

# Amended Social Impact Assessment



TOWN PLANNING  
AND URBAN DESIGN

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

### Major Project Application No. 10\_0195

### Corner of Nikko Road and Hakone Road, Warnervale

for Fabcot Pty Ltd

May 2012

PROJECT NO: 210.065 Amended SIA

[ACN 100 209 265 / 90 100 209 265](http://www.pgnsw.com.au)

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Photograph 8: View south down the site.



## 1. INTRODUCTION

### 1.1 PURPOSE OF THIS REPORT

This is an amended Social Impact Assessment (SIA) report to assess the social impacts of the proposed retail premises and ancillary infrastructure within the first stage of the Town Centre Civic Precinct within the Warnervale Town Centre (WTC), Warnervale.

The development proposal has been assessed based on the characteristics of the site and locality, planning controls, the Environmental Assessment (EA) already submitted to the Department of Planning and Infrastructure (DP&I), the Preferred Project Report (PPR) accompanying this SIA and the requirements of Section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act)..

As demonstrated in the PPR and supporting information submitted to the DP&I, 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 the Wyong Local Government Area (LGA).

### 1.2 SITE LOCATION AND DESCRIPTION

The 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) LGA, 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 PPR 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 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 strands 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 site demonstrates 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**



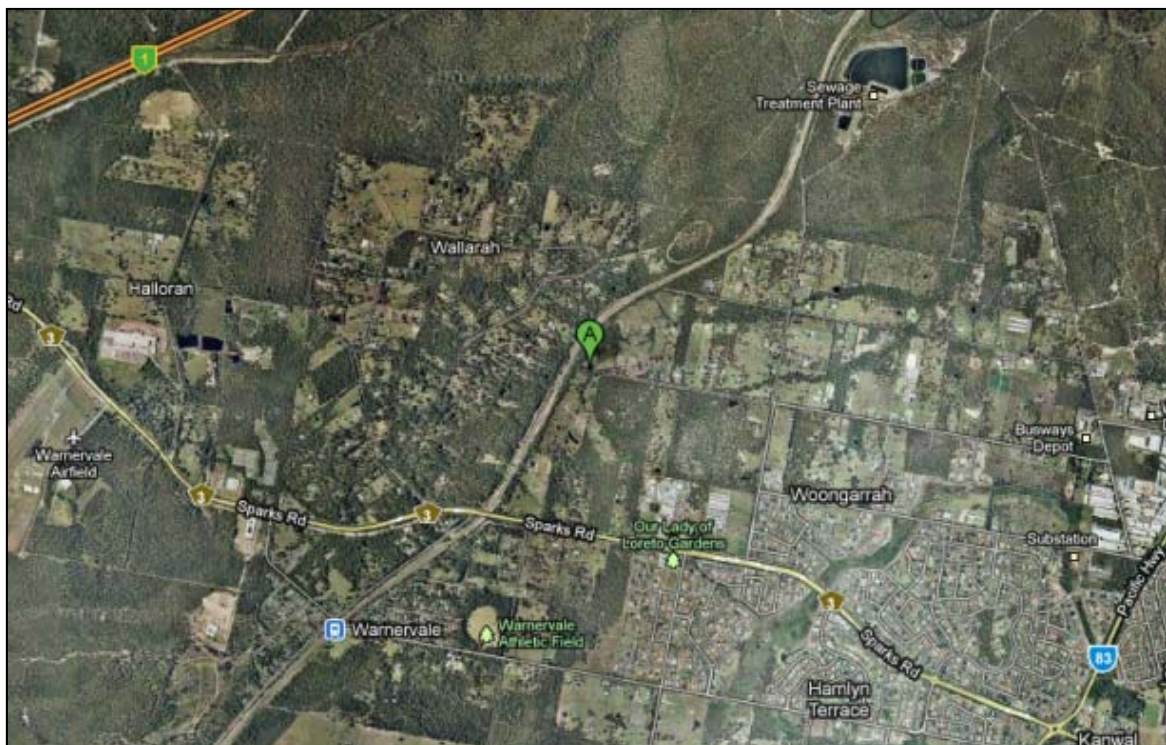
*Photograph 7: View of one of the farm dams*



*Photograph 8: View south down the site*

## 1.4 THE LOCAL CONTEXT

The site is located in Warnervale and forms part of the WTC which is recognised in the *Central Coast Regional Strategy (CCRS)* as a “new retail, commercial and community growth centre”. The Wyong Employment Zone (WEZ) and Warnervale Aerodrome are located approximately 1 kilometre west of the site. **Figure 2** demonstrates the location of the site relative to its surrounding suburbs.



**Figure 2: Ariel of the local context (the site is marked by the Green 'A')**  
*Source: Google Maps.*

The site is located in the WTC, which has been identified as an important future commercial, retail and residential development site.

Other localities in close proximity to the site include:





- The WEZ, which 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 CCRS. The Town Centre includes the Lake have Shopping Centre, which comprises supermarkets, discount department stores 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 Centre has been identified as a Major Centre in the CCRS. The Tuggerah-Wyong Centre is proposed to be developed 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 AMENDED DEVELOPMENT

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

The following table has been reproduced from the 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 (DP&I)	1/357408	18.20	15
Individual/Private Landowners	56/663082, 59/7738, 60/7738	16.94	14
Landcom	1/700096, 2 &	13.82	12



Owner	Lot/DP	Area within SSS (ha)	% of SSS
	3/7738		
Fabcot (Woolworths)	521/594725	9.05	8
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 (WTC DCP)*.

The WTC when complete is described in the SSS Study as bearing 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;*
- *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 amended development to be considered under Part 16 Warnervale Town Centre, Clause 6 of Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (Major Developments SEPP) as a project to which Part 3A of the *EP&A Act* applies, the proposal has focused on the "retail premises" component of the WTC.

Clause 6 of the Major Development SEPP states as follows:

**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 Quantity Surveyor's Certificate has been prepared by Rider Hunt Levit which indicates the capital investment value of the development exceeds \$20 million, a copy of which can be viewed at **Appendix D of the EA** already submitted to the DP&I,

The amended 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 WTC DCP.

It is noted that the Fabcot site as shown in Figure 2.10 of the WTC DCP is predominantly shown to include a "high street", "civic square", "mixed use centre" and "commuter car park". Each of these items has been included in the amended development.

The WTC DCP indicates the location of a future aquatic centre, community facility, hill top park and the eastern end of "high street" as being located on land controlled by Council.

The amended development is illustrated in the amended architectural drawings at **Appendix A of the PPR** 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. It should be noted that the proponent has agreed to dedicate "Main Street" to Council when complete;
- 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 of 22,945 square metres, along with:
  - ancillary commercial uses of 4,355 square metres; and
  - leisure-entertainment uses of 3,400 square metres;
- Use and fit-out within the proposed buildings for the purposes of a Big W Discount Department Store, and Woolworths Supermarket;
- Car parking for 1,625 spaces inclusive of an at-grade commuter car parking area for 201 cars;
- Loading dock facilities; and
- Infrastructure measures associated with the provision of road access, water, sewer, communications and energy to the amended 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 some additional 832 persons inclusive of permanent full-time, part-time and casual staff.



## 2. SCOPE AND METHODOLOGY

This amended SIA considers the social impacts on the use of the WTC on the Warnervale community.

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

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

- The WSC web pages;
- The Australian Bureau of Statistics web pages;
- Forecast.id web pages;
- NSW Health web pages;
- Yellow pages web pages;
- Whereis web pages;
- The DP&I web pages; and
- The 'Myschool' web pages.

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

The community which this SIA considers is identified as the *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality and the Warnervale – Wadalba Social Planning District (SPD) in the Forecast.id web pages. *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* is bounded by the City of Lake Macquarie and Bushells Ridge Road to 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, Jilliby Jilliby Creek and Mandalong Road in the west. *The Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* includes the localities of Alison, Bushells Ridge, Durren Durren, Halloran, Kiar, Wallarah and Woongarrah, and part of the localities of Charmhaven, Dooralong, Jilliby and Warnervale<sup>1</sup>. **Figure 3** identifies the locality in relation to the entire Wyong LGA.

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



**Figure 3: The Woongarra – Warnervale – remainder Charmhaven (part) locality (marked by the yellow star) in relation to the Wyong Shire LGA.**  
 Source: Wyong Shire Council, Profile id.

### 3.1 EXISTING AND FORECAST POPULATION

The population of the Warnervale – Wadalba SPD at the 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% through to the year 2031. The projected population of the 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 WSC, including the Warnervale – Wadalba SPD.



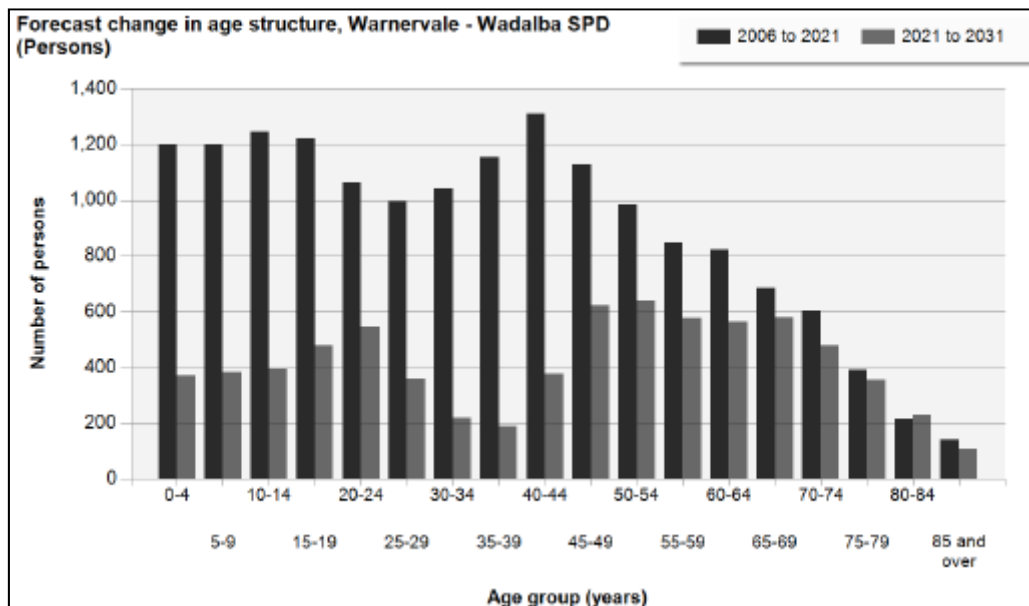
Wyong Shire Council's areas	Forecast year						Change between 2006 and 2031	
	2006	2011	2016	2021	2026	2031	number	Avg. annual % change
<b>Wyong Shire</b>	<b>142,686</b>	<b>150,338</b>	<b>162,856</b>	<b>175,264</b>	<b>187,624</b>	<b>200,015</b>	57,329	1.36
Gorokan SPD	19,049	19,765	20,629	21,809	22,875	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 web pages

Figure 5 illustrates the current and forecast population by age structure whilst Figure 6 illustrates the change in the forecast 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 (i.e. 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 2006 to 2031
	number	%	number	%	number	%	
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
<b>Total Persons</b>	<b>10,911</b>	<b>100.0</b>	<b>27,164</b>	<b>100.0</b>	<b>34,629</b>	<b>100.0</b>	<b>23,718</b>

**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 Wyong LGA and NSW average. The Indigenous population of the locality at the time of the 2006 Census was 1.9%. The Indigenous population of NSW at the same time was 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 were Australian born during the 2006 census. There was a range of other countries in which the localities' residents were born, with substantial populations from other countries including:

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

#### **English Proficiency**

The census data collected for proficiency in spoken English was based on people who identified themselves 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 the *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality spoke English only, or well or very well.





## 3.2 EDUCATIONAL ATTAINMENT

The *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality had fewer people whose highest level of educational attainment was Year 12 compared to the NSW average, whilst the locality had a greater amount of persons whose highest level of educational attainment is year 10 or 11 compared with the NSW average. **Table 3** shows the level of school education obtained by the *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality residents in comparison with 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)
<i>Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area</i>	31.7%	44.8%	14.4%
NSW	42.4%	31.8%	14.6%

**Source:** *Forecast.id, What are our qualifications, Woongarrah – 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 *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality had 65.3% of the population in the labour force, which was greater than the NSW labour force participation at 59%.

### 3.3.2 Unemployment

The *Woongarrah – Warnervale remainder – Charmhaven (part) Sub Area* locality had 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 LGA 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 between 15-24 years, which was slightly lower than the Wyong LGA youth unemployment rate of 15.3%. The Warnervale population had the same unemployment rate for young people as the NSW average.



### 3.4 INCOME LEVELS

#### 3.4.1 Individual Income

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

**Table 4: Individual income profile**

Income	Woongarrah – 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 healthcare facilities in the vicinity of the subject site and the surrounding areas; these have been identified in **Table 5**. A total of 14 healthcare 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 amended 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
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 Amended development (Approx.)
MacKillop Catholic College	91 Sparks Road, Warnervale	1 km
Warnervale Public School	179-201 Warnervale Road, Hamlyn Terrace	2 km
Woongarra Public School	63-73 Mataram Rd, Woongarra	2 km
Lakes Grammar an 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	Hillscrest 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 Community School	Alison Road, Wyong	7 km
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 Amended development (Approximate)
Kids Academy	13-17 Hiawatha Road, Woongarra	1 km
Active Littlies Childcare Centre	12 Hiawatha Road, Woongarra	1 km
Mataram Road Child Care Centre	75-85 Mataram Road, Woongarra	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, Woongarra	2 km
ABC Development Learning Centre	75-85 Mataram Road, Woongarra	2 km
ABC Warnervale	82-84 Mataram Road, Woongarra	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
Lakehaven Child Care Centre	50 Gorokan Road, Lake Haven	4.5 km



<b>Child Care Centre</b>	<b>Address</b>	<b>Distance from Amended development (Approximate)</b>
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, Woongarra	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
Wye Child Care Centre	5 Collungara Street, Wye	9 km
Kooloora Pre-School	Toukley Primary School, Kooloora, Toukley	9 km



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

<b>Aged Care Facility</b>	<b>Address</b>	<b>Distance from Amended development (Approximate)</b>
Anglican Care	171 Mataram Road, Woongarra	1 km
Warnervale Gardens Hostel	Mataram Rd, Woongarra NSW 2259	2 km
Uniting Care Central Coast - Starrett Lodge	35 Louisiana Rd, Hamlyn Terrace NSW 2259	2.5 km
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 Wye Road Wye, 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 Topers	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**

<b>Place of Worship</b>	<b>Address</b>	<b>Distance from Amended development (Approximate)</b>
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
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





Place of Worship	Address	Distance from Amended development (Approximate)
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

An amended Crime Prevention through Environmental Design (CPTED) Report can be found at **Appendix D of the PPR**.

### 3.9 SEIFA

The Socio-Economic Index for Areas (SEIFA) scores for the Wyong LGA were also reviewed as part of this proposal. 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 LGA is a relatively disadvantaged area, and as such the amended 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 AMENDED DEVELOPMENT**

### **4.1 OPERATIONAL AND DESIGN CONSIDERATIONS OF THE AMENDED DEVELOPMENT**

#### **4.1.1 Employment**

The proposed development has been projected to likely employ an additional 760 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 10pm 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 amended development to be monitored by CCTV. In addition, external lighting is proposed to illuminate the amended 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 amended development would be affected by customers of the amended 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 amended CPTED Report included at **Appendix D of the PPR**.

### **4.2 CONTRIBUTION TO THE LOCAL COMMUNITY**

The amended 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 amended development will provide the foundations of the Town Centre Civic Precinct with the construction of the WTC which will provide employment opportunities, and entertainment, all of which will have a beneficial flow on effect for the local community.

The amended development will make a positive contribution to the local community via local employment opportunities through 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 *Wyong Shire Community Plan 2008-2013* outlined that there was a lack of adequate infrastructure in the LGA, more specifically “*entertainment and cultural facilities*” and that there was a need for “*safe, affordable venues for young people to socialise and meet (formal and informal)*”. A cinema complex and gymnasium have been included in the design of the amended development to address these entertainment and social issues. These facilities will be designed to encourage acceptable social behaviour and activities in a safe environment.

Other issues that were raised in the *Wyong Shire Community Plan 2008-2013* included a need for an integrated public transport system so that there would be a reduced car dependency by the Wyong population as well as promoting social and economic hubs within the various localities. The amended development is situated within the WTC, and as such will be easily accessible by public transport including train and bus services. Therefore it should be easier for the population to travel home with their goods on public transport rather than using their cars. Social interactions and activities will be encouraged throughout the amended development as the WTC 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 AMENDED PROPOSAL**

#### **4.3.1 Population**

According to the population forecast for the locality it is expected that there will be a significant increase in residents in the young to middle age bracket (i.e. 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 amended 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 amended development should encourage competition in the marketplace as alternative facilities and services will be provided in the Wyong LGA. Neighbouring localities such as Lake Haven, Tuggerah and Wyong should benefit from this competition within the marketplace. According to the Economic Report included at **Appendix G of the PPR** 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 the Economic Needs Statement also states identifies that 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 Coles, Woolworths and Aldi supermarkets is the “major shopping destination in the region.”

Refer to the amended Economic Report included at **Appendix G of the PPR**.



## **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 amended development on the local community of Warnervale and the Wyong LGA.

As discussed in Section 3 of this report, it is noted that the Warnervale population will increase as a result of the proposed WTC development. This population increase will need to have access to services and facilities, which the amended development will provide.

#### ***Employment***

The amended development will provide a consumer market and employment base of full time and part time/casual staff for the local population 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 construction of the amended development.

Direct and indirect spending from the local community 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 in the locality and the nature of the envisaged lifestyle dwellings of the broader Warnervale area will have a positive impact on the proposed WTC development. This will occur in the following ways:

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

Additionally, necessary measures will be taken into consideration during the construction of the proposed development to minimise any impact on the surrounding area, with these measures likely to form part of imposed conditions.



## **Public Safety**

To alleviate fears associated with reduced public safety, the proponent proposes a number of measures to improve safety and security. This matter has also been discussed in the amended CPTED Report at **Appendix D of the PPR**.

## **4.5 WARNERVALE/WADALBA HUMAN SERVICES STRATEGY (2002)**

### **4.5.1 Introduction**

The Director General's Environmental Assessment Requirements (DGEARs) for the proposed development state that the SIA should provide an assessment that "identifies how the social outcomes for Warnervale/Wadalba, identified within the *Warnervale/Wadalba Human Services Strategy* and the requirements of the WTC DCP are addressed by the proposal".

*The Community Support and Human Services Strategy for Warnervale/Wadalba (the Strategy) is a strategic approach to planning for human services, addressing the perceived needs of residents across the urban release area of Warnervale/Wadalba. It identifies the social outcomes for the new community, the key issues likely to affect the quality of life of residents in the development area and sets the framework and processes for the delivery of human services and facilities to achieve the outcomes.*

*The Strategy was prepared by the Central Coast Regional Co-ordination Management Group and WSC, with its main aim to develop a planning framework to strengthen neighbourhood and community networks and to co-ordinate the planning and timely provision of human services to the Warnervale/Wadalba community.*

It is considered that the proposed development is consistent with the objectives of the Strategy, outlined below (the objectives relevant to the WTC development are bolded):

- *Develop a joint vision for sustainable communities;*
- ***Prevent social disadvantage through the intervention of activities to build social capital and through the early provision of services;***
- *Co-ordinate an integrated approach to the planning and provision of human services from the three tiers of government, non-government organisations and the community to support the Warnervale/Wadalba community;*
- ***Plan and establish services which will support the Warnervale/Wadalba community and which are commensurate with their needs;***
- *Ensure that effective management structures are in place for planning and monitoring the provision of human services;*
- *Ensure the timely provision of human services concurrently with population growth;*
- *Provide opportunities for government and non-government agencies to develop and implement innovative models of integrated service delivery;*
- *Facilitate strengthening neighbourhood and community networks in new release areas to enhance the quality of life for residents in Warnervale/Wadalba;*
- *Integrate the human services planning process with the urban planning, economic development and environmental protection processes; and*
- ***Promote just and equitable social structures aimed at reducing causes of social disadvantage.***



## 4.5.2 Social Outcomes

The social outcomes for the communities of the Warnervale/Wadalba area have been developed within a social capital/community building framework. The Strategy cites Bullen & Onyx (1998) by stating that its social outcomes “embrace the elements that define social capital” whilst taking into consideration the social context of the broader region.

### ***A Learning Community***

Although the proposed development shall be constructed within the Warnervale Town Centre Civic Precinct of the WTC, the proposed development as such will not be the primary provider of this social outcome in the context of the broader Warnervale locality. However it is considered that the proposed development is nonetheless consistent with this outcome and will provide some specific opportunities to develop a learning community, without precluding the broader region’s capacity to achieve this social outcome.

The Strategy states that this social outcome “refers to improved formal educational opportunities as reflected in increased school retention rates, participation in post-secondary education and increased linkages between education and meaningful employment opportunities” (p. 17). The proposed development shall provide approximately 760 employment opportunities for residents in the locality, as well as young people studying or training at secondary and tertiary institutions. The proposed development will also present further vocational opportunities in various careers associated with the retail, bulky goods, hospitality and leisure services that are to be provided.

### ***A Healthy Community***

The proposed development will provide diverse opportunities for the current and future communities of Warnervale to enjoy and overall sense of well-being in accordance with this social outcome. As well as access to clinical and community health services, the Strategy also notes the following social determinants of health which take account of the wider responsibility for creating opportunities for health which the proposed development facilitates:

- ***The importance of environmental considerations in urban planning, such as industry type and location;*** The designers of the proposed development have taken into consideration all environmental concerns when designing the WTC, inclusive of the DGRs issued by the DP&I. These architectural and urban planning considerations have shaped a proposed development which a healthy community.
- ***The inclusion of recreational facilities, such as cycling and walking paths;*** The proposed development has incorporated paths of travel for walking and cycling, with the Civic Square and Main Street particularly designed to meet this objective.



- **Employment opportunities to facilitate financial and social stability;** The proposed development has been identified as having the potential to provide for 760 jobs. Refer to the Economic Report at **Appendix G** of the PPR.
- **A rich diversity of opportunities to interact, including those provided by village-style shopping centres:** This criterion is linear with the active street frontages control of the WTC DCP. As such, this outcome has been taken into consideration at the design stage of the proposed development. The proposal incorporates a rich and diverse range of opportunities for customers to interact with embodied by the Civic Square, the Cinema Bar/Lounge, Civic Square Restaurants/Cafes and the Gymnasium.

It is therefore considered that the proposed development is consistent with the *Healthy Community* social outcome of the Strategy.

### ***A Prosperous Community***

The focus of this social outcome is to provide for a community that has a resilient economy with access to rewarding employment opportunities. The Strategy identifies that “sustainable enterprises must be created to form the foundation for a viable local economy” (p. 19). It is considered that the proposed development will promote access to a range of employment opportunities for the Warnervale/Wadalba area but also address how the issues associated with commuting can be ameliorated. The proposed development is not only located in the vicinity of public transport services and corridors (rail and bus), but will provide a commuter car park delineated from the retail car parking facility to alleviate parking volumes associated with commuters of the future railway station adjacent to the site.

### ***A Safe Community***

CPTED principles have been incorporated at the design stage of the proposed development. The focus of this social outcome is to provide a tolerant and safe community in which diversity is valued and encouraged. An amended CPTED Report has been prepared and submitted as part of the PPR. This can be viewed at **Appendix D** of the PPR.

It is considered that the proposed development is consistent with this social outcome as the design of a safe development was a key objective for the project.

### ***A Supportive Community***

Whilst it is noted that the proposed development shall be constructed within the Warnervale Town Centre Civic Precinct of the WTC, the proposed development as such will not be the primary provider of this social outcome in the context of the broader Warnervale locality. However it is considered that the proposed development is nonetheless consistent with this outcome and will provide for a development and services conducive to developing a supportive community, without precluding the broader region’s capacity to achieve this social outcome.





### ***A Community at Play***

The focus of this social outcome is to ensure that the development of the Warnervale/Wadalba locality provides opportunities to pursue a range of recreational and cultural activities. The Strategy notes the need for activities and facilities for young people to gather such as cafes, nightclubs and sporting facilities.

The proposed development includes the leisure and entertainment uses of a cinema complex, cinema bar/lounge and gymnasium. Additionally, the incorporation of restaurants and cafes along the Civic Square will add to the diversity of social settings. As such, it is considered that the proposed development provides for a variety of social, recreational and entertainment facilities as part of the proposed development, meeting the *Community at Play* social outcome of the Strategy.

### ***A Connected Community***

The focus of this social outcome is to ensure that the community is connected with the local neighbourhood district and region. The Strategy states that connected communities are those in which members feel a sense of engagement and belonging, and are characterised by dense interlocking networks of relationships between individuals and groups.

Connected communities are enhanced by the physical infrastructure necessary to facilitate social capital including a range of cultural, recreational, social support, educational and employment opportunities. It is considered that the proposed development is consistent in creating a connected community as the features such as affordable, reliable public transport, footpaths and small, localised shopping villages are provided in accordance with the Strategy's recommendations. Refer to **Appendix A of the PPR** for the amended architectural drawings submitted as part of the amended development.

As such, it is considered that the proposed development addresses in relation to the SIA, and additionally, it is considered that the proposed development addresses the social outcomes of the Strategy in relation to the Warnervale/Wadalba localities and will facilitate these outcomes.



## **5. CONCLUSION**

This amended SIA has been prepared to accompany the Part 3A Project Application for amended 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.

The SIA identifies that there will be no significant impacts on the amenity of surrounding properties as a result of this proposed development. As such, the proposal is appropriate to service the existing and future population of Warnervale.

On the basis of this amended SIA, it is considered that the DP&I should have no objection to the proposed development on the basis of any negative social impact.

