



# SOCIAL IMPACT ASSESSMENT

1377 Hue Hue Road, Wyee



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## Prepared for

TOPA Property Pty Ltd

## By



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# 1 Introduction

## 1.1 Background

GLN Planning Pty Ltd (**GLN**) has been commissioned by TOPA Property Pty Ltd (the **Applicant**) to prepare a Social Impact Assessment (**SIA**) to accompany a Planning Proposal over land at 1377 Hue Hue Road, Wyee (the **Site**). The Planning Proposal seeks to rezone the part of the Site currently zoned for rural purposes to R2 Low Density Residential and retain the existing environmental conservation portion of the Site. The Planning Proposal is submitted to Lake Macquarie Council (**Council**) to accompany a request to amend the *Lake Macquarie Local Environmental Plan 2014* (**LEP**) in accordance with the *Environmental Planning & Assessment Act 1979* (**EP&A Act**).

Council has requested a SIA to be provided with the Planning Proposal and to address the following:

- Expected number of residents and demographic information on the expected residents,
- What services and facilities that the residents would require,
- Whether the existing or planned service and facilities would cater to these needs, or how it is envisaged that these needs would be met, and
- How the proposal can ensure linkages and integration within the wider community (to help facilitate social connections, reduce likelihood of isolation and separate communities) – i.e. What has been included or proposed, to ensure these linkages.

## 1.2 Objective, Purpose and Scope of the Assessment

The purpose of the SIA is outlined below and are addressed in this report.

1. Assist in establishing the full facts about the rezoning, to support a well-informed decision about the appropriateness of the development proposal,
2. Minimise adverse impacts and maximise beneficial impacts of the rezoning,
3. Assess the impacts of the rezoning on future generations,
4. Inform the community and facilitate participation by the community in the planning and rezoning process,
5. Facilitate the consideration of alternative development proposals, and
6. Enhance existing data to inform the planning and rezoning process.

This report involves a detailed review of the local demographic and place characteristics; a review of technical report. It is noted that this SIA assessment issues related to the proposed land use only, not issues that may arise during construction.

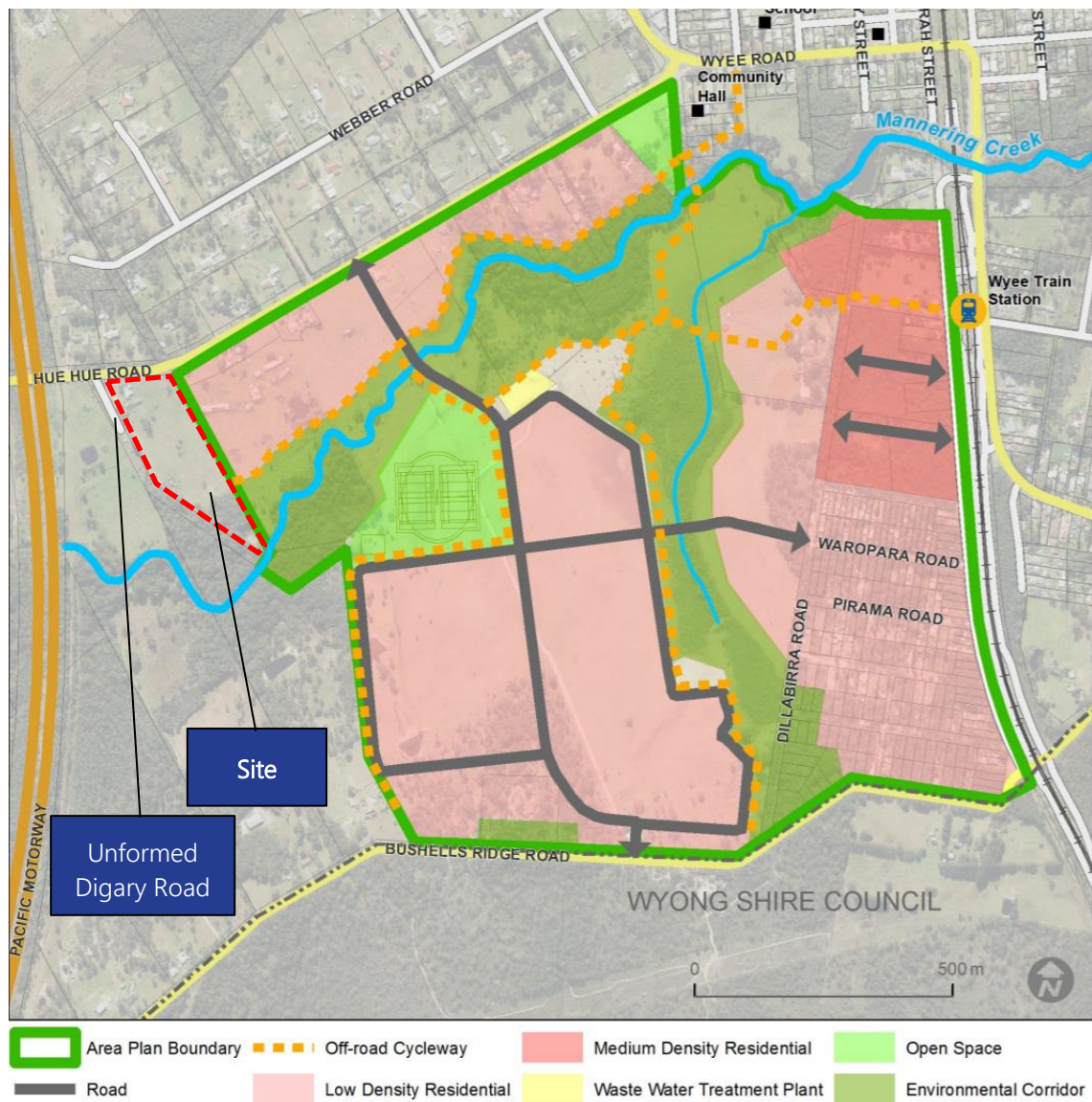


## 2 Site Context

This section of the report describes the physical characteristics of the site, the adjoining lands and character of the locality relevant to the preparation of a site analysis.

### 2.1 Site Locality

The Site is located directly west of the Wyee West Precinct. The Wyee West Precinct was rezoned from rural to residential and environmental conservation purposes in May 2013 via an amendment to *Lake Macquarie Local Environmental Plan 2004*. The Site's location relative to the Wyee West Structure Plan is shown in **Figure 1**.



Source: Lake Macquarie City Council, 2021

Figure 1. Site location relative to Wyee West Precinct Structure Plan



The Site is located towards the far southern end of the Lake Macquarie Local Government Area (**LGA**). The suburb of Wyee has an approximate area of 5,000ha stretching across both sides (east and west) of the M1 Pacific Motorway. The Wyee township is located on the east of the highway and predominately comprises low density residential detached dwellings and within the outskirts of the town comprise with large rural lots that are heavily vegetated. Majority of the land to the west of Wyee comprise large rural lots and heavy vegetation that are zoned C2 Environmental Conservation, C3 Environmental Management, RU2 Rural Landscape, RU3 Forestry and RU4 Primary Production Small Lot.

The Site benefits from easy access to major roads and transport being located 90m to the east of the M1 Pacific Motorway, 1.5km west from the Wyee Train Station and 1.3km west from the Wyee Shopping Village. The Wyee Precinct is bounded by Hue Hue Road to the north, Bushells Ridge Road to the south and Wyee Road to the west.

## 2.2 Site Description

The Site comprises the land at 1377 Hue Hue Road, Wyee and is legally identified as Lot 437 in Deposited Plan 755242. The Site is approximately 4.5 hectares in size with approximately 150m frontage to Hue Hue Road and approximate depth of 415m. The Site has a level change of 14m generally falling from the north-west corner to south with a grade of 5% from the northern boundary to the tree line in the southern portion of the Site. Mannering Creek traverses the Site at the southern boundary.

The Site has been used predominantly for cattle grazing and dairy farming since the mid-1800s with the majority of vegetation cleared apart from the southern extent of the site as shown in the **Figure 2**. The Site is surrounded by large rural parcels of land to the north, south and west with the M1 Pacific Motorway located 90m west. Adjoining to the east is newly built urban development comprising one or two storey dwellings and local roads (see **Figure 3**).





Source: Near Maps (1 August 2021) (accessed by GLN 27 October 2021)

Figure 2. Aerial of the Site



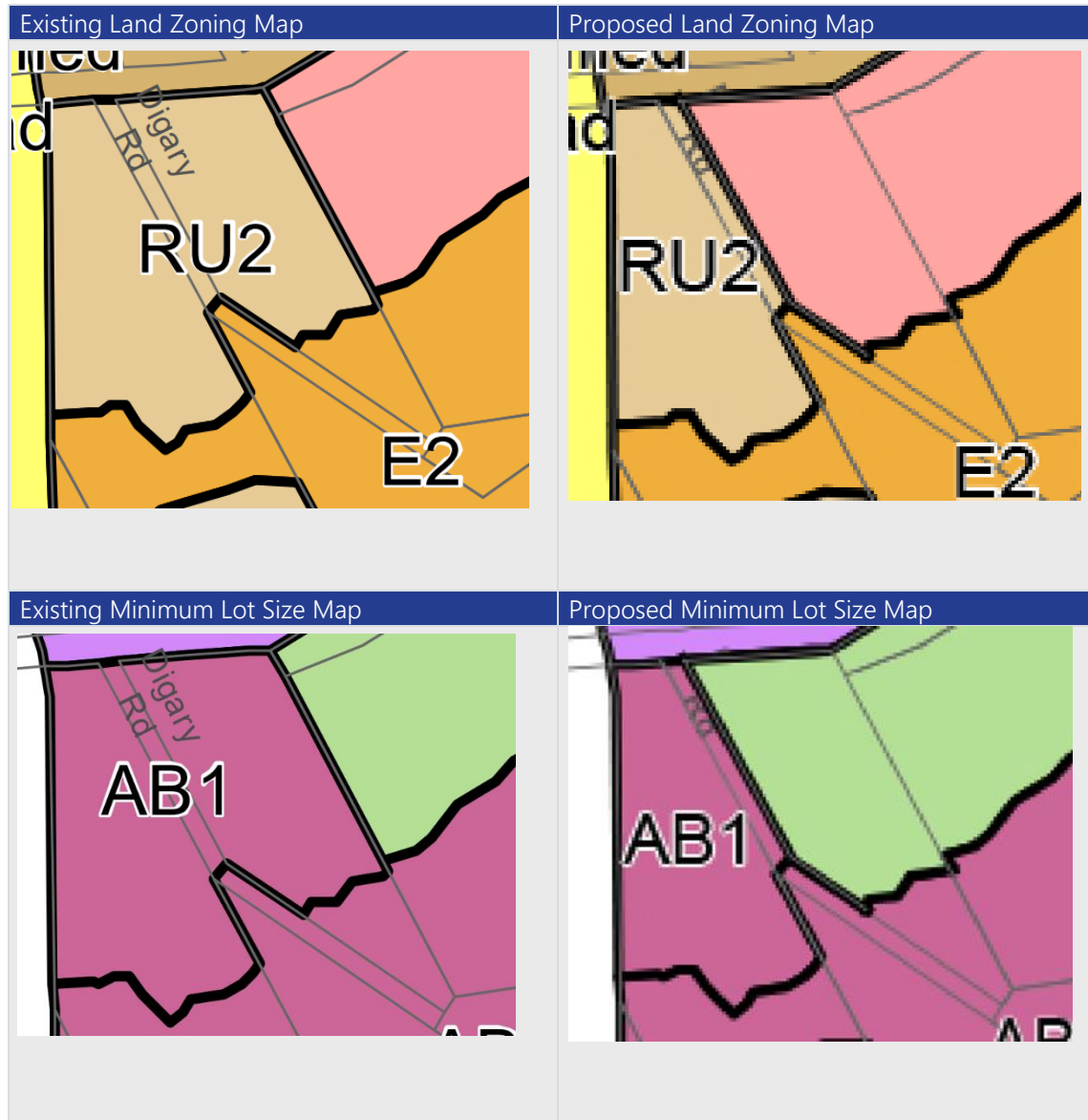
Source: Near Maps (1 August 2021) (accessed by GLN 27 October 2021)

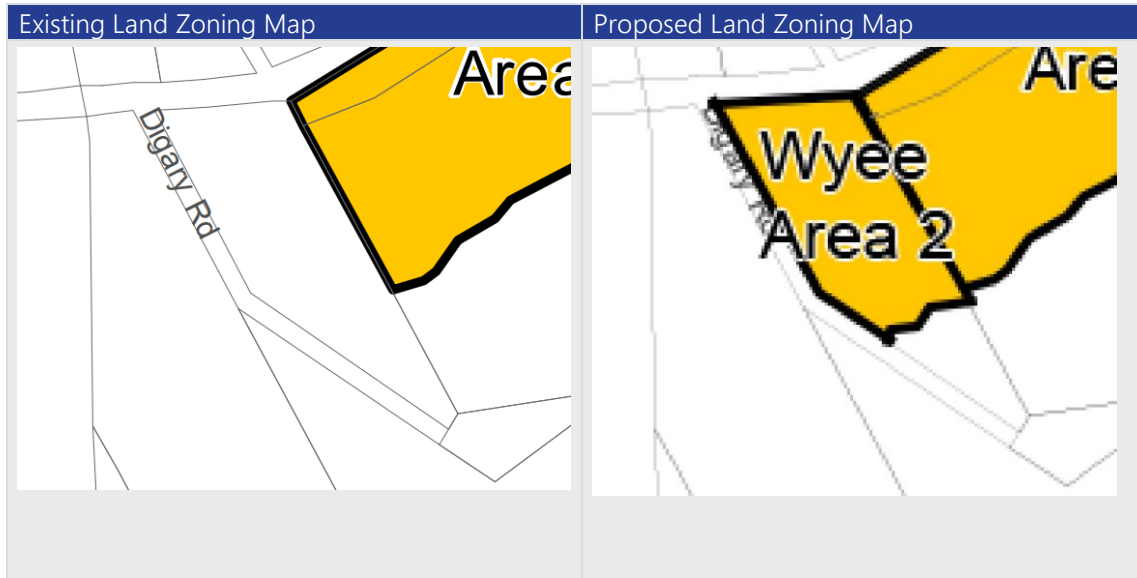
Figure 3. Aerial of the Site and Surrounding



### 3 Planning Proposal

This Planning Proposal seeks to rezone the northern portion of the Site from RU2 Rural Landscape to R2 Low Density Residential and retain the existing E2 Environmental Conservation zone over the southern portion of the Site. Once rezoned, future development of the land will result in the supply of approximately 52 new residential lots and homes from the Site. In addition to the change of zoning, the Planning Proposal also seeks to amend the minimum lot size for subdivision to establish appropriate controls for residential development as well nominating the Site as an Urban Release Area. The associated mapping changes in the LEP will include the following:







## 4 Wyee Community Profile

### 4.1 Demographic

The Australian Bureau of Statistics (**ABS**) Census provides a specific data group of the Wyee Precinct and the northern portion of the Precinct (**study area**). The study area is identified with the code UCL115159. This data is based off the most recent data collected from the 2016 Census which details the population, demographic, education, culture, language diversity, employment, family composition, dwelling structure and motor vehicles.



Source: ABS, 2016

Figure 4. Wyee Data Study Area

### 4.2 Population and age

The total population of the study area is 1,562 with 5.5% from a Aboriginal and/or Torres Strait Islanders descent. Compared to the 2011 census, the overall population in the study area has decreased 2.5%.

Across the study area the median age of 40 has stayed consistent with the 2011 census, the following is a breakdown of the population:

- 27.3% of the population is made up of the youth aged 0 to 19



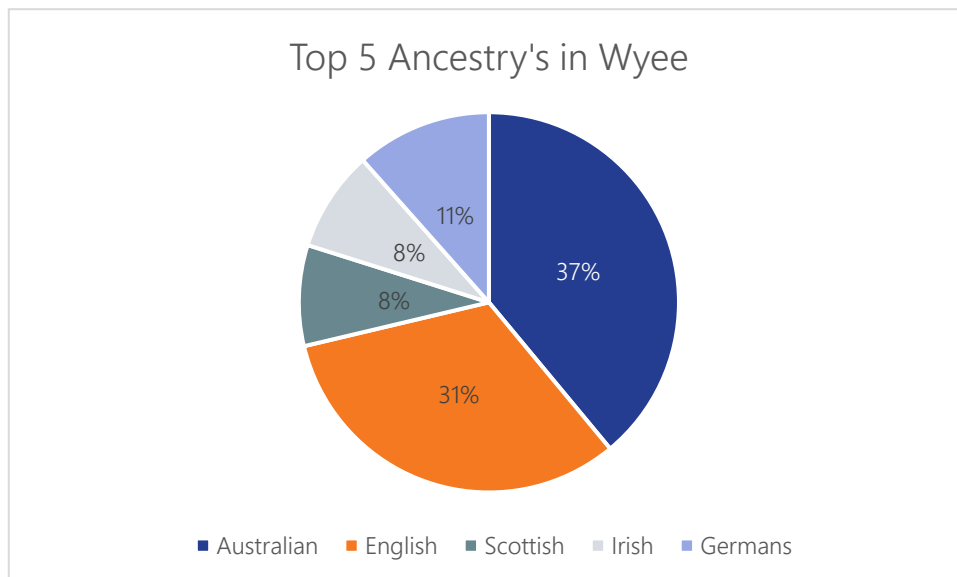
- 22.3% of the population are aged between 20 to 40
- 26.7% of the population is made up of those aged between 50 to 69
- 10.5% of the population are aged between 70 to 85 years plus

This data demonstrates a consistent population across all age groups and that the younger population is slightly higher than those ages between 50 to 69.

### 4.3 Cultural background and country of birth

The top five ancestry's within the study area are Australians, English, Scottish, Irish and Germans. The Australians top the population with 36.8%.

87.3% of the population were born in Australia with the next largest part of the population being 3.4% born in England, 0.9% in New Zealand and 0.3% in Philippines. This data is similarly reflected within the Lake Macquarie LGA. Compared to the whole of NSW, 65.5% of the population were born in Australia.



Source: GLN, 2022

Figure 5. Top 5 ancestry within the study area

### 4.4 Employment, occupation and travel

The employment data responds to those who reported being in labour force, aged 15 years and over. A total of 88.6% of the population are working with 51.8% working full-time. In comparison with the wider NSW, 59.2% of the population work full-time, which is slightly lower than NSW.

In broad employment type terms, Technicians/Trade Workers and Labourers are the two leading occupations within the study area whereas Professionals and Technicians/Trade Workers are the two leading occupation within NSW.

The top 5 sources of employment by industry include of retail, aged care, hospital, road freight transport and takeaway food services with 4.9% of the population working in a supermarket or



grocery store. In this regard, this suggests that these higher employment sources are supported by a diverse range of skilled trades people in the area.

71.1% of the population rely on cars as their form of travel to and from work, which is a slight increase compared to the 2011 data by 4%. A category that was not shown in the 2011 census but was collated in the 2016 census was working at home which had 7.3% of the population working from home. With recent events of the pandemic, working from home has become more common and this data is expected to increase in the 2021 census data.

#### **4.5 Families, dwellings, motor vehicles and internet connection**

The dominant household type in the study area is “couples with children”, which accounts for 49.2% of households and 45.7% in NSW. Followed by “couples without children” with 34.6% in the study area and 36.6% in NSW. 77.8% of household make up of families while 19.8% of household are single and 2.4% in group homes.

The most common employment status of parents in couple families is for one parent to be employed on a full-time basis and one on a part-time basis at 24.2% and following closely behind at 22.8% with couples both not working.

The majority of Wyee dwelling stock consists of detached dwellings, as evident with 95% of the population residing in a separate dwelling. The average number of people per household is 3.4 and average weekly household income is \$1,406 in the study area. These trends are slightly higher than NSW with an average household of 3.1 and average weekly household income of \$1,214.

Although Wyee does have a train station, driving of private vehicle is the preferred form of transport. A total of 92.3 of the population own at least one or more vehicle per household.

As internet connection is becoming more of a necessity with the majority of houses (81.1%) have direct internet connection. This is relatively consistent with the wider NSW and Australia.



## 5 Social Impacts

This section provides an assessment of the potential social impacts that may arise from the proposal including consideration of the relative significance of these impacts.

### 5.1 Expected change

This section assesses the likely profile of new residents and the impacts of any change to the population. The assumptions used in this report are solely related to the Planning Proposal.

The Site is identified within the Lower Hunter Region with a population forecast to increase by 24,450, dwelling increase of 13,700 and employment increase by 11,741 within the Lake Macquarie LGA. Wyee forms part of the future housing and urban renewal development area.

#### 5.1.1 Population

This Planning Proposal is expected to increase the Wyee population in the order of 133 people based on the average household size of 2.41 which is consistent with the occupancy rate used in the *Hunter Regional Plan 2036 (Regional Plan)*. It is expected that a mix of young families and retirees, weighted more towards retirees, will move into the area as the current dominant age population are aged 40 to 60 years. Nevertheless, the area is largely attractive to young families preferring low density, more affordably priced, housing which may also cater to other market segments for example:

- Mature families with teenage children seeking low density housing
- Empty-nesters looking for smaller low to medium density mid-prices housing close to the station and town centre, and
- Seniors (single and couples) seeking low to medium density housing ranging from affordable to premium-prices.

The new residents will add to the existing community population and diversify the Wyee suburb.

The population of the study area was 1,487 in 2001 and since then a very small population growth has occurred. Based on this assumption, at the end of the development period (2031) the total population of the study area will be in the order of 3,690 people which is an increase of 2,814 people.

#### 5.1.2 Housing affordability

##### Lake Macquarie LGA

In the Lake Macquarie LGA, the most popular housing tenure among privately dwellings is homes owned outright (37.7%), which is higher than New South Wales (32.2%). This proportion is trailed by dwellings owned with a mortgage (35.8%) and those that are rented (23%).

One measure of housing affordability is to determine the ratio of housing costs to gross household income. Housing costs are defined by the ABS as the sum of rent payments, rates and mortgage payments. Households are considered to be in housing stress when they pay more than 30% of their gross weekly household income towards the cost of housing.



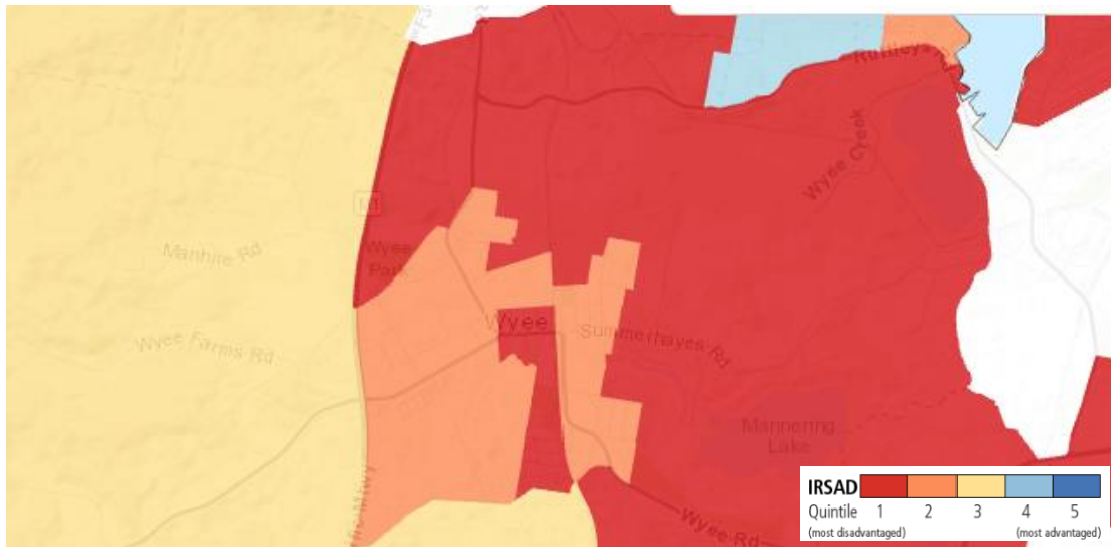
The Lake Macquarie City Council Housing Strategy (amended 2021) found that housing stress on aggregate was relatively low, with 14.9% of households considered to be in housing stress using this metric, the majority being renters. In 2016, the median weekly rent in the LGA (\$320) and median monthly mortgage repayments (\$1733) were also lower than the NSW average, indicating that housing was broadly affordable for most residents.

Noting the recent housing affordability crisis in regional areas, the median weekly rent in the December 2021 quarter in the LGA rose to \$490, compared to \$495 across New South Wales. The median sale price in the September 2021 quarter was \$816,000, which is substantially lower than that of Greater Sydney being \$1.49 million.<sup>1</sup>

The National Centre for Social and Economic Modelling (**NATSEM**) previously limited housing stress measures to the bottom 40% of incomes, although this has been superseded by three income bands inclusive of very low, low and moderate incomes. The LMCC Housing Strategy found that in 2017/18, only 56 dwellings sold were affordable to very low income earners, 285 homes to low income earners and 1591 to moderate income earners. This is generally expected to have worsened in the time that has since elapsed.

### Wyee and surrounding suburbs

As demonstrated in **Figure 6**, socio-economic disadvantage varies between the SA1 statistical areas including and surrounding Wyee, being more pronounced towards the more densely populated coastal areas and with moderate levels of disadvantage in the rural hinterlands.



Source: ABS Census, 2016

Figure 6. Socio-Economic Indexes (SEIFA)

Housing tenure for private dwellings is broken down as follows in the Wyee UCL:

- 32.9% of dwellings owned outright

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<sup>1</sup> NSW Communities and Justice 2022, Housing Rent and Sales dashboard





- 43.4% of dwellings owned with a mortgage
- 18.8% of dwellings rented
- 1.2% of dwellings other tenure type

As demonstrated in Table 1 below, at the 2016 census, residents in the suburb of Wyee experienced lower levels of rental stress and slightly higher mortgage stress than the New South Wales average, and generally lower levels of rental stress in comparison to surrounding areas.

Table 1. Housing stress per area

Area	Households with rent greater than or equal to 30% of income	Households with mortgage repayments greater than or equal to 30% of income
Wyee	6.9%	8.4%
Doyalson	12.3%	8.5%
Mandalong	9.9%	8.3%
Morriset	10.7%	3.1%
Lake Macquarie (LGA)	9.6%	6.5%
New South Wales	12.9%	7.4%

According to Corelogic data, the median sale price in Wyee increased by 41.2% over the previous 12 months to \$846,000.<sup>2</sup> As a result of worsening housing affordability, more diverse housing options (semi-detached housing) in the Wyee area may prove to be attractive to key workers and / or seniors, offering stability of tenure and relative affordability, albeit with the potential trade-off of conceding maximum capital gains in comparison to detached, Torrens title products.

The contribution to housing supply as a result of the Planning Proposal may result in a slight improvement to local housing affordability, noting that the broader West Wyee precinct would encompass a much greater number of new dwelling completions over time within the area.

### 5.1.3 Employment opportunities

With the recent pandemic, working from home has become a common type of office which allows employers and employees work from home.

Current Wyee residents may find employment related to new construction in the area and there may be some opportunities in the additional retail development in Wyee that may continue to evolve as an increase in local population is established. Based on the current demographic trends, it is expected that technical/trade works and labourers will continue to be a prevalent employment type in Wyee however the Site is well situated to provide access to new jobs being created in the Lower

<sup>2</sup> Corelogic 2022, <https://www.propertyvalue.com.au/suburb/wyee-2259-nsw>



Hunter for the tertiary sector in areas such as telecommunication, hospitality industry/tourism, mass media, healthcare/hospital, public health, pharmacy and information technology.

#### **5.1.4 Transport and accessibility**

The proposal has potential to increase the public bus frequency and stops given the Site's proximity to the Wyee train station particularly along Hue Hue Road. This will serve to create a stronger connection between the new development to the train station and town centre and more broadly to regional centres.

Subject to future development applications (**DA**), the developer intends to provide a 2.5m wide pedestrian and cycle path along the southern portion of the development to continue the existing footpath and cycleway from the east to the new development that will continue east towards the community building, local shopping village and Wyee Station. This linkage is only partly completed and will continue to be established through to the Wyee train station as Wyee West is continued to be developed.

Similarly, subject to future DAs the internal road layout will ensure pedestrian footpath are constructed to ensure the transition from the newly subdivided land to the east to the proposed development are tied.

#### **5.1.5 Community facilities and infrastructure**

The proposal will generate a demand for existing community facilities i.e. schools, child care centres, recreational and sport facilities, community centres and nursing homes.

##### **Child care and school**

The Wyee Public School caters for children from Kindergarten to Year 6 and the Wyee child care centre caters for young children which is both located at the town centre. These services have been sized and designed to essentially cater for young children in the area. The capacity of these facilities can easily be increased to meet the upcoming population while generating additional employment opportunities.

The proposed lot yield in the Planning Proposal is anticipated to generate an additional population of 133 people. Based on 13.7% of the population in Wyee continuing to fall in the 0-10 year old age bracket, this would equate to 18 new people in an age bracket that may generate demand for education and child care services. On this basis, it is considered that the proposed development of the Site will not drastically increase the need for a new child care centre or school.

The location of existing child services is within 1.5km to the Site is appropriate walking and cycling distance. As previously mentioned, in future DAs over the Site will provide for footpaths along Hue Hue Road and the internal streets as well as an extension to the existing shared cycleway that runs along Mannering Creek to increase connectivity through walking and cycling as other development in the West Wyee Precinct continues.

##### **Recreational and sport facilities**

Existing recreational and sporting facilities in Wyee are well within 2.1km radius with a variety of facilities such as skate park, tennis court, playground, oval and a dog park. Based on the demographic profile in Wyee (i.e. 6.3% in the 0-4 years, 7.4% in the 5-9 years, 7.0% in the 10-14 year and 6.6% in



the 15-19 year) this would not place a significant burden on existing facilities and where necessary, where there is increased background group in the broader region, the scale of existing facilities could be increased as necessary to accommodate increased population from the site.

It is not anticipated that the additional population will need new sport facilities as the existing facilities within walking distance. However, Council should consider an upgrade to facilities to attract new residents, create a sense of strong community and promote healthy living. Notwithstanding, the rezoning will be contributing to existing and new facilities via Section 7.11 Contributions.



Source: Google Maps, amended by GLN

**Figure 7. Location of recreational, sport facilities and community centres**

### Community centres

There is an insufficient demand for stand alone youth centre in Wyee but this can be provided by access to Morisset Youth Centre or outreach services to be expanded to the Wyee Community. Regardless, there is a multi function community hall by the tennis court available for the community to use.

### Seniors housing and aged care

A higher population of seniors reside in Wyee which would suggest that the housing provided on the Site should be designed, at least in part, to accommodate an aging population to allow residents to age in place. In terms of existing local seniors housing and facilities, the Baptist Care Bethshan Garden Centre is located north of the Wyee town centre with a range of facilities catered for seniors.

It is not anticipated that the additional population from this Planning Proposal will require new specific seniors housing or aged care facilities within Wyee.



## Business and Economy

As the development will provide an increase to the residential population in Wyee, there is likely to be a slight increase in economic development and trade in the local commercial enterprises located along Wyee Road to the east of the Site. However, it is not anticipated that the increase in population will generate demand for a significant increase in services or amount of commercial land in the vicinity.

## 5.2 Connection

Subject to a favourable decision for this Planning Proposal, future DAs will be lodged with Council for the civil works to prepare the Site for residential development. Specifically, the development of the Site will provide for an improved interface and connection with the developed section of the Wyee West Precinct located to the immediate east of the Site.

The improved interface and connections will be achieved through the removal of a rural property and delivery of residential streets and homes to adjoin the existing development and facilitate greater neighbourly connections and interactions than currently afforded. The connections into the existing Wyee community will also be continued through the extension of the local road network and footpath improvements along Hue Hue Road as well as the extension of the shared cycleway located on the northern side of Mannering Creek. The later cycleway will serve to extend the broader communities access and enjoyment of the natural aesthetic provided along Mannering Creek that is identified for ongoing conservation and transition to Council ownership.

In the interim until remaining sections of the Wyee West Precinct are developed that will complete through links to the more commercial areas of Wyee and recreational facilities located on Wyee Road, the main pedestrian and cycle connections will be provided along Hue Hue Road. Long term, as land to the west is developed, residents of the Site will continue to benefit from improved connections to the central parts of Wyee and the rail station.

The benefits of the interim and long term connections include:

- Through easy and improved access, future residents will be compelled to walk within their neighbourhood to get to schools, shops and parks, which promote a healthier lifestyle through walking and cycling.
- Early establishment of the cycleway and footpath links within the immediate vicinity will reduce the likelihood of isolation and separate communities
- Establishment of additional linkages and increased population serves to foster greater opportunities for interactions and social connections to be formed through day to day pedestrian/cycle commutes to the station and increased opportunity for exercise activity.
- The development will provide for additional local contribution revenue that Council can utilise to assist in the acquisition of recreation land and its embellishment than would otherwise be provided and will improve the general access to facilities in the broader Wyee area.
- Expansion of environmental conservation land along Mannering Creek that will be transferred into public ownership, consistent with the land to the east and broader vision for the West Wyee Precinct.



### 5.3 Social Impact Guideline Questions

Council’s Social Impact Assessment Guideline requires several questions to be addressed, which are outlined in the table below.

Table 2. Social Impact Assessment Guideline

Impact Questions	Comment
Changes which would occur if the development were to proceed.	<p>The Site would be transformed from a rural character to a suburban character. This would result in a minor increase in the local population and growth in the Wyee township.</p> <p>There would be a slight increase in the number of cars on Hue Hue Road and Wyee town centre as a result of the increased population.</p> <p>There would be a slight increase in demand for social and recreational infrastructure. The development of the Site will result in the extension of the shared cycleway network and also provide additional local contributions to Council that can be utilised to augment existing and planned recreational facilities.</p>
Who is likely to be affected by the development and in what way?	<p>The most significant impact from the proposed development is the existing residents of the adjoining properties to the east and west of the Site.</p> <p>It is recommended that future builders and contractors only carry out work within the permitted hours of construction between 7am to 5pm on Monday to Saturday and no work to be carried out at any time on Sunday or on a public holiday. This is typical of greenfield development and of Council’s standard conditions of consent.</p> <p>Local residents will benefit from an expanded shared cycleway network that will continue along the natural interface with Mannering Creek. Whilst no on-site recreational facilities are proposed, the development of the Site will generate additional local contribution revenue to be deployed by Council to either increase the size of existing facilities, acquire new facilities or improve the embellishment of existing facilities that will provide an overall benefit to the broader Wyee community.</p> <p>Local business (for example local supermarket, child care centre, health care and cafe) will likely to be affected by the development as they will see an increase in demand for goods and services generated by the additional population. This is considered to be a positive impact in terms of economic development and that no additional commercial uses are enabled on the Site that serves to protect existing local enterprises.</p> <p>The general community is likely to experience a slight increase in local traffic utilising Hue Hue Road to get to the Pacific Motorway and Wyee Road to access the existing local businesses and Wyee Rail Station. A Traffic Impact Assessment has been prepared and confirms this will not be a significant impact.</p> <p>The increased population may also serve to provide demand for additional bus public transport frequency which is considered to be a positive impact for the broader community.</p>
Community impacts likely to occur during the construction and operation phases of the development.	<p>Construction is anticipated to solely occur within the Site and unformed section of Digary Road.</p> <p>Minor increased in traffic is anticipated from the development on the community and Hue Hue Road as heavy vehicles will be utilising the</p>



Impact Questions	Comment
	<p>existing access from Hue Hue Road. However, the traffic is of a temporary nature and can generally be phased to reduce significant impact on the operation of the surrounding local road network.</p> <p>Adjoining residents may be affected by the construction noise however, this is only temporary until the land is fully developed with residential dwellings on allotment, which is anticipated to occur over a fairly short time period (i.e. completion within 2 to 3 years following rezoning).</p> <p>Adjoining residents may be impacted upon by dust generated during the construction phase. Dust control measures including stockpiles, installing fence hessian and watering exposed area to mitigate the impacts. Further implementations of this will be further detailed in a DA and Subdivision Works Certificate stage.</p>
<p>How long the impacts are likely to last.</p>	<p>Construction will most likely be split into two stages. The first being the preparation of the site to accommodate residential dwellings which will involve civil works such as bulk earthworks, construction of new roads, stormwater drainage, installation of services and street tree planting. Stage 1 construction is anticipated to take approximately 12 months however it is varied as construction time phrases are often changing subject to access to trades, plant equipment and weather conditions.</p> <p>Stage two will entail the construction of dwellings on each allotment which will take approximately 6 to 8 months. The length of this stage of construction will largely be dictated by future residents purchase of land and capacity to finance dwelling construction.</p>
<p>Positive impacts.</p>	<p>Development of the Site will have the following positive impacts:</p> <ul style="list-style-type: none"> <li>• Provides for a diverse range of housing choices and opportunities with different price points,</li> <li>• Generates employment opportunities during the construction period,</li> <li>• Increase the population and flow on effects for local businesses and opportunities for increased public transport (if capacity and demand dictates),</li> <li>• Increases local recreational assets through the extension of the shared cycleway along the northern side of Mannering Creek,</li> <li>• Provides for the rehabilitation of environmentally sensitive land and transfer of the land into public ownership.</li> </ul>
<p>Negative impacts.</p>	<p>Construction impacts will have minor negative impacts to noise, traffic and dust however these are short term or temporary nature.</p>
<p>Any cumulative impacts.</p>	<p>The proposed development of the Site is of a scale commensurate with the adjoining completed development and future development to be fostered under the West Wyee Precinct Structure Plan. It is not considered to have any significant cumulative impact outside of the planned development in the broader West Wyee Precinct.</p>
<p>The number of people likely to be affected.</p>	<p>The immediate residents on the adjoining properties to the east and west.</p>
<p>Principle of social justice (equality, access, fairness, inter-generational impacts).</p>	<p>The proposed development will deliver a range of different lot types that will provide for different housing and market entry points.</p> <p>The development of the Site represents a logical expansion of the West Wyee Precinct. It does not prejudice the ongoing use of adjoining land</p>



Impact Questions	Comment
	to the west for rural purposes, nor does it prejudice the ongoing development of the remaining West Wyee Precinct when those landowners are ready to develop.
The degree of change likely to arise as a result of the development relative to the existing circumstances.	The land with transformed from a rural character to an urban character. Wyee is broadly experiencing increased residential growth through the ad hoc development occurring within the West Wyee Precinct. The Planning Proposal results in a minor expansion to the planned growth area with limited interface to land remaining of a rural character.
The level of controversy anticipated.	<p>Overall, it is considered that the Planning Proposal represents a low potential for controversy given that it presents as a logical expansion of the West Wyee Precinct and that it is of a relatively small scale. That said, the proposed development may cause some interest in the local community due to:</p> <ul style="list-style-type: none"> <li>• Increase in population and residential land in Wyee generally</li> <li>• Increase in demand for local services</li> <li>• Sections of West Wyee remain undeveloped</li> </ul>
Whether or not the impacts would represent a good planning outcome.	<p>The location of the proposed development is considered to be appropriate as it:</p> <ul style="list-style-type: none"> <li>• Has good access to the Pacific Motorway and Wyee Rail Station</li> <li>• Is located within close proximity to schools, shops, transport and sporting facilities.</li> </ul> <p>The rezoning of the land represents a logical expansion to the existing West Wyee Precinct that has been identified to accommodate residential growth in Wyee.</p> <p>The proposal represents an appropriate level of development for the Site that can make a modest contribution to the supply of new housing in the Wyee suburb whilst preserving environmentally sensitive land and presents a good planning outcome for the land.</p> <p>Overall, the proposal will provide for improved benefit for the local community through the delivery of:</p> <ul style="list-style-type: none"> <li>• new housing</li> <li>• extension to the shared cycleway network</li> <li>• rehabilitation and transfer of environmentally sensitive land to Council</li> <li>• additional contributions to local infrastructure that Council can utilise to support their delivery program in Wyee</li> <li>• increased population that will contribute to the local economy and business development without putting undue strain on infrastructure</li> </ul>

Based on the comments to the impact assessment questions, it is concluded that the proposed development will not result in adverse social impacts to the existing community.



## 5.4 Consultation

The proposed development may potentially impact the following stakeholders:

- Schools Infrastructure NSW, specifically Wyee Public School
- Wyee Childcare
- Wyee Community Centre
- Local businesses within Wyee
- Residents of Wyee
- Lake Macquarie City Council
- Local Aboriginal Communities (Awabakal)

As a part of the Planning Proposal process consultation with the surrounding neighbours, communities and relevant government bodies is necessary to have different opinion weigh in on the development. The degree and length of consultation with the community is anticipated to form a condition of the Gateway Determination that will be issued by the Department of Planning and Environment on the basis the Planning Proposal progresses.





## 6 Conclusion

This SIA report has been prepared for the Planning Proposal to rezone the northern portion of the Site from RU2 Rural Landscape to R2 Low Density Residential while retaining the southern portion of the Site as C2 Environmental Conservation.

This report has been prepared in accordance with the *Lake Macquarie Social Impact Assessment Guideline*. Overall, this report provides an overview of the community profile and assesses the potential social impact of the development, which concludes the proposal is considered satisfactory and is unlikely to result in adverse social impact in the locality.



## Glossary

Abbreviation	
ABS	Australian Bureau Statistics
Applicant	TOPA Property Pty Ltd
Council	Lake Macquarie City Council
DA	Development Application
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
GLN	GLN Planning Pty Ltd
LEP	<i>Lake Macquarie Local Environmental Plan 2014</i>
LGA	Local Government Area
Regional Plan	Hunter Regional Plan 2036
SIA	Social Impact Assessment
Site	1377 Hue Hue Road, Wyee
Study Area	Wyee Precinct and northern portion of the precinct

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