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## State Significant Development Catherine McAuley Catholic College Medowie

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## List of Abbreviations

ANEF	Australian Noise Exposure Forecast
CMCC	Catherine McAuley Catholic College (the College)
CSO	Catholic Schools Office
CSEP	Community and Stakeholder Engagement Plan
DGR	Director General Requirements
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A	Environmental Protection Authority
LGA	Local Government Area
MPA	Medowie Progress Association
SEARS	Secretary's Environmental Assessment Requirements
SIA	Social Impact Assessment
STEM	Science, Technology, Engineering, Mathematics

## Executive Summary

This Social Impact Assessment relies on primary research and engagement with local people and organisations, a review of the Secretary's Environmental Assessment Requirements (SEARS), a review of local planning and policy documents, assessment of the local character of the area through ABS data and visits to the Medowie school site and local area, the Environmental Impact Statement (EIS), the Catholic Schools Office's (CSO) planning and aspirations for the site.

### The Development

Catherine McAuley Catholic College (the College) will be a significant development of social infrastructure with an investment of in excess of \$50M.

The scale of the project includes an Early Learning Centre, 3-stream Primary School<sup>1</sup>, 7-stream High School (part 2 storey), Place of Worship and a residential duplex. The school will feature state of the art learning centres, including a library and recreation areas. Likely staging of the project will be:

- 3-stream Primary opening in 2023-24 with 200 students from start-up. 630 students when fully operational with 35 staff
- High school on startup (2020) with 1,190 students when fully operational by 2030 and 125 staff
- Early Learning Centre on startup (2020) with 124 community places and 25 staff
- Chapel (parish church) on startup with seating for 500 people
- Likely 5% of school population will be "special needs" students based on Diocesan data
- Likely 30% of school population non-Catholic based on Diocesan data

When fully operational by 2030, the profile of the College community will contain almost 2000 students (including early learners), 185 academic staff with additional support staff, and the capacity to cater for 500 people for special occasions, mostly on the weekends.

This will be a low fee Catholic College. In 2018 the full rate diocesan tuition fees<sup>2</sup> ranged from \$1,233 per annum for Kinder to Year 6 and up to \$2,559 per annum for Years 11 to 12. Family discounts and significant reductions for means-tested families in need are applied. There is an additional \$750 building levy per family that is pooled to contribute towards past, present and future costs for building projects across all existing and for new Catholic schools, and the acquisition of land for school purposes. There is a voluntary \$150 annual pastoral fee.

### Community Perceptions

The development of this College has been public knowledge for some time with significant signage on the site facing Medowie Road (cover photo), the main road in the Medowie town centre. There have also been media releases about the project and a local launch<sup>3</sup>. There is no community activism in opposition to this development. There has been long standing community lobbying to State government for a public high school in Medowie. The Minister for Education has been clear that with two high schools in nearby Raymond Terrace the demographics do not support the development of a public high school in Medowie. A public high school does not appear in the **Medowie Planning Strategy (2016)**<sup>4</sup>

Community engagement undertaken for this Social Impact Assessment found there to be widespread and

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<sup>1</sup> Note the application is for a 3-stream primary school whereas the intention is to create a 2-stream primary. This is to ensure that there is capacity in the future should the demand arise for a 3-stream primary school.

<sup>2</sup> <https://www.mn.catholic.edu.au/schools/school-fees/>

<sup>3</sup> <https://www.mn.catholic.edu.au/schools/region-map/north/catherine-mcauley-catholic-college/>

<sup>4</sup> Medowie Planning Strategy. 13 December 2016

strong support for a Catholic College on this site. Concerns were expressed around traffic management, particularly during construction. The community has expressed a desire for an environmentally sustainable project; during construction and operation.

Medowie Progress Association has offered a page on its website as a communication tool for the Catholic Education Office and this is included in the Community and Stakeholder Engagement Plan prepared as part of this SIA.

### **Demand for the Project**

Internal research undertaken by the Catholic Schools Office has demonstrated strong support for the College across a number of local communities including Nelson Bay, Medowie and Raymond Terrace. There has been ongoing local involvement in the planning for this project. Reducing student travel time for those attending school in Newcastle is a significant benefit of a Catholic College on this site.

This proposed development sits nearby two major economic and social drivers; namely the RAAF Base and the Williamstown Aerospace Centre which includes Newcastle Airport. Combined with the quantum of residential development detailed in the Medowie Planning Strategy and already evidently underway, the Catherine McAuley Catholic College is set to be a community asset, an economic contributor and a key piece of social infrastructure within a growth focused regional community.

### **SEARS**

The SEARS raised the issues of possible decanting activities and possible conflicts with the semi-rural surrounds of the site. No decanting activities will arise as a result of this development. Local input indicated that there is no sense of loss of character associated with this development and that the potential noise impacts of a school are insignificant in an area that is under the flight path for a military base and a regional airport. Site inspection found that the immediate neighbour on Medowie Road is an empty and somewhat degraded house and the immediate neighbour on Kingfisher Close is a lifestyle block with a dental surgery and buffer of trees between their block and proposed playing fields.

### **Social Benefits and Risks**

Neighbours offered strong support for this development. The manager at Pacific Dunes sees it as a benefit for their housing estate and their Golf Club. The RAAF is enthusiastic about partnering on STEM and Defence education initiatives. They see the College as an attractor for their personnel who are considering settling in the local area.

This SIA concludes that the proposed development will deliver a strong public benefit with very little, if any, social risk.

### **Potential Positive Impacts:**

- Expansion of the education choice within the Port Stephens LGA and particularly for communities in Medowie, Nelson Bay, Raymond Terrace and the Myall Lakes area.
- Provision of a high quality, low fee education option that is inclusive and widely recognised as highly competent in the education of special needs children.
- Provision of an education facility that specialises in STEM education and will equip local students with the knowledge and skill to take up opportunities in the neighbouring aerospace and engineering employment hub.
- An attractor for young families as residents of developing housing estates in the Medowie area.
- Provision of a community hub that draws together the diverse communities of Nelson Bay, Medowie, Williamstown, Raymond Terrace and the Myall Lakes area. Potential flow-on community building impacts and general enhancement of community cohesion.
- Community access to new and substantial community facilities out of school hours.

- Reduction in travel times for Port Stephens students currently travelling to Catholic schools in Maitland and Newcastle. Subsequent benefits of those students having more time to participate in local community cultural, sporting and recreational activities.
- Alleviation of enrollment pressure on land locked Catholic schools in the Newcastle area.
- \$54.7M construction costs leading to an initial multiplier impact of 486 jobs in the construction industry.
- Almost 2000 jobs arising from all multiplier effects, distributed throughout the economy.
- 150 academic staff (predominantly full-time jobs supported by casual positions).
- Several office and maintenance support staff positions.
- 25 jobs in the Early Learning Centre.
- Increase in local purchasing of office supplies, learning technology, canteen products, uniforms etc.
- Increased business for local services such as the Pacific Dunes restaurant and local shops in Medowie.

#### **Potential Negative Impacts:**

- Local disruption during construction; particularly along Medowie Road.
- Traffic congestion on Medowie Road and South Street intersection at school opening and closing times.
- Possible future conflicts between RAAF operations and a quiet learning environment (mitigated by appropriate building construction)

The risk of not proceeding with the development of this school is that Medowie will be limited to only one secondary option; namely Medowie Christian School. Students seeking a low fee Catholic education will still have to travel to Maitland and Newcastle daily and a gateway facility that draws diverse communities together will not eventuate.

#### **Recommended Mitigation Strategies**

As the major potential social impact associated with this development relates to construction and traffic impacts, the mitigations associated with those expert studies are recommended.

Further social impact mitigations recommended are:

1. Implement the Community and Stakeholder Engagement Plan and utilise the Medowie Progress Association's website as a communication tool. Publish the Catholic Education Office's enrollment policy and fee structure on the MPA page.
2. Schedule periodic briefings with the RAAF to discuss lighting and acoustics, and to develop education partnerships around STEM and Defence Education.
3. Commence discussions with neighbouring Agencies / organisations and Port Stephens Council about the possibility of partnering on a shared pathway / cycleway.
4. Consult with other education providers, the RAAF and local bus companies about staggered operating hours.

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# 1. Introduction

The Catholic Diocese of Maitland – Newcastle is planning to construct a new Catholic College at Medowie, on Medowie Road opposite Pacific Dunes Golf Course. This will be a low fee Catholic College. Fees are set each year by the Bishop. In 2018 the full rate diocesan tuition fees<sup>5</sup> are:

Kinder to Year 6:	\$1,233
Years 7 to 10:	\$1,698
Years 11 to 12:	\$2,559

Family discounts and significant reductions for means-tested families in need are applied. There is an additional \$750 building levy per family that is pooled to contribute towards past, present and future costs for building projects across all existing and for new Catholic schools, and the acquisition of land for school purposes. There is a voluntary \$150 annual pastoral fee.

The scale of the project includes an Early Learning Centre, 3-stream Primary School<sup>6</sup>, 7-stream High School (part 2 storey), Place of Worship and a residential duplex. The school will feature state of the art learning centres, including a library and recreation areas. Likely staging of the project will be:

- 3-stream Primary opening in 2023-24 with 200 students from start-up. 630 students when fully operational with 35 staff.
- High school on startup (2020) with 1,190 students when fully operational by 2030 and 125 staff
- Early Learning Centre on startup (2020) with 124 community places and 25 staff
- Chapel (parish church) on startup with seating for 500 people
- Likely 5% of school population will be “special needs” students based on Diocesan data
- Likely 30% of school population non-Catholic based on Diocesan data

When fully operational by 2030 the profile of the College community will look like this:

*Table 1 Estimated College Community Numbers*

Total number of children and students	Total Academic Staff (Teachers and Early Learning staff)	Admin / Maintenance Staff	Casual visitors / community use
1,944	185	20	500 – for special events, most likely on weekends  Smaller groups (up to 50) in after school hours (e.g. music classes, sports training, special groups).

As this is an investment in excess of \$50M, the approval pathway for the project is via State Significant Development to the Department of Planning and Environment.

<sup>5</sup> <https://www.mn.catholic.edu.au/schools/school-fees/>

<sup>6</sup> Note the application is for a 3-stream primary school whereas the intention is to create a 2-stream primary. This is to ensure that there is capacity in the future should the demand arise for a 3-stream primary school.

Research undertaken for the SIA has been considered in other expert reports. This SIA considers:

- a) The likely duration, extent, sensitivity and severity of potential social impacts.
- b) Social impacts associated with predicted environmental impacts (e.g. noise).
- c) Social impacts relating to the education needs of the local community.
- d) The social implications of the economic costs and benefits of the Project; including construction impacts.

### 1.1 About this Social Impact Assessment

As a State Significant Development (SSD) the proposal requires a Social Impact Assessment (SIA) as part of the Environmental Impact Statement (EIS). The SIA methodology is consistent with the recently released *"Social impact assessment - Draft guidelines for State significant mining, petroleum production and extractive industry development"*.<sup>7</sup> It is noted however that this proposal is not related to mining or the extractive industries and as the research found negligible levels of community concern about the project, the SIA methodology has been simplified during the scoping phase of the research.

This research has been prepared by a social impact expert. An overview of qualifications and experience of the author Ellen Davis-Meehan is at Appendix 1.

## 2. Methodology

The key methods utilised for this social research were consultation with local people, consideration of community inputs to date including the Catholic Schools Office (CSO) internal consultations, profiling of the local community and discussion with CSO representatives about the project and any possible mitigation strategies. The methodology consisted of the following components:

### Part A: Background Review, Inception Meeting, Issues Scoping and Engagement Methodology

1. Review available background information regarding the proposed development and any consultation undertaken to date.
2. Site inspection and assessment of the immediate area.
3. Scope and summarise critical social impact comments from Secretary's environmental assessment requirements (SEARS)<sup>8</sup> and preliminary conversations with key stakeholders. Determine geographic area of influence for impact analysis.
4. Conduct a stakeholder analysis and review any consultation to date; and prepare an engagement strategy for the SIA research that also provides a template for engagement once the project becomes operational. Identify key interviews or meetings that need to occur to complete the SIA.

### Part B: Analysis and Assessment of Impacts

5. Demographic analysis and review critical policies and plans so as to determine how this proposal will sit within the community and contribute to existing strategies from a social planning perspective.
6. Undertake consultation (via meeting and interview with key targets as identified in 4 above) in order to gather information necessary to determine the likely duration, extent, sensitivity and severity of potential social impacts. Focus on potential impacts on near

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<sup>7</sup> [http://www.planning.nsw.gov.au/Policy-and-Legislation/~/\\_media/8B6753256417468F80E11708762DA11D.ashx](http://www.planning.nsw.gov.au/Policy-and-Legislation/~/_media/8B6753256417468F80E11708762DA11D.ashx)

<sup>8</sup> NSW Department of Planning and Environment



neighbours as raised in the SEARS.

7. Review research undertaken to date, including the Key Insights 2016 research for the Catholic Schools Office and summarise key features of the buildings and education strategies that are likely to deliver a public benefit.
8. Undertake analysis that provides considered insight to the potential social impacts on the local and regional community, including:
  - a) The likely duration, extent, sensitivity and severity of potential social impacts.
  - b) Social impacts associated with predicted environmental impacts (e.g. noise).
  - c) Social impacts relating to the education needs of the local community.
  - d) The social implications of the economic costs and benefits of the Project; including construction impacts.
9. Develop appropriate measures, in consultation with the client, to avoid, minimise or mitigate potential negative social impacts and to enhance potential positive social impacts.
10. Provide a SIA Report that meets expected professional standards.

### 3. Community Profile and Baseline

Port Stephens is characterised by a combination of natural features, waterways and rural character; affordable housing; accessibility and its location in a significant Regional labour market, which offers a range of jobs in Port Stephens and the broader region. These factors have ensured that Port Stephens has experienced consistently high population growth over the last 15 years. Other population trends include: an ageing of the population with high growth rates of people aged 65 years and over and a small decrease in the 20-34 age group as people leave for higher education and for employment. Areas within the LGA differ in their population characteristics, with the Peninsulas attracting the older age groups (retirees). Port Stephens is a thriving community with great diversity.

#### 3.1 Location

Medowie is located in the geographical centre of Port Stephens LGA and is approximately:

- 15km from Raymond Terrace (major regional centre);
- 30km from Newcastle (regional city);
- 35km from Nelson Bay (specialised centre for tourism); and
- 5km from the RAAF Base Williamstown and Newcastle Airport (a major Defence facility, regional airport and employment hub). The proposed site is between the RAAF base and the Medowie town centre.

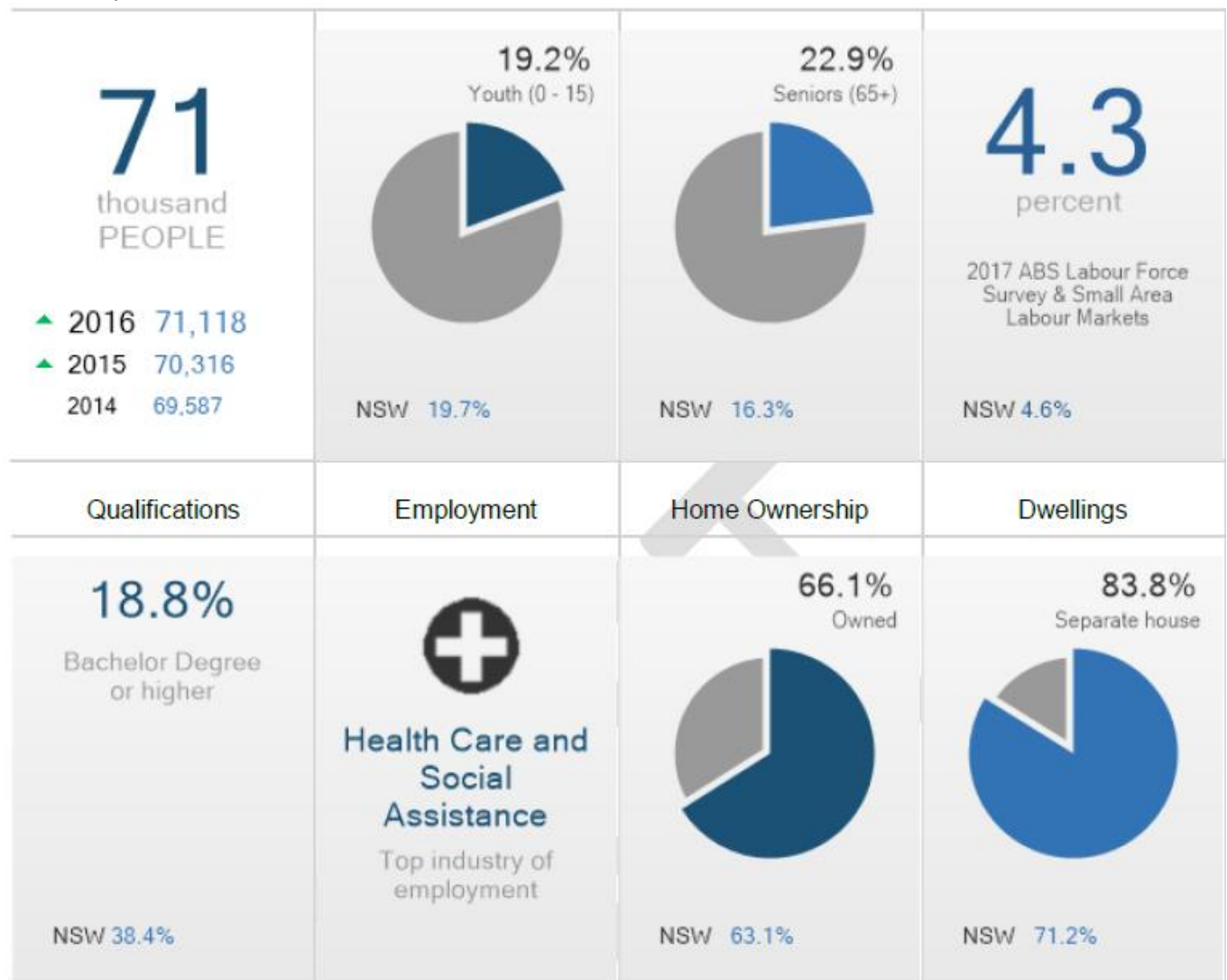
Medowie Road is the primary transport route and provides connections on to Newcastle, Raymond Terrace (and then further north to Myall Lakes via the Pacific Highway), Nelson Bay, RAAF Base Williamstown and Newcastle Airport.

Nearby Raymond Terrace is a Major Regional Centre and provides a range of regional level facilities, and government and commercial services for Medowie residents.

The focus for commercial activity within Medowie is the existing town centre in the vicinity of Ferodale Road and Peppertree Road. In recent years development has included a Woolworths and Coles as part of the shopping centre.

### 3.2 Demographics

The 2016 ABS Census data reveals the following characteristics of the Port Stephens Local Government Area (LGA) and the areas of particular concern within the LGA namely Medowie, Raymond Terrace and Nelson Bay:



#### 3.2.1 Trends – Population and Migration

The total number of people usually resident in Port Stephens in 2016 was 71,118<sup>98</sup>. This represents an increase of 8,986 people (14.46%) from the 2006 total of 62,132 people. Port Stephens LGA has a growing population with a higher percentage of Seniors (65+) than does NSW.

**Medowie** has a population of 9,562 people (Census 2016), up from 8,843 in 2011. 11.5% of the population are Seniors (65+); compared to 22.9% of the LGA. 7.9% of Medowie's population are 0-4years old (Early Learning Centre target age), 8.13% are 5-9years old (Kindergarten to Year 6 target age) and 14.63% are 10-19years old (representing upper Primary through to the end of Year 12 target age). This represents a higher population of the school age demographic than for the whole of the LGA (0-4: 5.54%, 5-9: 6.32% and 10-19: 12.04%). and 15.3% are Youth (1-15 years), compared to 19.2% for the LGA.

<sup>9</sup> ABS 2016 Census Data.

**Williamstown** has a much smaller population of 887 people with 22.32% of these being between the ages of 20-29years. This may be reflective of the presence of the RAAF base in Williamstown.

**Raymond Terrace** also has a higher percentage of young people than the whole of the LGA and similar percentages to Medowie within the target age for the College. The percentage of late primary aged young people through to teenagers is slightly less than Medowie (12.98%). Raymond Terrace however has stronger percentages in the child-bearing ages of 20-29years: 13.78% (Medowie: 10.61%).

**Nelson Bay**, and nearby suburbs such as Shoal Bay, Salamander Bay and Soldiers Point, show lower percentages of school aged children and this reflects the high proportion of retirees living in these areas. For example; 11.6% of Salamander Bay's population is 10-19years while 15.6% of the population is 70-79years. In Nelson Bay 9.9% is 10-19years with 16.75% 60-69years.

When considering in-migration to the Port Stephens area; 49.71% of the Port Stephens LGA lived at the same address in 2016 as they had in 2011. 35.85% had lived elsewhere in Australia in 2011. For Medowie; 36.52% had lived elsewhere in Australia in 2011 and for Nelson Bay the percentage was 41.5%, likely reflecting the in-migration of retirees.

When considering in-migration over the last 5 years; people are most likely to move to Port Stephens from the neighbouring Newcastle LGA.

### *3.2.2 Housing and Family Structure*

On Census night 2016 the predominant and almost exclusive housing type was occupied private dwellings. This is true for the LGA and for its suburbs. 98.55% of the Medowie population live in separate houses (83.83% for the LGA). Nelson Bay has a higher percentage of medium density housing at 23.23% of the housing stock occupied at Census 2016. This is reflective of retirement living and holiday accommodation. 33.33% of families in Port Stephens LGA in 2016 were couple families with children. In Medowie this is significantly higher with 51% of families being a couple family with children. Nelson Bay and Raymond Terrace closely match the entire LGA for couple families with children. Raymond Terrace has a significantly higher proportion of one parent families at 27.06% (compared to 13.36% for Medowie and the LGA).

### *3.2.3 Education and Employment*

2016 Census data indicate that 32.67% of Medowie residents are employed in full time work. A further 19.95% are employed in part time work. This compares with 27.92% (FT) and 17.54% (PT) for the entire Port Stephens LGA. 28.83% are not in the labour cohort (e.g. retirees or stay-at-home parents) and this is significantly less for the 40.37% out of the labour force across the LGA.

The dominant occupations of Medowie residents are; Technicians and Trade Workers (18.87%), followed by Professionals (15.38%) and Clerical and Administrative Workers (14.8%). This compares with 17.66%, 14.71% and 12.86% respectively for the LGA. Occupations in Medowie are broadly reflective of the entire LGA.

A significantly higher proportion of Medowie residents drive a car to work (33.85%) compared to the LGA (28.01%) and to NSW (26.11%). This aligns with the higher proportion of residents in full time or part time work and the limited public transport in the area.

In 2016 **40.65% of the Medowie population had completed Year 12** or equivalent of school. This is a higher percentage than the 34.17% for the entire LGA but significantly less than 52.13% for NSW.

In 2016 20.59% of the Medowie population were full time students compared to 16.48% for the LGA and 19.61% for NSW. Combined with other measures, it is apparent that there is no longer a traditional student, with many non-recent high school graduates, increasing number of parents studying part-time

and students juggling the demand of working part and full-time while studying.

A slightly lower proportion of the population in Medowie hold a Bachelor's Degree (13.41%) than residents across the LGA (13.77%) and across NSW (14.64%). A significantly higher percentage of Medowie residents hold Certificate Level qualifications (47.9%) than for NSW (29.67%). This is also true for the LGA (45.76%) and aligns with the predominance of technicians and trade workers.

#### 3.2.4 Measure of Relative Socio-economic Disadvantage (SEIFA)

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

**A SEIFA<sup>10</sup> low score** indicates relatively greater disadvantage in general. For example, an area could have a low score if there are (among other things):

1. Many households with low income, many people with no qualifications, or many people in low skill occupations.

**A SEIFA high score** indicates a relative lack of disadvantage in general. For example, an area may have a high score if there are (among other things):

- Few households with low incomes, few people with no qualifications, and few people in low skilled occupations.

**The SEIFA score for Medowie in 2011 was 1,049.** The area is relatively more advantaged than the entire LGA with a SEIFA score of 980 and, than Raymond Terrace with a SEIFA score of 904. The SEIFA score for Williamstown was 956 and for Nelson Bay, 986. In fact, the geographic area of Medowie exhibits a relative lack of disadvantage and is amongst the most advantaged areas in the LGA. It compares favourably to many areas in NSW.

## 4. Research Findings

Issues were first scoped by reviewing the SEARS and input from various agencies including Port Stephens Council. The scoping was augmented by informal conversations with local people and the Project team.

### 4.1 Summary of SEARS in relation to Social Impacts

The Secretary's Environmental Assessment Requirements contained the following in relation to the SIA:

*"Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed. Adjacent properties contain urban agriculture and horse agistment areas. The impacts of the school on these properties (noise, children playing nearby etc.) should be considered."*

Noise impacts are a matter for the Acoustic report; however, observations on site and interviews with local people and organisations have highlighted the following:

- There are no "decanting activities<sup>11</sup>" proposed and there will be no immediate school closures or significant movements of staff and facilities from other Catholic infrastructure to the new school. There will be a reduction in students travelling daily to Catholic secondary schools in the Newcastle

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<sup>10</sup> **Source:** Australian Bureau of Statistics, Socio-Economic Indexes for Areas, Cat. 2033.0.55.001 (2011 data was released on 28 March 2013. 2016 data is expected to be available in 2018).

<sup>11</sup> For the purpose of this SIA "decanting" is defined as the movement of facilities, personnel and students from existing Catholic Education infrastructure to the new College at Medowie. We have researched the possibility of other education facilities closing as a result of any decanting and have found the risk to be negligible.



area. These schools are land locked and under pressure from increasing demand. Reductions in travel times deliver a positive social impact for students in reducing fatigue and enabling better engagement with local school and community activities.

- There are several small “lifestyle lots” to the rear of the proposed College in Kingfisher Close and no significant farming of animals nearby the school. The nearest neighbour on Medowie Road is a dilapidated and unoccupied house. The nearest neighbour to the rear of the site (corner of Kingfisher Close and Blueberry Road), is a Dental Surgery on a small acreage. Immediately across Medowie Road in Pacific Dunes Golf Course. In discussions with local people, including neighbours, the common lay person view was that the noise from a school could in no way compare to the noise associated with the proximity to the RAAF Base and Newcastle Airport flightpaths. No concerns were expressed about loss of amenity or negative impacts on semi-rural land uses.



*Figure 1 Empty House immediately north of the site*



*Figure 2 Dental Surgery behind the site with tree buffer at rear*



*Figure 3 Market Garden Kingfisher Close; other side of Blueberry Road*



*Figure 4 View across proposed playing fields from the end of Kingfisher Close*



*Figure 5 Pacific Dunes Golf Course viewed from the site*



*Figure 6 Pacific Dunes Residential Estate*

Other environmental issues raised in the SEARS can have a social impact associated with them; the level of social impact is determined with consideration of assessments from other expert studies prepared for the EIS. The following Table summarises these issues raised in the SEARS and social impact research findings.

*Table 2 Social Impacts associated with issues identified in the SEARS*

Issue	Research Findings	Mitigation
<b>Decanting Activities</b>	No immediate decanting activities will occur. In <b>2024</b> when the CMCC Primary School opens there may be an impact on a small Catholic Primary School at Bulahdelah (current school population 42); but this is a possibility rather than a plan.	Nil
<b>Noise impacts associated with a school and children playing</b>	Not considered significant to local people and organisations. Very small scale when compared with aircraft noise.	Refer to Acoustic Report. Build good relationships with neighbours (see the Community and Stakeholder Engagement Plan).
<b>Economic Impacts</b>	<p>Significant during construction and operations delivering<sup>12</sup>:</p> <ul style="list-style-type: none"> <li>• \$54.7M construction costs leading to an initial multiplier impact of 486 jobs in the construction industry.</li> <li>• Almost 2000 jobs arising from all multiplier effects, distributed throughout the economy.</li> <li>• 160 academic staff (predominantly full-time jobs supported by casual positions)</li> <li>• Several office and maintenance support staff positions</li> <li>• 25 jobs in the Early Learning Centre</li> <li>• Increase in local purchasing of office supplies, learning technology, canteen products, uniforms etc.</li> <li>• Increased business for local services such as the Pacific Dunes restaurant and local shops in Medowie (Woolworths, Coles etc.)</li> </ul>	<p>This College is a significant benefit to the local and regional economy and builds on other significant investments at the RAAF base, at Newcastle Airport and surrounding aero-industry developments and on local residential land developments.</p> <p>There is a positive cumulative economic impact that does not need to be mitigated but enhanced through good communications with other developments and services.</p>

<sup>12</sup> While input-output tables are to be used with caution, the Australian Bureau of Statistics (ABS) says that for every \$1m spent on construction output (houses, non-residential buildings, etc.) in 1996-97, a possible \$2.9m in output would be generated in the economy as a whole, giving rise to 9 jobs in the construction industry (the initial employment effect), and 37 jobs in the economy as a whole from all effects.

<b>Community Use of the College</b>	<p>The stated intention of the Diocese of Maitland Newcastle is to create a community hub for the Catholic communities from Nelson Bay through to Medowie, Raymond Terrace and the Myall Lakes areas. It is also the stated intention to be a hub for the wider community through the provision of services and facilities. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• A community Early Learning Centre; approximately 124 places that are not prioritised for Catholics.</li> <li>• A 500-seat Chapel (parish church) and associated hall; available for worship, weddings, funerals and other significant events. Also available for hire and use by community groups outside of normal school operating hours.</li> <li>• Addition of sports / playing fields for inter-school and other community competitions. Unlikely for fields to be used after dark. Minimal impacts on surrounding community because of entrance and parking via Medowie Road.</li> </ul>	The CSO to promote community access policies through the MPA website.
<b>Landscape and visual impacts</b>	The presentation of the College to Medowie Road is important as a gateway feature to Medowie and will contribute to the sense of place within the community.	Balance needs to be struck between security and an open and welcoming presentation to the street. Refer to other expert studies.
<b>Public Transport, Pedestrian and Bicycle Networks</b>	<p>The site is not currently serviced by a bicycle path, but this would provide a positive social benefit to the community.</p> <p>School buses will meet demand. There is a public service that runs along Medowie Road. Refer to the Traffic expert study.</p>	Discuss with other developments (RAAF, Pacific Dunes, emerging residential estate etc.) the possibility of contributing to a local cycleway.
<b>Construction Impacts</b>	The local community is concerned about disruptions along Medowie Road during construction of the College. Refer to other expert studies (Traffic).	Brief the community on schedules and works through the MPA website.
<b>Sustainable Development</b>	The community have expressed an interest in sustainable development and the operation of the school in a way that minimises environmental impacts. Refer to the EIS.	Brief the community on sustainability initiatives through the MPA website.
<b>Aboriginal</b>	Recognition of local Aboriginal people in the	Address requirements

<b>Heritage</b>	<p>design and operation of the College has a positive social impact on the community and on students in the College.</p> <p>The Worimi people are being consulted and celebrated in the design of some aspects of the College. The Catholic Schools Office has an excellent track record (and specialist staff) in supporting and encouraging indigenous education and students.</p>	of the Aboriginal Heritage assessment.
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## 4.2 Consultation

Extensive engagement with local organisations and people underpins this research. Interviews occurred with key neighbours, local houses were letterboxed with a note about the SIA and inviting input (Kingfisher Close near neighbours), and a community meeting with the Medowie Progress Association was widely advertised and well attended. Internal research by the Catholic Schools Office was also considered.

### 4.2.1 Preliminary Catholic Education Office Consultation

The Catholic Schools Office has undertaken extensive research within its community on educational and community needs. The demand for a school in the Medowie area that would service from Nelson Bay through to the Myall Lakes was recognised in the Secondary Education Study undertaken in 2015-16 which made the following recommendation:

*“To build a co-educational, Years 7-12 secondary school at Medowie. The provision of a school in this area responds to a number of factors: there is no Catholic secondary school presence on the northern peninsula; in addition, there is enrolment pressure on the inner-city Newcastle Catholic schools which will be alleviated by the provision of this new school; furthermore, there is demographic growth in both the North Raymond Terrace and Medowie areas.”<sup>13</sup>*

In 2016 a large group of parents attended a CSO consultation in Nelson Bay (facilitated by Ellen Davis-Meehan), and identified the stresses on family life created by students having to travel to Newcastle for secondary schooling:

*“Increasing time pressures for travel cuts into family time and extra curricula activities. We need to instil a sense of local community within the Bay which we feel is lost when children travel to Newcastle; for example, with a secondary school in this area we get to strengthen local sports teams and develop a sense of pride for our young people in representing their own area. They are also able to build local friendships and support networks.”<sup>14</sup>*

The CSO also facilitates a **Project Implementation Committee** that has met regularly since 2016. The Committee comprises Diocesan and CSO personnel and community members resident within the catchment of the proposed College. The minutes of that Committee have been analysed for this research and it is evident that they have engaged extensively with the Catholic communities within the catchment area on both the development of the College and of the parish Church and associated community facilities. The Committee has been involved in all aspects of project design including educational outputs, school infrastructure design through to input to the selection of an inaugural Principal.

<sup>13</sup> <https://www.mn.catholic.edu.au/schools/secondary-education-study/recommendations/>

<sup>14</sup> Internal minute – Nelson Bay Parent consultation 2016.



#### 4.2.2 Medowie Progress Association Community Meeting

The local community was principally engaged through the Medowie Progress Association (MPA). After preliminary conversations with The Secretary, a letter about the Project and the SIA was sent to all members and a post made on their website<sup>15</sup>. The meeting was also promoted on the local community Facebook page. A presentation on the Project and discussion was advertised for the MPA meeting on February 26<sup>th</sup> 2018, at the Community Hall in Medowie. This meeting was attended by Ellen Davis-Meehan and Gerard Mowbray, Assistant Director of the Catholic Schools Office (CSO).



Figure 7 Well attended MPA meeting at the Medowie Community Hall

The meeting was generally very positive towards the Project and offered local insights and informed questions about potential challenges. The most discussed item was traffic management associated with construction and operation of the College. The comments are summarised below under key themes:

#### *Traffic Impacts*

- How close to the South Street intersection will the school entrance be? The current bus interchange along South Street is “a nightmare”. **Gerard Mowbray, CSO**: “We are working with the Government architect and RMS to get the safest solution. It looks like we will have 2 lanes each way with buses being able to turn into the school. We are likely to have traffic lights to enable safe crossing of students from Pacific Dunes Estate.”
- Line of site is an issue with the rise in the road on the Medowie side of South Street. May need warning lights on the other side like they do in Sydney. Or take the hill out.
- Medowie doesn’t have any traffic lights. Could you also consider a pedestrian overpass? It would work well with a two-lane round-about. (Some residents who use the South Street intersection think lights would improve access for them).
- Impacts during construction are of particular concern – the RAAF development has been very disruptive. Can you get the roads built first?
- Be aware that logging trucks now come via Medowie.
- Please consider the potential traffic increase from new operations at the RAAF base.
- Coordinate road works with other developments coming on-line; for example, the Bower Development.

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<sup>15</sup> <https://medowie.nsw.au/catholic-college.html>

- **BIKE PATH:** We would love to see a bike path from the RAAF Base to Medowie. It's not a Council priority but it would be great if Medowie students could ride to this school safely. Could you consider a partnership with other developers along this road and make a contribution to a bike path (new retirement village, housing estates, RAAF Base).
- **BUSES:** Would you negotiate staggered time starts for buses as is the current practice? Needs coordination across services. Pay particular attention to bus drop off zones. It doesn't work well at Medowie Christian School.
- **CAR DROP-OFFS:** Really need an easy "drop and go" facility; particularly for families with Special Needs children.
- **The Port Stephens Strategy** has a rail corridor along Medowie Road. Previously there have been "Communication Corridors". Cynicism about rail infrastructure ever being developed in the area.

### *Staging and Enrolments*

Questions arose about the staging of the development; more from the point of view of families wanting to understand when their children could enroll. Open discussion with Gerard Mowbray outlining the CSO's experience with schools it has developed in other areas and the intention to have a Year 7 cohort commencing in 2020.

- Will there be demountables at first? Answer: "That is not the intention, but it has happened briefly on other sites because of delays; so, it may well happen at the outset in Medowie but only temporarily. Permanent structures will operate from year one". (Gerard Mowbray CSO)
- What is the enrolment policy? Will Catholics be able to get in first even if their children are currently at non-Catholic Schools? Has the CSO noticed the boom in enrolments at local Catholic Primary Schools (St Michael's and St Brigid's) as parents prepare to have their children prioritised for enrolment in Catherine McAuley College? Answer: *"We do have an enrolment policy<sup>16</sup> but we anticipate enough places for everyone who wants to access the school to be able to enroll. Should demand exceed capacity the Diocesan Enrolment Policy will operate. We think it will be a 2-stream Primary, but we are planning for the maximum capacity of a 3-stream so that we aren't caught out should demand exceed our plans"*. (Gerard Mowbray CSO)
- Will there be Special Needs enrolments? There is a high demand. Answer: "Yes Special Needs is seen as one of our strengths. Our current proportion of special needs students is about 5% and that is likely to continue". (Gerard Mowbray CSO)

### *Community Involvement*

- What are the opportunities for community involvement – will this be a place that everyone can use? Answer: "Yes. We are hoping to build a community hub for diverse communities from Nelson Bay, Medowie, Raymond Terrace and through to the Myall Lakes area. There will be a parish church (chapel), and a community hall. We hope the community facilities will be used; including the sporting fields. This development will be primarily an education facility, but we are hoping that all parts of the community, not just Catholics, are able to use it somehow." (Gerard Mowbray CSO)
- Medowie is desperate for a high school. Some will like that this is a Catholic School, others won't.

### *Visual Impacts and Crime Risk*

- What will the profile be from the street? How high are the buildings? What will we be able to see from across the road? Answer: *"We are only intending to build to 2 storey. When the final plans are available we can give them to you for the MPA website"*. (Gerard Mowbray CSO)
- Will there be a big black security fence? Don't really like the look of that but there is a lot of issues down there will hooligans doing wheelies. You are going to have to have security. Answer: *"We were considering having no fencing and a quite open, landscaped profile to the road. However, we will take this advice on notice and I will need to think more about security at our development meetings"*.

<sup>16</sup> [https://www.mn.catholic.edu.au/media/2706/enrolment\\_policy.pdf](https://www.mn.catholic.edu.au/media/2706/enrolment_policy.pdf)

(Gerard Mowbray)

- Security issues are worse in that area when it rains. Hooligans like doing donuts in the mud.

#### *Environmental and Communication Impacts*

- **MOSQUITOES:** This area has a huge mosquito problem. You are going to have to plan for that – open doorways might look good, but everything will need to be screened.
- **DRAINAGE PROBLEMS:** We hope the EIS considers the impact of the school on the rest of the community re flooding and drainage. Will you be retaining water on-site? The Campvale Drain is often a problem – see data of the 1 in 100-year flood.
- **BUSHFIRE RISK:** This should be carefully considered in this area.
- **INTERNET AND MOBILE PHONE:** Coverage is not good around the golf course. “Mobile reception is woeful”. You may be getting NBN, but it may not be that great!
- We understand that there are no slots left in the local telephone exchange.
- **NOISE:** Ask the RAAF for LAX Maps – what they have supplied is averages. You need to know the maximum noise generated by the RAAF and plan accordingly. We have been asking for these maps for 5 years.
- **SUSTAINABILITY:** Will the school be designed on sustainable principles? That is important: solar power, use of tank water, materials used, insulation, recycling etc. Answer: “Yes, we are incorporating sustainability principles”. (Gerard Mowbray CSO)

There was an hour of discussion about the College at this meeting. The MPA offered a self-managed page on their website for on-going communication from the CSO to the community. This has been included as a communication tool in the Stakeholder Engagement Plan.

#### *4.2.3 Consultation with the RAAF*

On February 26<sup>th</sup> Ellen Davis-Meehan met with Group Captain Peter Cluff, Senior Australian Defence Force Officer at Williamstown. The discussion of the proposed Catherine McAuley Catholic College covered potential benefits and partnerships between the RAAF and The College, consideration of protection of RAAF operating conditions with minimal impacts on a learning environment, and general discussion about RAAF projects, personnel and their education needs.

The tone of this engagement was very positive with Group Captain Cluff identifying many potential benefits of a Catholic College in this location. It would be a development that they would enthusiastically welcome.

It is very important to the RAAF that the acoustic design of buildings and lighting considerations are of a quality that will not lead to future clashes in operations between the RAAF base and the College. While they have a “Fly Neighbourly Policy”, the skills of their pilots are highly perishable, and they need to be practising all the time. This site is outside the acoustic contours indicated in the 2025 Australian Noise Exposure Forecast (ANEF) Map (refer to Acoustic Report), however consultation with the RAAF is desirable throughout the design process.

Key points arising from the RAAF consultation are:

#### *Education Outcomes*

- The RAAF would be very interested in partnering with the school on STEM initiatives<sup>17</sup>. There are several new developments<sup>18</sup> at the base that are prime drivers of STEM including:
  - Systems Program Office
  - Communications and Surveillance

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<sup>17</sup> STEM: Science, Technology, Engineering, Mathematics.

<sup>18</sup> <http://www.defence.gov.au/id/Air6000/WilliamstownWorks.asp>

- F-35A Operational Precinct
- Hornets
- The RAAF also partners with schools on Defence Education and ceremonies such as ANZAC Day.
- People will move to Medowie just to access a good Catholic school.
- We used to have a highly transient work force, however that is less the case now. Our people are likely to stay in the one location for 10 years. So, while a RAAF liaison office in schools is useful, our challenge is not so much frequently moving students. Defence notifications (of postings) come out in June but school places are allocated in May. Assistance with this would be welcome.
- International studies on the impact of noise on the learning environment has led Air Force to close our childcare facilities on the base as noise is suspected to be detrimental to the learning environment. We have also found ample availability of childcare places in the local community.
- We may also be looking for community facilities where people can come with children; for example. A “Mother’s Group”. We currently rent something in Medowie but may be interested in access to a space for 2 half days per week. This would be during school hours and may not be possible – but we are interested in broader community partnerships around families and children.

#### *Defence Housing*

- We spread our personnel around the community and we like to have them in new housing. We are currently opening a new Defence Housing development in Thornton<sup>19</sup> (neighbouring LGA) and it is 90% complete.
- There is no family housing on the Base. We have about 80 singles on the Base, but we are moving them out into the community.

#### *Noise and Lighting*

- The site is outside the ANEF Map contours, but we would still stress the following:
  - The importance of special acoustic treatments for the learning environment
  - Limitations on building heights (see the Port Stephens Council Development Control Plan)
  - Lighting – any plan to light the school grounds, particularly the kind of lighting required for sporting fields at night, would need to take into consideration night time flying activities. The key is consultation with the RAAF before proceeding.

#### *Traffic*

- The RAAF is undertaking significant works to create a new North Gate entrance to the Base. This causes traffic disruption, but it will be finished by the end of the year. Eventually we will have traffic lights at the entrance.
- The RAAF currently has 1500 contractors on the Base in addition to the 3500 Military and public servants – this adds to traffic volumes and to local economic activity. Shifts are staggered to make road use less congested.
- A separate access road for the Catholic College would be desirable thereby reducing possible congestion on Medowie Rd.
- The RAAF tries to support flexible work practices that allow parents to drop children at school on their way to work and pick them up at on the way home. This College will be attractive for our personnel who live in neighbouring LGAs; they will be able to drop off their children on the way to work. Safe “drop zones” will be needed.
- Looking to the future; by 2025 we may well be using driverless cars and the demand for parking and other facilities current considered necessary may be obsolete.

#### *Community Links*

- The RAAF hosts or participates in a number of community groups and forums:
  - Williamstown Advisory Group (hosted by RAAF, deals with lower level issues)

<sup>19</sup> <https://www.dha.gov.au/development/residential/wirraway>

- Williamstown Consultative Forum (Hosted by Council and includes all levels of government. Deals with strategic and planning issues)
- Salt Ash Community Group (Hosted by RAAF and focused on noise issues)

#### *General Comments*

- Newcastle Airport is a Military Base.
- The surrounding area and the area between here and the proposed College is predominantly scrub. There are some lifestyle blocks to the rear of the development but very few agricultural uses. The growth seems to be in housing estates. We work with the community to minimise noise impacts. However, the noise from our flying and firing range activities would exceed any noise likely to be generated by a school.
- The bottom line is that the RAAF is very keen to support this development of a Catholic College for Medowie. We see benefits for our personnel and the wider community and we hope to be able to partner with the College where possible.

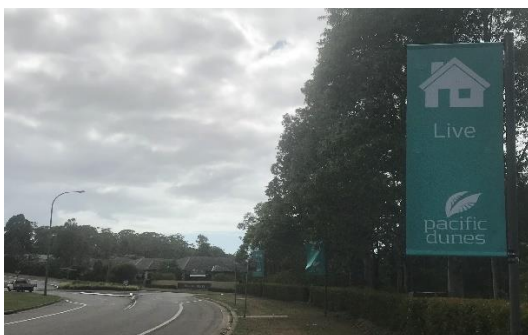


*Figure 8 The Airforce has priority at the Airport and personnel with highly perishable skills who need to fly often.*

#### *4.2.4 Consultation with Pacific Dunes Golf Course Management*

An information sheet was prepared for Pacific Dunes owners and management (Appendix 2. This template was tailored and sent to several stakeholders). The on-site manager was interviewed. Pacific Dunes is a Golf Course with Club facility, including restaurant, and a significant residential development that is immediately opposite the proposed College site on Medowie Road. Key points made:

- Very keen to do whatever they can to support the development of the school on this site.
- There will be ample opportunities for the school to utilise the golf course.
- This College will be an excellent asset for families in the Pacific Dunes residential estate.
- Need to make sure there is proper traffic management at the entrance to the school and that students can cross safely from the Golf Club and the housing estate, to the school.



*Figure 9 Golf Course and Residential Estate*



### 4.3 Alignment with Social Plans and Policies

In terms of social planning the most important document that relates to this proposal is Port Stephens Council's **Medowie Planning Strategy (2016)**<sup>20</sup>. The Medowie Planning Strategy (the Strategy) provides local direction for land use planning and sustainable growth over the next 20 years. It follows the identification of Medowie as a growth area in the Port Stephens Planning Strategy and the Hunter Regional Plan. The Strategy is guided by the following vision:

*"Medowie is a place of tall trees besides the waters of Grahamstown Dam with a rural residential character, with a plan to accommodate and coordinate future growth with quality community and recreation facilities, good transport infrastructure, and involves the community in its implementation."*<sup>21</sup>

In the Strategy, land is identified to accommodate 2,400 new dwellings in residential release areas and additional 180 in rural residential release areas. **The population of Medowie in 2016 was 10,300 people; population is predicted to increase by 7,200 people to a total of 17,500 people by the year 2036 (at maximum growth).** Key existing and proposed community and recreation facilities are the Medowie Community Centre; Ferodale Park Sports Complex; a town centre library facility; town square; new public toilets; and a town lake.

There has been significant community lobbying over many years for a public high school for Medowie. However, with two State high schools at Raymond Terrace, the Department of Education will not commit to building a new school in this catchment. In 2017 The Herald reported that questions to the minister's office about the prospect of a new school in Medowie were answered by a department spokesman, who said that, based on investigations completed after the 2011 election, there was no need for the school:

*"The department's investigation concluded that Irrawang and Hunter River High Schools provided adequate accommodation for students from the Medowie area and have capacity to meet enrolment growth over future years," the spokesman said*<sup>22</sup>.

This proposed College supports the key principle of the Medowie Planning Strategy, namely: "Urban development is underpinned by infrastructure."<sup>23</sup> This College is important and significant local social infrastructure for which the community has expressed a desire over some time.

The College will pull some of the focus of community activity out along Medowie Road, rather than in the town centre (second key principle: "The town centre is the focus for commercial and community activity."<sup>24</sup>) It will act as Pacific Dunes Golf Course does in this regard and is similar as it would not be possible to construct something of this size within the town centre. However, it will not replace community facilities in the town centre other than for the parish church shifting to the College site. As such the proposed College will be like the existing site-specific sites identified in the Strategy:

"New commercial development will be focused within the existing town centre and guided by the town centre master plan. The objective is to consolidate the town centre as the 'heart' for the social and economic life of the community. Infrastructure works include: roads (in a grid layout); a town square; new public toilets; and shared paths. Site-specific additional permitted uses in locations outside of the town centre will continue to cater for existing uses and attractions. These include: Pioneer Ridge Boutique

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<sup>20</sup> Medowie Planning Strategy. 13 December 2016

<sup>21</sup> Medowie Planning Strategy. Page 1.

<sup>22</sup> <http://www.theherald.com.au/story/4481595/still-no-plan-for-medowie-high-school/>

<sup>23</sup> The Medowie Planning Strategy. Page 1

<sup>24</sup> Ibid Page 1.

Winery; Medowie Macadamias; Medowie Indoor Sports Centre; and the existing service centres on Medowie Road and Ferodale Road.” (Page 4)

The Medowie Planning Strategy is a companion document to the **Port Stephens Planning Strategy 2011-2036**. This comprehensive land use planning strategy for the Port Stephens Local Government Area responds to the Lower Hunter Regional Strategy and Lower Hunter Regional Conservation Plan by providing local level detail, identifying future growth areas, and incorporating the results of more recent studies (such as the Port Stephens Commercial and Industrial Land Study and the Port Stephens Rural Lands Study). The Port Stephens Planning Strategy identifies Medowie as a Priority 1 Urban Release Area, to be developed over a 20 to 25-year period with a yield of 2,700 dwellings (comprised of infill and new release development) at an average density of 15+ dwellings per hectare. Again, the provision of education facilities such as the proposed College are an important piece of social infrastructure within an area of planned population growth.

#### *4.4 Economic and Social Drivers for the area*

The Medowie Strategy and underpinning regional plans outlined above primarily identify residential growth and associated infrastructure and services. There are two significant employment hubs that almost border this proposed College; namely the RAAF Base and Newcastle Airport and associated aerospace industries (Williamstown Aerospace Centre). **These drivers are attracting people to the area and a Catholic College and Early Learning Centre located in close proximity is likely to assist people in making the decision to live locally rather than commute.**

##### *The RAAF Base*

The Air Force has been part of the Hunter since the late 1930s when the Defence Practice Area was first designated at Williamstown. The following is sourced from the Department of Defence.<sup>25</sup>

RAAF Base Williamstown is home to the tactical fighter element of the Air Combat Group and the Airborne Early Warning and Control (AEW&C) element of Surveillance and Response Group. These squadrons are based at Williamstown:

- Headquarters Air Combat Group
- No 81 Wing
- No 78 Wing
- No 453 Squadron (453SQN) Williamstown Flight
- No 3 Squadron (3SQN) operating F/A-18 Hornet aircraft
- No 77 Squadron (77SQN) operating F/A-18 Hornet aircraft
- No 2 Operational Conversion Unit (2OCU) operating F/A-18 Hornet aircraft
- No 76 Squadron (76SQN) operating Hawk Mk127 aircraft
- No 4 Squadron (4SQN) operating PC-9/A Forward Air Control aircraft
- No 2 Squadron (2SQN) operating AEW&C E-7A Wedgetail aircraft
- No 2 Expeditionary Health Squadron, Headquarters
- No 1 Combat Communication Squadron Flight Williamstown
- No 453 Squadron (453SQN) Headquarters
- No 26 (City of Newcastle) Squadron - Airbase Operations
- No 381 Squadron - Contingency Response
- No 1 Security Force Squadron, Headquarters

It is Air Force's intent that RAAF Base Williamstown remain as the nation's main fighter pilot training base and will house most of the planned F-35 Joint Strike Fighter Lightning aircraft.

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<sup>25</sup> <https://www.airforce.gov.au/about-us/bases/new-south-wales/raaf-base-williamtown>

RAAF Base Williamstown makes a considerable contribution to the local Hunter community. This includes:

**Economic value**

- Employs 3500 people directly
- Salaries - \$280m
- Defence Housing - 857 properties with an annual rent bill of \$17.9m
- Private Rental Assistance - 647 instances at \$18.8m

**Capital Works in the last 10 years**

- Williamstown Redevelopment Stage 1 - \$149m
- Aircraft Clear Water Rinse Facility - \$3m

**Future Capital Works in the next 10 years**

2. Williamstown Redevelopment Stage 2 (2014 - 2019) - \$219m
3. New Air Combat Capability Works - \$679m
4. Runway Extension - \$200m

**Social value to the local community**

- 2000 families live in the community
- RAAF children go to local schools
- RAAF families play in local sporting teams
- RAAF families contribute to local volunteer organisations and community groups

The qualitative research for this SIA shows that the RAAF currently has 1500 contractors on the Base in addition to the 3500 Military and public servants.

*Williamstown Aerospace Centre*

The Williamstown Aerospace Centre (WAC) is a national, award-winning, regional partnership established to create, enhance and facilitate commercial activities in the land adjoining RAAF Base Williamstown and Newcastle Airport. It seeks to place organisations at the leading edge of aerospace, defence technology and aviation development.

The WAC won the 2014 National Economic Development Partnership Award from Economic Development Australia and was recognised for activities that led the way to the creation of commercial opportunities at Australia's largest operating Air Force Base and one of Australia's fastest growing regional airports.

As a site, WAC includes the Newcastle Airport Precinct and 120 hectares of industrial and business land. It will provide first class facilities and a variety of infrastructure solutions to meet the needs of individual organisations of any size or requirement. WAC will also facilitate the expansion of RAAF Base Williamstown's capability to meet the changing requirements of the RAAF and its Defence contractors throughout this century.

Set on three hectares of land located at the entrance to Newcastle Airport and just two minutes from the entrance to the RAAF Base Williamstown, 1 Technology Place is the first stage of the Williamstown Aerospace Centre. The commercial campus-style tech park includes commercial offices, and technical and light industrial spaces for lease.

The estate includes the 95-room Mercure Hotel (Newcastle Airport) and a conference centre with substantial seminar and meeting room facilities at the heart of the estate.

The Williamstown base will be the RAAF's command, operations and training base for the new F-35 Joint Strike Fighter (JSF) upon its arrival in Australia in 2018. It will also be home to two F-35 JSF squadrons and



a F-35 JSF training squadron. Furthermore, BAE Systems within the Williamstown Aerospace Centre has been named as the Australian F-35 JSF maintenance hub and the F-35 JSF Pacific Hemisphere Sustainment facility.

It is likely that the development of such a highly technically industrial hub will drive demand for education services and over time shift the education and employment demographics of the region. The proposed College's intention to focus on STEM<sup>26</sup> will provide ample opportunities to partner with cutting edge aerospace and engineering firms and industries within the local area.

## 5. Analysis

### 5.1 Social Impact Overview

The analysis of social impacts uses the Department of Planning and Environment's Social Impact Guideline for State Significant Projects<sup>27</sup>. Note that these guidelines are for the mining, petroleum and extractive industries and therefore the principle of proportionality contained within the guidelines has been given due consideration for this analysis:

*"The scope and level of assessment should be proportional to, and commensurate with, the likely social impacts and risks (including how they are perceived) and the nature and scale of the development."* (page 12)

Overall this proposed College presents a very low social risk which is more than balanced by a significant public benefit. Even so, a rigorous approach to the analysis has been taken and it relies on both quantitative and qualitative data.

The likelihood, extent, duration and severity of potential social impacts are summarised in the following table. This analysis relies on engagement with the community and their representatives, interviews with near neighbours, review of the SEARS, and inputs from CSO education staff and the development team.

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<sup>26</sup> STEM: Science, Technology, Engineering, Maths.

<sup>27</sup> Social impact assessment | Draft guidelines for State significant mining, petroleum production and extractive industry development. <http://www.planning.nsw.gov.au/Policy-and-Legislation/~media/8B6753256417468F80E11708762DA11D.ashx>

Table 3 Social Impact Overview

Identified Social Impact	Likelihood / Sensitivity	Extent	Duration	Severity
<b>Amenity</b>	<p>There were no perceptions evident in the local community that the development of a school in this location would impact negatively on local amenity.</p> <p>There were some concerns expressed about road usage during construction and safe access to the site for cars, buses and pedestrians.</p> <p>Local people were not opposed to the development but rather wanted to make sure that adequate mitigation of traffic impacts was included in the proposal.</p> <p>Likelihood depends on the final road design mitigation strategies during construction.</p>	<p>The geographic extent of amenity impacts will be focused on immediate neighbours and people travelling regularly along Medowie Road.</p> <p>The only concern is traffic management and congestion.</p>	Amenity impacts may occur during construction.	<p>The intensity of the potential impact on the social environment is likely to be <b>low; and is dependent upon mitigation.</b></p> <p>With proper mitigation of noise and truck movements and attention to traffic flows during construction, it is not likely that amenity impacts will be acute or chronic. (Refer to Traffic Study).</p>
<b>Access</b>	<p>Some community members living in the Pacific Dunes Estate are keen to have safe access to the College and “uncluttered” arrangements for a bus exchange. While the College plans to bring buses on site this will not alleviate the current line-up of public buses along South Street at Pacific Dunes.</p> <p>Parents with children with special needs are keen to have a “drop and go” zone close to the school entrance.</p> <p>It is unlikely that there will be any significant access issues. Traffic conditions appear to be the most sensitive issue for the local community.</p>	<p>Access has a number of facets:</p> <ul style="list-style-type: none"> <li>• Bus transport from other suburbs</li> <li>• Safe pedestrian access for neighbouring estates</li> <li>• Safe drop zones for car travel</li> <li>• Safe shared paths (cycle)</li> <li>• Access for students with disabilities or special needs</li> <li>• Access for non-Catholics</li> </ul>	Access impacts will occur during construction and throughout the life of the College.	<p>The intensity of the potential impact on the social environment is likely to be <b>low</b>. This impact will be reduced by mitigations designed to address access impacts.</p> <p>It is not likely that access impacts will be acute or chronic. Refer to Traffic Report.</p> <p>The CSO has an excellent track record of meeting the needs of students with a disability.</p> <p>30% of students in a Catholic school in the Diocese are non-Catholic.</p> <p>The Early Learning Centre is a community facility where Catholics will not be prioritised.</p>

Identified Social Impact	Likelihood / Sensitivity	Extent	Duration	Severity
<b>Built Environment</b>	It is unlikely that this development will impact on the built environment. Refer to Design Verification Statement and Landscaping reports.	Nil.	Nil.	Nil.
<b>Heritage</b>	<p>Consideration of the indigenous heritage of the area is important for this development; however, there are not likely to be any negative impacts.</p> <p>Designing a building to celebrate the local Wormi people will have a positive social impact for students and for local indigenous people.</p>	The geographic extent of the positive heritage benefits is within the Worimi area.	The positive impacts will be experienced throughout the life of the College.	The intensity of these potential impacts on the local social environment is <b>low</b> .
<b>Community</b>	<p>It is highly likely that this development will have a positive social impact on the sense of community as local people highly value educational facilities.</p> <p>The community is highly likely to value the community hub and the local Catholics, in particular, see this as a significant upgrade to their local infrastructure.</p> <p>This development is likely to increase community cohesion.</p> <p>The RAAF has identified this development as an attractor for its personnel settling in the local area.</p>	<p>The geographic extent of community impacts stretches from Nelson Bay to Myall Lakes.</p> <p>The Medowie community and the region will benefit from impacts relating to educational offerings, employment and multiplier effects.</p>	These impacts are likely to occur over the life of the project.	The intensity of the potential community impacts is <b>medium</b> .

Identified Social Impact	Likelihood / Sensitivity	Extent	Duration	Severity
<b>Economic</b>	<p>It is highly likely that there will be significant positive economic impacts associated with this development.</p> <p>The economic impacts will be delivered in synergy with other local growth and development drivers including the RAAF, the Williamstown Aerospace Centre and with local residential development.</p>	<p>Local area, LGA, and the region including neighbouring LGAs.</p> <p>Benefits will accrue both during construction and operation of the College.</p>	Throughout the life on the project.	The impact of the potential economic impacts is <b>high</b> . These impacts are positive in terms of local employment and flow-ons or multipliers to the broader economy.

## 5.2 Economic Impacts

This SIA identifies significant economic impacts during construction and operations delivering<sup>28</sup>:

- \$54.7M construction costs leading to an initial multiplier impact of 486 jobs in the construction industry.
- Almost 2000 jobs arising from all multiplier effects, distributed throughout the economy.
- 160 academic staff (predominantly full-time jobs supported by casual positions)
- Several office and maintenance support staff positions
- 25 jobs in the Early Learning Centre
- Increase in local purchasing of office supplies, learning technology, canteen products, uniforms etc.
- Increased business for local services such as the Pacific Dunes restaurant and local shops in Medowie (Woolworths, Coles etc.)
- Benefitting the local area as an attractor for young families working in one of the nearby employment hubs.

## 5.3 Ongoing Community Engagement

This SIA has been underpinned by community engagement. For a development of this size it is important for the Proponent to engage with the community throughout the entire project development and operational phases. To this end a Community and Stakeholder Engagement Plan (CSEP) has been developed and is under consideration by the CSO. Its Draft form is at Appendix 3.

Medowie Progress Association is establishing itself as the focal point for community information and has offered a page on their website as a communication tool for the CSO. This is embraced in the Community

<sup>28</sup> While input-output tables are to be used with caution, the Australian Bureau of Statistics (ABS) says that for every \$1m spent on construction output (houses, non-residential buildings, etc.) in 1996-97, a possible \$2.9m in output would be generated in the economy as a whole, giving rise to 9 jobs in the construction industry (the initial employment effect), and 37 jobs in the economy as a whole from all effects.

and Stakeholder Engagement Plan.

Ongoing community and stakeholder engagement will centre on conversations between the CSO and local people. The two conduits are the local Catholic parishes and the MPA. Communication will also occur regularly with the RAAF, and Pacific Dunes Estate and Golf Course.

#### 5.4 Mitigations

As the major social impact associated with this development relates to construction and traffic impacts, the mitigations associated with those expert studies are recommended.

Further social impact mitigations recommended are:

1. Implement the CSEP and utilise the MPA website as a communication tool. Publish the CSO enrollment policy and fee structure on the MPA page.
2. Schedule periodic briefings with the RAAF to discuss lighting and acoustics, and to develop education partnerships around STEM and Defence Education.
3. Commence discussions with neighbouring agencies / organisations and Port Stephens Council about the possibility of partnering on a shared pathway / cycleway.
4. Consult with other education providers, the RAAF and local bus companies about staggered operating hours.

## 6. Conclusions

Catherine McAuley Catholic College will be a significant development of social infrastructure with an investment of in excess of \$50M.

The scale of the project includes an Early Learning Centre, 3-stream Primary School<sup>29</sup>, 7 -stream High School (part 2 storey), Place of Worship and a residential duplex. The school will feature state of the art learning centres, including a library and recreation areas. Likely staging of the project will be:

- 3-stream Primary opening in 2023-24 with 200 students from start-up. 630 students when fully operational with 35 staff.
- High school on startup (2020) with 1,190 students when fully operational by 2030 and 125 staff
- Early Learning Centre on startup (2020) with 124 community places and 25 staff
- Chapel (parish church) on startup with seating for 500 people
- Likely 5% of school population will be “special needs” students based on Diocesan data
- Likely 30% of school population non-Catholic based on Diocesan data

When fully operational by 2030 the profile of the College community will contain almost 2000 students (including early learners), 185 academic staff with additional support staff, and the capacity to cater for 500 people for special occasions, mostly on the weekends.

This will be a low fee Catholic College. In 2018 the full rate diocesan tuition fees<sup>30</sup> ranged from \$1,233 per annum for Kinder to Year 6 and up to \$2,559 per annum for Years 11 to 12. Family discounts and significant reductions for means-tested families in need are applied. There is an additional \$750 building levy per family that is pooled to contribute towards past, present and future costs for building projects across all existing and for new Catholic schools, and the acquisition of land for school purposes. There is a voluntary \$150 annual pastoral fee.

The development of this College has been public knowledge for some time with significant signage on the site facing Medowie Road, the main road in the Medowie town centre. There has been no community activism in opposition to this development. There has been long standing community lobbying to State government for a public high school in Medowie. The Minister for Education has been clear that with two high schools in nearby Raymond Terrace the demographics do not support the development of a public high school in Medowie. A public high school does not appear in the **Medowie Planning Strategy (2016)**<sup>31</sup>

Community engagement undertaken for this Social Impact Assessment found there to be widespread and strong support for a Catholic College on this site. Concerns were expressed around traffic management, particularly during construction. Medowie Progress Association has offered a page on its website as a communication tool for the Catholic Education Office.

Internal research undertaken by the Catholic Schools Office has demonstrated strong support for the College across a number of local communities including Nelson Bay, Medowie and Raymond Terrace. There has been ongoing local involvement in the planning for this project. Reducing student travel time for those attending school in Newcastle is a significant benefit of a Catholic College on this site.

This proposed develop sits nearby two major economic and social drivers; namely the RAAF Base and the

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<sup>29</sup> Note the application is for a 3-stream primary school whereas the intention is to create a 2-stream primary. This is to ensure that there is capacity in the future should the demand arise for a 3-stream primary school.

<sup>30</sup> <https://www.mn.catholic.edu.au/schools/school-fees/>

<sup>31</sup> Medowie Planning Strategy. 13 December 2016

Williamstown Aerospace Centre which includes Newcastle Airport. Combined with the quantum of residential development detailed in the Medowie Planning Strategy and already evidently underway, the Catherine McAuley College is set to be a community asset, an economic contributor and a key piece of social infrastructure within a growth focused regional community.

The SEARS raised the issues of possible decanting activities and possible conflicts with the semi-rural surrounds of the site. No decanting activities will arise as a result of this development. Local input indicated that there is no sense of loss of character associated with this development and that the potential noise impacts of a school are insignificant in an area that is under the flight path for a military base and a regional airport. Site inspection found that the immediate neighbour on Medowie Road is an empty and somewhat degraded house and the immediate neighbour on Kingfisher Close is a lifestyle block with a dental surgery and buffer of trees between their block and proposed playing fields.

Other neighbours offered strong support for this development. The manager at Pacific Dunes sees it as a benefit for their housing estate and their Golf Club. The RAAF is enthusiastic about partnering on STEM and Defence education initiatives. They see the College as an attractor for their personnel who are considering settling in the local area.

This SIA concludes that the proposed development will deliver a strong public benefit with very little, if any, social risk.

#### **Potential Positive Impacts:**

- Expansion of the education choice within the Port Stephens LGA and particularly for communities in Medowie, Nelson Bay, Raymond Terrace and the Myall Lakes area.
- Provision of a high quality, low fee education option that is inclusive and widely recognised as highly competent in the education of special needs children.
- Provision of an education facility that specialises in STEM education and will equip local students with the knowledge and skill to take up opportunities in the neighbouring aerospace and engineering employment hub.
- An attractor for young families as residents of developing housing estates in the Medowie area.
- Provision of a community hub that draws together the diverse communities of Nelson Bay, Medowie, Williamstown, Raymond Terrace and the Myall Lakes area. Potential flow-on community building impacts and general enhancement of community cohesion.
- Community access to new and substantial community facilities out of school hours.
- Reduction in travel times for Port Stephens students currently travelling to Catholic schools in Maitland and Newcastle. Subsequent benefits of those students having more time to participate in local community cultural, sporting and recreational activities.
- Alleviation of enrollment pressure on land locked Catholic schools in the Newcastle area.
- \$54.7M construction costs leading to an initial multiplier impact of 486 jobs in the construction industry.
- Almost 2000 jobs arising from all multiplier effects, distributed throughout the economy.
- 150 academic staff (predominantly full-time jobs supported by casual positions)
- Several office and maintenance support staff positions
- 25 jobs in the Early Learning Centre
- Increase in local purchasing of office supplies, learning technology, canteen products, uniforms etc.
- Increased business for local services such as the Pacific Dunes restaurant and local shops in Medowie.

#### **Potential Negative Impacts:**

- Local disruption during construction; particularly along Medowie Road.
- Traffic congestion on Medowie Road and South Street intersection and school opening and closing times.
- Possible future conflicts between RAAF operations and a quiet learning environment (mitigated by appropriate building construction)

The risk of not proceeding with the development of this school is that Medowie will be limited to only one secondary option; namely Medowie Christian School. Students seeking a low fee Catholic education will still have to travel to Maitland and Newcastle daily and a gateway facility that draws diverse communities together will not eventuate.

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## Appendix 1 About the Author

Ellen Davis-Meehan B.Ed., M.Ed. Stud.



Ellen is the Director and founder of Key Insights Pty Ltd - a social and applied research and strategic planning consultancy. Key Insights has been operating since 1994. Ellen has extensive consultation, research and project management experience in both the private and public sectors.

Ellen has managed major national and state-wide research projects, organisational reviews, social impact assessments and community consultations, and has facilitated strategic planning processes for small business, large organisations and regional development bodies.

Ellen has consulted in the following areas:

- Social and economic impact assessments
- Primary research in homelessness, crime and crime prevention
- Community and Youth Services, Aged Care, Indigenous services
- Community Management / Strategic Planning
- Place-based Master Plans for local government
- Business Development and Corporate Governance
- International research projects for the UN & private companies
- Socio-economic projects and reporting to the IFC (World Bank)
- Socio-economic development in vulnerable communities

Ellen has conducted numerous community consultations and engagement processes for local government, education providers, developers, mining companies and regional development bodies. She has developed consultation models, service and education programs and complex business plans for a range of activities.

### Recent projects:

#### **Study in to the Provision of Catholic Secondary Education in the ACT**

Ellen has undertaken extensive primary research into the provision of secondary education across the ACT and reviewed performance data, education trends and the changing ACT demographic characteristics. The report delivered strategies for a sustainable Catholic education system for the next 25 years and beyond. The final report was delivered to the Catholic Education Commission in May 2017.

Ellen competed a similar project for the Diocese of Maitland-Newcastle (<http://www.mn.catholic.edu.au/schools/secondary-education-study> ) and has undertaken several projects for the Diocese in social impact, organisational review and strategic land management planning.

#### **Newcastle Airport Strategic Market Research**

Ellen has undertaken extensive primary research into the market potential for Newcastle Airport as it seeks to expand its business. This 2016 project included quantitative and qualitative research as well as facilitated sessions with stakeholders, and the Newcastle Airport Board. Newcastle Airport is a long-term client.

### **BHPB Hunter River Remediation Project.**

Ellen designed and implemented the social impact assessment and the stakeholder engagement for this project which was the largest remediation project in the southern hemisphere at the time. This included community risk assessment, community surveys and public meetings, internal employee research, newsletter and fact sheet production and detailed analysis and reporting.

### **Hunter Development Corporation Cities Taskforce Engagement Facilitation.**

Ellen facilitated the planning focus groups, forums and public meetings for this significant planning process for Newcastle (2013) and again in 2015 where she undertook comprehensive community-based research to provide high level advice to the NSW government.

Newcastle Mall Public Domain Business Case

In association with Jenny Roberts of Castlecrest, Ellen planned a detailed business case for improvements to the Newcastle Mall Public Domain for Newcastle City Council with the objective of obtaining grant funding.

### **Social and Economic Impact Assessment for Gloucester Resources.**

Ellen project managed this component of the EIS for a state significant project and implemented a broadly-based methodology in a community with some entrenched opposition to the project.

### **Research, Audit Mechanism and Sponsorship and Donation Policy Development, Origin Energy**

Ellen undertook a research project for Eraring Power Station (Origin) that has set the framework for their future social monitoring and community engagement as well as provided protocols and guidelines for sponsorship and donations.

### **Social and economic planning including mine closure considerations in the Solomon Islands**

Ellen worked with the IFC and World Bank to assist a mining company in Gold Ridge meet international standards and deliver outcomes for the community post-civil unrest. Ellen produced socio-economic documentation, based on consultation and in-country research, to support the company's obligations to their funding bodies.

### **Social policy research and strategic planning – diverse projects and clients**

Ellen has completed many primary research projects for a variety of clients including quantifying homelessness in Newcastle and developing the city's Homelessness Strategy, investigating the experiences of young people from ethnic backgrounds, criminology research for academic Prof Stephen Tomsen including facilitating focus groups with young men and security personnel on violence, research with injecting drug users for Area Health Services, research with remote Indigenous communities for Attorney Generals and federal agencies and international research for the United Nations on legacy issues associated with war crimes in Rwanda.

#### **Projects**

For further project work please visit the Key Insights website:

[www.keyinsights.com.au](http://www.keyinsights.com.au)

## Appendix 2 Stakeholder Briefing Letter

### Social Impact Assessment for the proposed Catherine McAuley Catholic College Medowie

The Catholic Diocese of Maitland – Newcastle is planning to construct a new Catholic College at Medowie, on Medowie Road opposite Pacific Dunes Golf Course.

The scale of the project includes an Early Learning Centre, 3 stream Primary school, 7 stream High School (part 2 storey), Place of Worship and a residential duplex. The school will eventually cater for approximately 1,200 students. Years 7 to 12 and will feature state of the art learning centres, including a library and recreation areas. It is planned to commence with a Year 7 in 2020.

Because of the size of the investment the approval pathway for the project is via State Significant Development to the Department of Planning and Environment.

Key Insights has been contracted by the Catholic Schools Office to undertake the Social Impact Assessment (SIA) that accompanies the Environmental Impact Statement for this proposed project. The SIA is to be objective and must explore potential positive and negative impacts of the development as well as implications of the development not proceeding.

The SIA will consider, as a minimum:

- a) The likely duration, extent, sensitivity and severity of potential social impacts.
- b) Social impacts associated with predicted environmental impacts (e.g. noise).
- c) Social impacts relating to the education needs of the local community.
- d) The social implications of the economic costs and benefits of the Project; including construction impacts.

**As a near neighbour** you are invited to have input to the SIA. You are invited to raise any potential social impacts (either negative or positive) that you wish to raise. The development has not gone on exhibition yet as plans are still being finalised. You will of course be able to have direct input to the Department of Planning and Environment at that time.

**Key Insights Director, Ellen Davis-Meehan, has visited the Medowie Progress Association and there will be updates on their website. Key Insights welcomes any contact via phone (0419633067) or via e-mail ([edm@keyinsights.com.au](mailto:edm@keyinsights.com.au)).**

Thanks for your time.

**Ellen Davis-Meehan**  
**Director**  
**Key Insights Pty Ltd.**

## Appendix 3 DRAFT Community and Stakeholder Engagement Plan

Version 1 DRAFT



Prepared by: Key Insights

The Community and Stakeholder Engagement Plan has been prepared as part of the Social Impact Assessment for Catherine McAuley Catholic College (CMCC) Medowie. It references the detailed engagement undertaken for this project to date and provides an opportunity for ongoing community inputs during exhibition of the proposed development and for community engagement post-approval.

#### CONSULTATION OVERVIEW

<b>Tasks / Engagement</b>	<b>Stakeholders / Community / Methods</b>	<b>Responsibility / Implementer / References</b>	<b>Timeframe and Frequency</b>
<b>Preliminary engagement / demand analysis / Project information</b>	Communities of Medowie and Port Stephens – parent focus groups, media release, engagement with political representation	Catholic Schools Office (CSO) <a href="https://www.mn.catholic.edu.au/schools/region-map/north/catherine-mcauley-catholic-college/">https://www.mn.catholic.edu.au/schools/region-map/north/catherine-mcauley-catholic-college/</a>	2014 – 2018 and ongoing.
<b>EIS Engagement pre and post SEARS</b>	Government agencies and authorities, local government, engagement of technical experts.	Webber Architects De Witt Consulting	2017-2018
<b>Social Impact Assessment Engagement</b>	RAAF, Medowie Progress Association, Near Neighbours, Local schools, Review of community inputs to date.	Key Insights Pty Ltd.	February 2018
<b>Community Submissions</b>	Review community inputs in relation to Project Exhibition  Respond and engage further as required	Catholic Schools Office Key Insights	April-May 2018
<b>Engagement during construction</b>	Provision of information (though media), fact sheets for near neighbours, community enquiry line (phone in)	Catholic Schools Office Construction management	2018 - 2020
<b>Operational Engagement</b>	Standard diverse community engagement as per CSO policies; media, newsletters, community engagement and involvement.	Catholic Schools Office	2020 - ongoing

## SOCIAL IMPACT ASSESSEMENT CONSULTATION AND ENGAGEMENT PRE-SUBMISSION

Methods of consultation and engagement were based on direct contact with local people and organisations. A briefing sheet about the SIA and inviting input was distributed to the community through the Medowie Progress Association (MPA). (Appendix 2)

### Consultation Summary Results

Name of Organisation	Methods	Community Inputs
Medowie Progress Association	<ol style="list-style-type: none"> <li>1. Interview with Secretary</li> <li>2. Focus Group discussion at Medowie Progress Association Meeting Feb 26<sup>th</sup></li> </ol>	<ul style="list-style-type: none"> <li>• Medowie has wanted a high school for a long time. Not much hope of getting a State School even though land has been set aside.</li> <li>• People will welcome this – the only possible issue could be traffic and how the entry to the school is designed – will need extra lanes etc.</li> <li>• Large attendance at Community Meeting affirming the key points above made by the Secretary. Discussion documented in the SIA.</li> <li>• Invitation made for the Catholic College to have its own page on the Medowie Progress Association website as an ongoing communication tool with the local community.</li> </ul>
Medowie Schools	Email / Interview	<ul style="list-style-type: none"> <li>• E-mails with explanatory letters about the SIA and inviting input were sent to Medowie Christian School and to Medowie Public School (infants and primary)</li> </ul>
RAAF	Telephone / Meetings	<ul style="list-style-type: none"> <li>• Very supportive of a Catholic College on this site. There are partnership possibilities (around STEM teaching and Defence Education) and benefits to their personnel with school aged children. It will be an attractor to the area for families.</li> <li>• Need to make sure there are no long-term conflicts between the school and RAAF noise associated with flight paths and the salt Ash Firing range. This can be managed by ongoing consultation with the RAAF.</li> </ul>
Pacific Dunes Golf Club	Interview / Info mail-out	<ul style="list-style-type: none"> <li>• Very keen to do whatever they can to support the development of the school on this site.</li> <li>• Opportunities for the school to utilise the golf course.</li> <li>• Excellent asset for families in the Pacific Dunes residential estate.</li> <li>• Need to make sure there is proper traffic management at the entrance to the school and that students can cross safely from the Golf Club and the housing estate to the school.</li> </ul>

Name of Organisation	Methods	Community Inputs
		<ul style="list-style-type: none"> <li>Invite for input sent to Golf Club owners, Golf Committee members and estate management.</li> </ul>
Near Neighbours	Letterbox Drop (Note the house immediately adjacent to the subject site is unoccupied and derelict).	<ul style="list-style-type: none"> <li>No inputs – although some residents living near the proposed College attended the MPA Community Meeting.</li> </ul>

## POST SUBMISSION ENGAGEMENT

Name of Organisation	Methods	Responsibility and Roles
Medowie Progress Association	3. Create CSO page on the MPA website 4. Liaise with Executive	CSO
Medowie Schools / Buses	<ul style="list-style-type: none"> <li>Provide information on request</li> <li>Monitor</li> </ul>	CSO – coordinate staggered starting times.
RAAF	Telephone / Meetings	CSO – set up partner relationship for educational outcomes.
Pacific Dunes Golf Club	<ul style="list-style-type: none"> <li>Provide information</li> <li>Monitor</li> </ul>	CSO
Near Neighbours	Letterbox Drop critical information (e.g. construction timetable, referral to MPA site)	CSO. Meet if requested
Port Stephens Council	Briefings	CSO
Government Agencies	Briefings as required	CSO and Project Management Team
Local Parishes	Provide information / newsletters	Diocese and CSO

## RISKS AND ISSUES MANAGEMENT

### POTENTIAL EXCEPTIONS AND PROBLEMS

To be scoped pre-construction with project management

### TRACKING RISKS AND ISSUES

[In the following table, track the risks and issues that you identified.]

Date recorded	Risk description	Probability	Impact	Mitigation plan

## COMMUNICATTION TOOLS AND SIGN-OFF PROTOCOLS

To be completed by CSO:

Letters

MPA website

Newsletter

Interviews

Media Release

Meetings

Social Media

Grievance Mechanism