capital investment value of more than \$20 million and a floor space area of more than 5,000 square metres.

A QS Certificate has been prepared by Rider Hunt Levit which indicates the capital investment value of the development exceeds \$20 million.



The proposed development involves utilising all of the land controlled by Fabcot. The Fabcot land overlaps part of the “Town Centre Civic Precinct” and “Town Centre Northern Precinct” identified under the WTCDP.

It is noted that the Fabcot site as shown in Figure 2.10 of the WTCDP is predominantly shown to include a “high street”, “civic square”, “mixed use centre” and “commuter car park”. Each of these items have been included in the proposed development.

The WTCDP indicates the location of a future aquatic centre, community facility, hill top park and the eastern end of “high street” are located on land controlled by Council.

The proposed development is illustrated in the drawings at Appendix B of the EA prepared by BN Group.

The proposal involves:

- New “Main Street” running east-west which will act as a link between the future railway station to the west of the site to edge of the “Hill Top Park” at the eastern boundary;
- A “Civic Square”;
- Site preparation and bulk earthworks for proposed new roads, infrastructure and buildings;
- Construction of proposed buildings which specifically seeks approval for usage as a retail premises - 27,040 square metres, along with ancillary commercial - 11,155 square metres, bulky goods 2,650 square metres and leisure-entertainment uses - 6,435 square metres;
- Use and fit-out within the proposed buildings for the purposes of a Big W Discount Department Store, service station and Woolworths Supermarket;
- Car parking for 1,949 spaces including commuter parking spaces;
- Loading dock facilities; and
- Infrastructure measures associated with the provision of road access, water, sewer, communications and energy to the proposed development.

The proposal does not seek the subdivision of the land.

1.5.1 Hours of Operation

The proposed retail development seeks trading hours of 7am to 10pm daily.

Deliveries to the retail development will occur between the hours of 6am and midnight daily.



1.5.2 Employment

The proposed retail development has been projected to likely employ an additional 1,249 persons inclusive of permanent full-time, part-time and casual staff.



2. SCOPE AND METHODOLOGY

This SIA considers the social impacts on the use of the Warnervale Town Centre on the Warnervale community.

A desktop study has been undertaken to define the community based on data for the Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality, and the Wyong Shire LGA generally.

Data has been gathered from publically available information sourced from a number of websites. The source material contains information from the following (but not limited to):

- The Wyong Shire Council webpages;
- The Australian Bureau of Statistics webpages;
- Forecast.id webpages;
- NSW Health webpages;
- Yellow pages webpages;
- Whereis webpages;
- The Department of Planning and Infrastructure (DoPI) webpages; and
- The 'Myschool' webpages.

3. PROFILE OF WOONGARRAH - WARNERVALE REMAINDER – CHARMHAVEN (PART) SUB AREA LOCALITY

The community to which this SIA considers is as identified as the Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality and the Warnervale – Wadalba SPD in the Forecast.id web pages. Woongarra - Warnervale remainder – Charmhaven (part) Sub Area “is bounded by the City of Lake Macquarie and Bushells Ridge Road in the north, the railway line, Spring Creek, Wallarah Creek and the Pacific Highway in the east, Sparks Road, Virginia Road, the railway line, the localities of Watanobbi and Wyong and the Sydney-Newcastle Freeway in the south and the Wyong River, Jiliby Jiliby Creek and Mandalong Road in the west. The Woongarra - Warnervale remainder - Charmhaven (part) Sub Area includes the localities of Alison, Bushells Ridge, Durren Durren, Halloran, Kiar, Wallarah and Woongarra, and part of the localities of Charmhaven, Dooralong, Jiliby and Warnervale”¹. **Figure 3** identifies the locality in relation to the entire Wyong Shire Local Government Area (LGA). See **Appendix A** for the document detailing this.

¹ Profile id. <http://profile.id.com.au/Default.aspx?id=254&pg=101&gid=330&type=enum>



The population of the Warnervale – Wadalba Social Planning District (SPD) at time of the 2006 Census was 10,910 persons. It is expected that this population will remain relatively constant, with an average annual increase of 4.73% to the year 2031. The projected population of Warnervale – Wadalba SPD is expected to increase by some 23,718 persons over this period of time. **Figure 4** shows the forecast population for the various localities in the Wyong Shire Council, including Warnervale – Wadalba SPD.



Wyong Shire Council's areas							Forecast year		Change between 2006 and 2031
Area name	2006	2011	2016	2021	2026	2031	number	Avg. annual % change	
Wyong Shire	142,686	150,338	162,856	175,264	187,624	200,015	57,329	1.36	
Gorokan SPD	19,049	19,765	20,629	21,809	22,875	23,422	4,373	0.83	
Northern Lakes SPD	14,687	14,672	15,271	16,153	16,660	17,459	2,772	0.69	
Ourimbah - Rural South SPD	4,413	4,418	4,473	4,637	4,811	4,933	520	0.45	
Rural West SPD	1,796	1,801	1,827	1,883	1,942	2,010	214	0.45	
San Remo - Budgewoi SPD	19,699	20,305	20,899	21,040	22,116	22,959	3,260	0.61	
Southern Lakes SPD	24,980	25,237	25,307	25,566	25,916	26,313	1,333	0.21	
The Entrance SPD	23,771	26,069	28,291	30,149	32,170	34,228	10,457	1.47	
Toukley SPD	9,113	9,388	9,656	10,234	11,406	12,721	3,608	1.34	
Warnervale - Wadalba SPD	10,910	13,620	20,783	27,164	31,517	34,627	23,717	4.73	
Wyong SPD	14,268	15,063	15,720	16,629	18,211	21,343	7,075	1.62	

Figure 4: Wyong Shire Council population forecast

Source: Forecast.id Population Summary webpages

Figure 5 illustrates the current and forecasted population by age structure whilst **Figure 6** illustrates the change in the forecasted age structure within the Warnervale – Wadalba SPD. According to these sources by the year 2031 it is expected that there will be a significant increase of young to middle age persons, that is young families, in comparison to the older population which is to increase gradually with time.

Forecast age structure, Warnervale - Wadalba SPD (Persons)		2006		2021		2031		Change
Age group		number	%	number	%	number	%	2006 to 2031
0-4 years		982	9.0	2,184	8.0	2,555	7.4	1,573
5-9 years		1,073	9.8	2,273	8.4	2,654	7.7	1,581
10-14 years		926	8.5	2,170	8.0	2,564	7.4	1,638
15-19 years		614	5.6	1,835	6.8	2,315	6.7	1,701
20-24 years		486	4.5	1,550	5.7	2,097	6.1	1,611
25-29 years		610	5.6	1,607	5.9	1,965	5.7	1,355
30-34 years		844	7.7	1,888	7.0	2,104	6.1	1,260
35-39 years		955	8.8	2,110	7.8	2,299	6.6	1,344
40-44 years		796	7.3	2,107	7.8	2,484	7.2	1,688
45-49 years		640	5.9	1,769	6.5	2,391	6.9	1,751
50-54 years		542	5.0	1,526	5.6	2,167	6.3	1,625
55-59 years		598	5.5	1,447	5.3	2,024	5.8	1,426
60-64 years		513	4.7	1,335	4.9	1,899	5.5	1,386
65-69 years		426	3.9	1,110	4.1	1,688	4.9	1,262
70-74 years		314	2.9	917	3.4	1,396	4.0	1,082
75-79 years		231	2.1	622	2.3	978	2.8	747
80-84 years		180	1.6	393	1.4	623	1.8	443
85 years and over		181	1.7	321	1.2	426	1.2	245
Total Persons		10,911	100.0	27,164	100.0	34,629	100.0	23,718

Figure 5: Current and forecast population by age – Warnervale – Wadalba SPD

Source: Forecast.id Population and Household Forecasts, Warnervale – Wadalba SPD

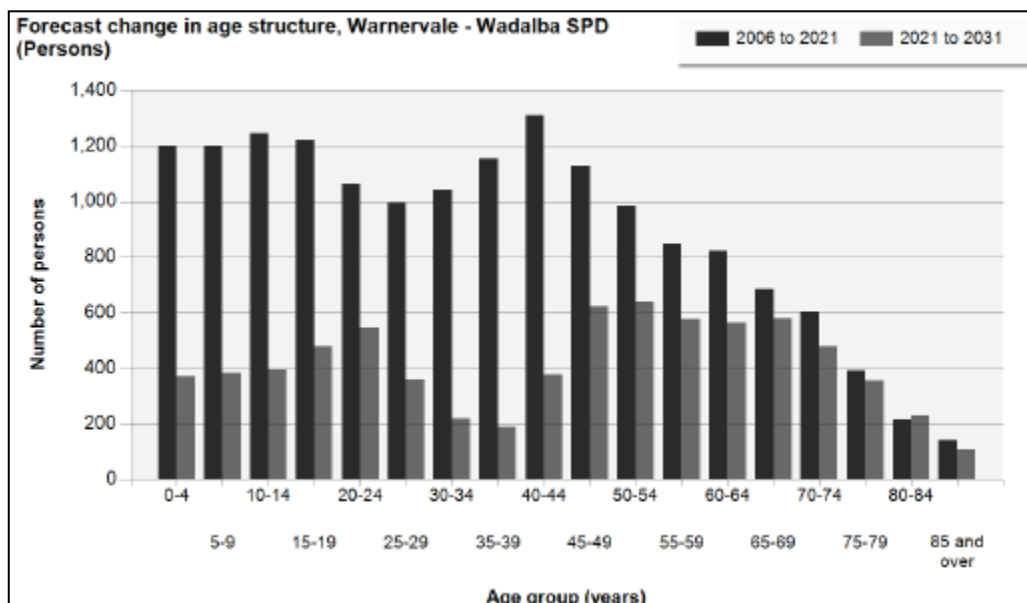


Figure 6: Forecast change in age structure, Warnervale – Wadalba SPD
 Source: Forecast.id Population and Household Forecasts, Warnervale – Wadalba SPD

3.1.1 Indigenous Profile

The proportion of Indigenous people living in the Woongarrah - Warnervale remainder – Charmhaven (part) Sub Area locality is lower than the LGA and NSW average. The Indigenous population of the locality at the time of the 2006 Census is 1.9%. The Indigenous population of NSW is 2.1%.

3.1.2 Ethnicity and English Proficiency

Country of Birth

Approximately 81.6% of residents of the Woongarrah - Warnervale remainder – Charmhaven (part) Sub Area locality are Australian born. There is a range of other countries in which the localities residents were born varies. Substantial populations from other countries include:

- United Kingdom: 5.4%
- New Zealand: 1.8%
- Philippines: 0.6%
- Malta 0.5%

English Proficiency

The census data collected for proficiency in spoken English is based on the people stated as being born overseas. As such it is assumed that the Australian born population is proficient in spoken English. Approximately 76.4% of the overseas born population of Woongarrah - Warnervale remainder – Charmhaven (part) Sub Area locality speaks English only, or well or very well.

3.2 EDUCATIONAL ATAINMENT



Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality have less persons whose highest level of educational attainment is Year 12 compared to the NSW average. Whilst the locality has a greater amount of persons whose highest level of educational attainment is year 10 or 11 than the NSW average. **Table 3** shows the level of school education obtained by the residents, in comparison the NSW average.

Table 3: Highest level of educational attainment

Suburb/locality	Year 12 (or equivalent)	Year 10 or 11 (or equivalent)	Did not complete Year 10 (or equivalent)
Woongarra - Warnervale remainder – Charmhaven (part) Sub Area	31.7%	44.8%	14.4%
NSW	42.4%	31.8%	14.6%

Source: Forecast.id, What are our qualifications, Woongarra - Warnervale remainder – Charmhaven (part) Sub Area

3.3 LABOUR FORCE AND UNEMPLOYMENT

3.3.1 Labour Force

At the time of the 2006 Census the Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality has 65.3% of the population in the labour force, which is greater than the NSW labour force participation which is 59%.

3.3.2 Unemployment

The Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality have a relatively low unemployment rate of 4.2% at the time of the 2006 Census in comparison to the NSW unemployment rate of 5.9% and the Wyong Shire unemployment rate of 8.3%.

The Warnervale locality at the time of the 2006 Census had an unemployment rate of 11.5% for young people aged 15-24 years, this is slightly lower than the Wyong Shire youth unemployment rate of 15.3%. The Warnervale population has the same unemployment rate for young people as NSW.

3.4 INCOME LEVELS

3.4.1 Individual Income

Residents in the Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality generally have a higher individual income than the NSW average. Approximately 38.6% of residents earn \$399 or less per week compared with 41.5% in NSW. Conversely, some 28.6% of residents in Gladesville earn \$800 or more per week compared to 26.2% for NSW. **Table 4** shows the spread of individual incomes in the Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality and NSW.



Table 4: Individual income profile

Income	Woongarra - Warnervale remainder – Charmhaven (part) Sub Area locality (%)	NSW (%)
Negative/nil	7	7.8
\$1-\$149	7.3	6.7
\$150-\$249	12.4	14.2
\$250-\$399	11.9	12.8
\$400-\$599	14.6	13.0
\$600-\$799	10.6	10.1
\$800-\$999	9.4	7.5
\$1,000-\$1,299	8.9	7.4
\$1,300-\$1,599	4.9	4.6
\$1,600-\$1,999	2.4	2.7
\$2,000 or more	3.0	4.0

Source: ABS (2006) Census of Population and Housing

3.5 MEDICAL AND HEALTH CARE FACILITIES

A desktop search has been performed to identify the health care facilities in the vicinity of the subject site and the surrounding areas, these have been identified in **Table 5**. A total of 14 health care facilities were identified excluding general practitioners that own their own practice. As can be seen there are a wide range of medical facilities.

Table 5: Health care facilities in the vicinity of the site

Health Care Facility	Address	Distance from the proposed development (Approx.)
Warnervale GP Super Clinic	115 Sparks Road, Warnervale	500 m
Kanwal Family Practice	Kanwal Medical Complex 654 Pacific Highway, Kanwal	3.5 km
Norah Head Family Doctors	Suite C-6 Kanwal Medical Complex 654 Pacific Highway, Kanwal	3.5 km
Wyong Hospital	Pacific Highway, Kanwal	3.5 km
Community Health Centre – Wyong Hospital	Wyong Hospital, Pacific Highway, Kanwal	3.5 km
Early Childhood Health Clinic – Lake Haven	Lake Haven Community Health Centre, Stratford Avenue, Lake Haven	4 km
Youth Health GP Clinic – Grafity Youth Centre	Gravity Youth Centre, Bannister Drive, Lake Haven	4 km
Wyong Community Health Centre	38A Pacific Highway, Wyong	7 km
Eleanor Duncan Aboriginal Health Centre	37 Alison Road, Wyong	7 km



Health Care Facility	Address	Distance from the proposed development (Approx.)
Early Childhood Health Clinic - Wyong	Wyong Central Health Services, Level 1, 38 A Pacific Highway, Wyong	7 km
Family Care Medical Centre	21 Church Street, Wyong	7 km
Toukley Community Health Centre	1a Hargraves Street, Toukley	8 km
Wyong Family Practice	C3/ 152-156 Pacific Highway, Tuggerah	8.5 km
Tuggerah Medical Centre	Shop 1071, Westfield Tuggerah	9 km

3.6 EDUCATIONAL ESTABLISHMENTS

A desktop search has been undertaken to locate the schools in the vicinity of the subject site and these are identified in **Table 6**. As can be seen there are a wide range of educational establishments.

Table 6: Schools in the vicinity of the site

School	Address	Distance from Proposed Development (Approx.)
MacKillop Catholic College	91 Sparks Road, Warnervale	1 km
Warnervale Public School	179-201 Warnervale Road, Hamlyn Terrace	2 km
Woongarrah Public School	63-73 Mataram Rd, Woongarrah	2 km
Lakes Grammar and Anglican School	Cnr Sparks Road and Albert Warner Drive, Warnervale	3 km
Wadalba Community School	Orchid Way, Wadalba	3.5 km
Kanwal Public School	Craigie Avenue, Kanwal	3.5 km
Gorokan High School	Goobarabah Avenue, Lake Haven	4.5 km
Gorokan Public School	Dudley Street, Gorokan	4.5 km
Tuggerawong Public School	Cadonia Road, Tuggerawong	5 km
Hope Town School	117 Pollock Avenue, Wyong	5.5 km
Tacoma Public School	Hillcrest Avenue, Tacoma	5.5 km
Wyong Public School	Cutler Drive, Wyong	6 km
Wyong Grove Public School	North Road, Wyong	6 km
Wyong High School	53 Alison Road, Wyong	6.5 km
Wyong Christian	Alison Road, Wyong	7 km



School	Address	Distance from Proposed Development (Approx.)
Community School		
St Cecilia's Primary School	Panonia Road, Wyong	7 km
Jilliby Public School	325 Jilliby Road, Wyong	8 km

3.7 OTHER SENSITIVE FACILITIES

Other sensitive uses considered include child care centres, aged care facilities and places of worship. The child care centres, aged care facilities and places of worship in the vicinity of the site are shown in **Table 7**, **Table 8** and **Table 9** respectively. As can be seen there are a wide range of facilities.

Table 7: Childcare centres in vicinity of the site

Child Care Centre	Address	Distance from Proposed Development (Approximate)
Kids Academy	13-17 Hiawatha Road, Woongarrah	1 km
Active Littlies Childcare Centre	12 Hiawatha Road, Woongarrah	1 km
Mataram Road Child Care Centre	75-85 Mataram Road, Woongarrah	2 km
NSW Family Day Care Association Inc	Shop 12/1022 Alison Road, Wyong	2 km
North Wyong Childcare Centre	27 Amsterdam Circuit, Wyong North	2 km
Warnervale Wallabies Pre-School	93b Hakone Road, Woongarrah	2 km
ABC Development Leaning Centre	75-85 Mataram Road, Woongarrah	2 km
ABC Warnervale	82-84 Mataram Road, Woongarrah	2 km
Juniors at Wadalba	1 Sage Close, Wadalba	3 km
Strawberry Patch Care and Learning Centre	Child Care Centre, 654 Pacific Highway, Kanwal	3.5 km
Kanwal Pre-School and Childrens Centre	1 Heritage Drive, Kanwal	3.5 km
Possum Magic Cottage	2 Heritage Drive, Kanwal	3.5 km
Super Kids Child Care Centre	2 The Grove, Watanobbi	4.5 km
Wyong Little Learners Childcare Centre	8a Amy Close, Wyong	4.5 km
Shining Star Pre-School - Gorokan	27 Cornwall Avenue, Gorokan	4.5 km
Gorokan Pre-School Inc	8-12 Balmoral Drive, Gorokan	4.5 km
Kid's Haven Preschool and Long Day Care Centre	80-82 Goobarabah Avenue, Lake Haven	4.5 km



Child Care Centre	Address	Distance from Proposed Development (Approximate)
Lakehaven Child Care Centre	50 Gorokan Road, Lake Haven	4.5 km
Toukley Pre-school Kindergarten	96 Evans Road, Toukley	4.5 km
Coast Kids Vacation Care – Wyong	Community Centre, 1 Harrington Close Watanobbi	5 km
Treelands Pre-School and Childrens Centre	43 Cutler Drive, Wyong	5 km
Koeala Pre-school Tuggerawong	192 Tuggerawong Road, Tuggerawong	5 km
Spotted Frog Kindergarten	26 Chelmsford, Gorokan	5 km
ABC Blue Haven Central	34-36 Colorado Drive, Blue Haven	5 km
ABC Tuggerah	2 Colony Close, Tuggerah	5.5 km
Child and Family Services Wyong Shire Inc.	62-64 Alison Road, Wyong	6.5 km
Wyong Pre-School Kindergarten Inc	9 Rose Street, Wyong	6.5 km
Warnervale Family and Community Centre	51 Sparks Road, Woongarrah	6.5 km
Wyong Shire Council Little Coast Kids Care and education	2 Hely Street, Wyong	6.5 km
IE Academy Excellence In Infant Education	62-64 Alison Road, Wyong	6.5 km
Northlakes Care and Education	Lot 2 Highview Avenue, San Remo	6.5 km
Small World Pre-School	6 Byron Street, Wyong	7 km
Bambini Pre-School – Buff Point	43 Moola Road, Buff Point	7 km
Karinya Care and Education	Heador Street, Toukley	8.5 km
Kids Korner Tuggerah Child Care	CC1 Westfield Shopping Town, Cobbs Road, Tuggerah	9 km
Wyee Child Care Centre	5 Collungara Street, Wyee	9 km
Kooloora Pre-School	Toukley Primary School, Kooloora, Toukley	9 km

Table 8: Aged care facilities in the vicinity of the site

Aged Care Facility	Address	Distance from Proposed Development (Approximate)
Anglican Care	171 Mataram Road, Woongarrah	1 km
Warnervale Gardens Hostel	Mataram Rd, Woongarrah NSW 2259	2 km
Uniting Care Central Coast - Starrett Lodge	35 Louisiana Rd, Hamlyn Terrace NSW 2259	2.5 km



Aged Care Facility	Address	Distance from Proposed Development (Approximate)
Uniting Care Central Coast - Nareen Warnervale	35-45 Louisiana Road, Hamlyn Terrace	3 km
Oasis Centre	207-209 Wallarah Road, Kanwal	3.5 km
Homeland Park	195 Johns Road, Wadalba	4 km
William Cape Gardens	40 Pearce Road, Kanwal	4 km
Lake Haven Masonic Village and Frank M Jeffree Hostel	Christopher Cres, Lake Haven NSW 2263	4 km
The Domain Principal Group, Glenmere Residential Aged Care Facility	100 Wahroonga Rd, Kanwal NSW 2259	4 km
Meander Village	18 Boyce Avenue, Wyong	6.5 km
Bethshan Ministries	83-85 Wyee Road Wyee, NSW	7.5 km
Norah Head Nursing Home	63 Palomar Parade, Toukley	8.5 km
Sandalwood Lodge	2 Kantara Road, Canton Beach	8.5 km
Lakefront Village	1 Village Way Canton Beach NSW 2263	9 km
A Silver Toppers	5 Pioneer avenue, Tuggerah	9.5 km
Lake Munmorah Residential Resort.	Saliena Avenue, Lake Munmorah NSW 2259	10 km

Table 9: Places of Worship in the vicinity of the site

Place of Worship	Address	Distance from Proposed Development (Approximate)
MacKillop Catholic Community - Warnervale	91 Sparks Road, Woongarra	1 km
Sparks Road Christian Church	51 Sparks Road, Warnervale	2 km
North Haven Christian Outreach Centre	Woongarra Public School, 63-73 Mataram Road, Woongarra	2 km
Uniting Church Warnervale	271-273 Warnervale Road, Hamlyn Terrace	2.5 km



Place of Worship	Address	Distance from Proposed Development (Approximate)
The Anglican Church of the Holy Spirit	274 Wallarah Road, Kanwal	3.5 km
Central Life Christian Church	Wadalba Community School, Orchid Way, Wadalba	4 km
Northern Lakes Evangelical Church	Gorokan High School Auditorium, Goobarabah	4 km
Church of Jesus Christ of Latter Day Saints – Kanwal	50 Pearce Road, Kanwal	4 km
Church Unlimited	162 Pacific Highway, Charmhaven	4 km
Lakes Baptist Church Gorokan	45a Marks Road, Gorokan	4.5 km
Jehovah's Witnesses	Jensens Road, Wyong North	5 km
Coastlands Christian Community Church	37-39 Manuka Parade, Gorokan	5.5 km
Central Coast Community Church	15 Hely Street and Anzac Avenue, Wyong	6 km
Wyee Seventh Day Adventist Church	4-6 Gorokan Wyee	6.5 km
Wyong Anglican Church St James	27 Byron Street, Wyong	7 km
Wyong Catholic Parish	St Cecilia's Catholic Church, 23 Byron Street, Wyong	7 km
Seventh-Day Adventist Church	3 Jennings Road, Wyong	7 km
Spiritual Church	4 Colblack Close, Tacoma	7 km
Al-Qohhar (Central Coast Islamic Society)	13a Howarth Street, Wyong	7 km
Christian City Church Tuggerah Inc.	127 Gavenlock Road, Tuggerah	7.5 km
Bethshan Community Church	70 Wyee Road, Wyee	7.5 km
Toukley Presbyterian Church St Davids	Corner Hargraces Street and Victoria Street, Toukley	8 km
Anglican Parish of Toukley/Budgewoi	27 Hammond Road, Toukley	8.5 km



3.8 CRIME STATISTICS

A Crime Prevention Through Environmental Design Report can be found at **Appendix I**.

3.9 SEIFA

The Socio-Economic Index for Areas ("SEIFA") scores for the Wyong Shire LGA were also reviewed as part of this Application. In some circumstances it is appropriate to review the SEIFA indicators for particular areas to ascertain if there is any higher degree of disadvantage in a particular area. The *Australian Bureau of Statistics SEIFA, Local Government Areas, Data Cube Only 2006* data reveals the following for the LGA:-

- the decile for the Index of Relative Socio-economic Disadvantage (IRSD) is 5;
- the decile for the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) is 5;
- the decile for the Index of Education and Occupation (IEO) is 3; and
- the decile for the Index of Economic Resources (IER) is 5.

A higher score of SEIFA (within the range of 1 to 10) indicates a more advantaged situation. Based on the above evidence the Wyong Shire LGA is relatively disadvantaged area as such the proposed development would contribute to the overall improvement of the locality by providing necessary facilities and services for the current and future population.



4. SOCIAL IMPLICATIONS OF THE PROPOSED DEVELOPMENT

4.1 OPERATIONAL AND DESIGN CONSIDERATIONS OF THE PROPOSED DEVELOPMENT

4.1.1 Employment

The proposed retail development has been projected to likely employ an additional 1,249 persons inclusive of permanent full-time, part-time and casual staff. It is expected that staff will be sourced from the local area.

4.1.2 Hours of Trade

The proposed uses within the retail component of the development will seek trading hours of 7am to 10am daily, with deliveries to occur between the hours of 6am and midnight daily.

4.1.3 Mitigation Measures Designed into the Proposal

The proposal seeks the inclusion of both internal and external areas of the proposed development to be monitored by CCTV. In addition, external lighting is proposed to illuminate the proposed development during the trading hours with security lighting outside trading hours. It is therefore unlikely that the amenity and security of properties in the immediate vicinity of the proposed development would be affected by customers of the proposed development or by those customers entering other properties or making physical contact with the occupiers of those properties.

Mitigation design measures are also detailed within the CPTED Report included at Appendix I of the EA.

4.2 CONTRIBUTION TO THE LOCAL COMMUNITY

The proposed development will make a positive contribution to the local community by providing infrastructure that will meet the needs and demands of the current and future population of the locality. The proposed development will provide the foundations of the Town Centre Civic Precinct within the Warnervale Town Centre which includes the town centre which will provide employment opportunities, entertainment and sporting facilities, all of which will have a beneficial flow on effect on the local community.

The proposed development will make a positive contribution to the local community via local employment opportunities both full time and part time jobs, as well as skilled staff for the construction works. Furthermore, businesses would provide staff with relevant education and training to build their knowledge of the business. As such, informed advice and knowledge is available on hand for the consumer, as well as increased knowledge and education for staff; thus having a positive contribution to the community.



The *Wyang Shire Community Plan 2008-2013* outlined that there was a lack of adequate infrastructure more specifically “*entertainment and cultural facilities*” and that there was a need for “*safe, affordable venues for young people to social and meet (formal and informal)*”. A cinema complex and gym have been included in the design of the proposed development to satisfy to these entertainment and social issues. These facilities will be designed to encourage social behaviour and activities in a safe environment.

Other issues that were raised in the *Wyang Shire Community Plan 2008-2013* included a need for an integrated public transport system so that they was less car dependency by the Wyong population as well as promoting social and economic hubs within the various localities. The proposed development is situated within the Warnervale Town Centre as such it is easily accessible by public transport including train or bus services. Therefore it should be easier for population travel home with their goods on public transport rather than using their cars. Social interactions and activity will be encouraged throughout the proposed development as the planned for the Warnervale Town Centre is sited within this development.

Finally a range of retail and commercial facilities will occupy the premises so that the demands of the current and future population can be met.

4.3 APPROPRIATENESS OF THE PROPOSAL

4.3.1 Population

According to the population forecast for the locality it is expected that there will be a significant increase of young to middle age persons, that is young families, as such there will be a greater demand for a range of commercial, retail and leisure services and facilities that cater to this market. It is considered that the proposed development caters to these needs as a range of retail, commercial and leisure opportunities will be provided for the current and future population.

4.3.2 Competition in the Market Place

The proposed development should encourage competition in the marketplace as alternative facilities and services will be provided in the Wyong Shire Region. Neighbouring localities such as Lake Haven, Tuggerah and Wyong should benefit from this competition within the market place. According to the Economic Needs Statement included at Appendix F of the EA. The subregional Lake Haven shopping centre, located around 4.5km to the east of the proposed WTC, is the main competitive facility within the total trade area. However Westfield Tuggerah, a regional shopping centre located 10km to the south-west of WTC, and anchored by a David Jones Department Store, Big W and Target discount department store, as well as a Coles, Woolworths and Aldi supermarkets is the major shopping destination in the region.”

Refer to the Economic Needs Statement included at Appendix F of the EA.



4.4 POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

4.4.1 Socio-Economic Impacts

This section aims to examine the potential socio-economic impacts of the proposed development on the local community of Warnervale and LGA.

As discussed in Section 2 of this report, it is noted that Warnervale population will increase as a result of the WTC. This population increase will need to have access to services and facilities, which the proposed development will provide.

Employment:

The proposed development will provide a consumer market and employment base of full time and part time/casual staff for the local persons and opportunities for start-up businesses within Warnervale and the wider WSC.

Contribution to the Local Community:

Contribution to the local community will be via employment opportunities for employees (full time and part time), as well as skilled persons required to assist with the proposed development.

Indirect spending into the local community and residents of the proposal and from the existing users of the retail and commercial services will assist with the continued growth and prosperity of local businesses.

Improving Amenity:

It is envisaged that the provision of new development to the locality and the nature of proposed lifestyle dwellings will create a positive impact to the area. This will be undertaken in the following ways:

- Residential population will be provided with opportunities for shopping and future housing choice and variety, inclusive of affordable housing options;
- Future users and residents can take advantage of improved services and facilities which will result from the proposed development; and
- Future users and residential population will provide surveillance in the area, which will curb any anti-social behaviour stemming.

Also necessary measures will be taken into consideration during the construction of the proposal to minimise any impact on the surrounding area and are likely to form part of any conditions imposed.



Public Safety:

To alleviate fears of public safety, the proponent proposes a number of measures to improve perceptions of safety and security. This matter has also been discussed in the CPTED Report at Appendix I of the EA.



5. CONCLUSION

This SIA has been prepared to accompany the Part 3A Project Application for proposed development as part of the Town centre Civic Precinct within the Warnervale Town centre, on land owned by Fabcot at the corner of Nikko Road and Hakone Road, Warnervale.

It is considered that the proposal will provide a high quality designed product for both the existing and future population of Warnervale, which currently does not have adequate access to town centre facilities.

No significant impacts have been envisaged to occur to the amenity of surrounding properties as a result of this SIA. As such, the proposal is appropriate to service the existing and future population of Warnervale.

On the basis of this SIA, it is considered that the Department of Planning and Infrastructure should have no objection to its development on the basis of any negative social impact.