



DRAFT Social Impact Assessment

Proposed infill affordable rental housing development pursuant to
State Environmental Planning Policy (Affordable Rental Housing) 2009

35-41 Wilfred Barrett Drive, The Entrance North NSW 2261

Prepared for: Australian Consulting Architects

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Document Control

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1.0 Introduction

1.1 Background

A development application (DA-308/2011) has been lodged with Wyong Shire Council at 35-41 Wilfred Barrett Drive, The Entrance North for the construction of residential flat building containing a total of 43 units with car parking for 57 vehicles. The development application has been lodged under Division 1 'In-fill affordable housing' of State Environmental Planning Policy (Affordable Rental Housing) 2009 (AH SEPP).

It is understood that a Social Impact Assessment (SIA) prepared by Planning Direction Pty Ltd (undated) was submitted to Wyong Shire Council as part of the development application package for the proposed development. However, Wyong Shire Council in their letter dated 26 October 2011 has requested a revised SIA be prepared and submitted for assessment which also covers the following identified additional items:

1. A detailed assessment by a qualified social planner
2. A thorough analysis of the demographic characteristics of The North Entrance local area based on the latest ABS data and Housing NSW data to gain an understanding of the existing demographic profile of this community and to provide baseline information for the SIA in relation to:
 - Population growth and projections
 - Profile of the future population
 - Age structure
 - Family and household structure
 - Education, employment and labour force
 - Income
 - Transport
3. Research of the existing level of social infrastructure in the locality in terms of the availability, access to, and capacity of existing services and facilities in the local area (e.g. shops, banks, other retail and commercial, employments, schools, public transport, medical, community nursing, personal care, leisure and recreation).
4. Analysis of local public transport service provision, including analysis and description of transport data and local service provisions, i.e. local bus stops, bus routes and frequency of services.
5. Prepare a Community Engagement Plan detailing the type and scope of methods to be undertaken. Utilise outcomes of the community consultation process to suggest improvements to the proposal as well as the opportunity to address potential problems through mitigation measures.

6. A detailed analysis of the Social Impacts and Benefits of the proposed development including (but not limited to):
 - Population change
 - Community structure (neighbourhood character, community cohesion and identity and amenity)
 - Crime and public safety
 - Risk perception in the community
 - Impact of development on the local housing market and property values from a social perspective
 - Interaction/integration of the proposed development with the existing community
 - Interaction/integration within the proposed development
 - Access to services, facilities and employment
 - Traffic congestion and flow
 - Public access to foreshore
7. Address Council's identified comments in relation to the previously submitted SIA with the development application as detailed on page 3 of Council's letter 26 October 2011 (Refer Appendix 1).

1.2 Purpose of the Social Impact Assessment

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

The Social Impact Assessment prepared for the subject development application will provide Council and the applicant with information that includes:

- Pre-change demographics of the suburb that the development is located in;
- Description of the likely profile of residents and workers affected by the proposal;
- Description of the scope of proposed changes – identification of the types of social changes that may occur including positive and negative, long and short term, passing and accumulating changes;
- Identification of the probable impacts of change, including impacts likely to affect minority groups, marginalised groups, different age, income and cultural groups and future generations;
- Feedback from stakeholders and residents gathered through consultation;
- Assessment of potential demand for community facilities and services from the expected new community and how this will impact on access by the existing community;
- Plans and strategies for monitoring and mitigating the impacts of the proposed development if it proceeds; and

- A social impact statement– summarising and evaluating the research on the impacts of the proposal, including how any negative impacts might be managed and mitigated and any positive impacts enhanced.

1.3 Preparation of the Social Impact Assessment

The SIA is based on the following:

- Review of DA documentation lodged with Wyong Shire Council for development application DA-308/2011;
- Environmental Planning and Assessment Act 1979, as amended;
- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- Two (2) site/locality/LGA inspections;
- Community consultation meetings, submissions and discussions with stakeholders;
- Various media sources from local newspapers, websites etc. (refer Appendix X)
- Review of community consultation submissions from DA notification;
- Wyong Shire Council's Additional Information letter dated 26 October 2011;
- Wyong Shire Council's Promoting Choice: A Local Housing Strategy for Wyong Shire dated January 2008;
- Wyong Shire Council's The Entrance Peninsula Strategy dated March 2009;
- Sydney Buses transport data;
- 2001, 2006 and 2010 ABS Census data;
- Housing NSW data;
- NSW Bureau of Crime Statistics and Research data for Wyong Shire Council.

1.4 CPS Qualification for Project

Creative Planning Solutions Pty Limited (CPS) is a Corporate Member of the Planning Institute of Australia (PIA) and listed under PIA's consultant planners group as specialists in the provision of social planning services.

The authors of this report include two Senior Town Planners, being Daniel Govers and Ben Tesoriero, who are also Directors of Creative Planning Solutions Pty Limited (CPS). These two Senior Planners have extensive experience in all facets of Town Planning; however have a clear focus on social planning and the delivery affordable, social and special needs residential development projects.

Daniel Govers is qualified with Honours from the Bachelor of Planning degree at University of New South Wales (UNSW), has earned Certified Practicing Planner (CPP) status from the Planning Institute of Australia and has extensive experience in the delivery of affordable, social, and special needs housing projects which have included Social Impact Assessments through occupying such roles as Manager of Planning Services at Housing NSW, Director of Resource Planning at Housing NSW (Central Sydney Division), and Acting Manager Development and Compliance at the Department of Human Services - Ageing, Disability & Home Care.

Ben Tesoriero also completed a Bachelor of Planning from the University of New South Wales and has a broad experience in the delivery of local and state government projects. Ben has occupied such roles as Senior Planner and Manager of Planning Services for Housing NSW. Ben was actively involved in the establishment of EIA templates for various government agencies as part of the Nation Building Economic Stimulus Plan as well as various precinct studies for Housing NSW. CPS brings together over 20 years experience in town planning which has involved the use and application of the following planning skills:

- Social Impact Assessment for various affordable, social and special needs housing projects;
- Preparation, review and assessment of Environmental Impact Assessments under Part 5 of the EP&A Act;
- Preparation, lodgement and management of over 500 development assessments and approvals under Part 4 of the EP&A Act 1979 across metropolitan Sydney and regional New South Wales;
- Preparation and management of rezoning applications to Council;
- Strategic planning projects such as Community Renewal of housing estates
- Master Planning advice and management;
- Urban Design advice;
- Planning reports and advice (site specific, precinct and LGA wide);
- Statutory planning advice and interpretation of new legislation;
- Development of policy for Housing NSW and ADHC;
- Critical analysis of existing and proposed policies (urban planning and social housing); and
- Demographic analysis and preparation of social plans.

2.0 Site Analysis

2.1 Site location and context

The subject site is located at 35-41 Wilfred Barrett Drive, The Entrance North being a coastal suburb of the Central Coast region. The subject site is located 2.2km north-east of The Entrance Town Centre, immediately east of Budgewoi Lake and 100m west from the eastern coastline. The subject site is located within the Wyong local government area.



Figure 1 – Location Map – 35-41 Wilfred Barrett Drive, The Entrance North
Source: <http://maps.google.com.au>

2.2 Site description

The subject site consists of two freehold lots with a site area of approximately 6,266.5m². The subject site has a single frontage to Wilfred Barrett Drive of approximately 63.375m.

The site is legally described as Lot 1 in DP 862588 and Lot 76 in DP 227174.

The subject site comprises a dwelling house, detached garage and associated structures. The remainder of the site is largely vacant aside from several Norfolk Island pines located on the western boundary at the interface with the public open space area adjacent to the Tuggerah/Budgewoi Lake.



Figure 2 – Aerial Photograph – 35-41 Wilfred Barrett Drive, The Entrance North
Source: <http://maps.google.com.au>



Figure 2 – Site Photograph – 35-41 Wilfred Barrett Drive, The Entrance North
Source: <http://maps.google.com.au>

2.3 Surrounding Development

As indicated the Statement of Environmental Effects lodged as part of DA-308/2011, located to the north of the subject site is the residential estate of Terilbah Place. Two substantial two storey dwellings occupy the immediately adjoining northern properties.

To the south is the “Two Shores Tourist Park” and to the west is the public open space corridor and Tuggerah/Budgewoi Lake.

Residential housing typically of two storey construction is located to the east of the subject site on the opposite side of Wilfred Barrett Drive.

2.4 Proposed development

It is understood DA-308/2011 (as amended) includes the construction of two residential flat building containing a total of forty-three (43) units with car parking for fifty-seven (57) vehicles pursuant to Division 1 of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP), historical version for date lodged with Wyong Shire Council on 12 April 2011.

Pursuant to ARHSEPP (as amended), 50% of the gross floor areas within the proposed development will be used for affordable housing. It is understood that all accommodation that is used for affordable housing will be managed by a community housing provider, which at this stage has been nominated as Pacific Link Community Housing Limited (ABN: 82 074 394 648), a registered community housing provider.

3.0 Demographic Analysis

A detailed analysis of the demographic characteristics of The Entrance - North Entrance area and for the Wyong LGA as a whole is considered to ascertain the existing demographic profile of The Entrance - North Entrance community and to provide baseline information for the SIA. Data has been sourced from Wyong Shire Council's website, the ABS 2001 and 2006 Census, Housing NSW data, recent articles from the Central Coast Express Advocate newspaper and discussions held with local Community Housing Providers (CHP's).

This investigation evaluates demographic data for The Entrance - North Entrance area in comparison to the Wyong Shire and identifies demographic trends and changes by comparing data between 2001 and 2006.

Using ABS derived data, "The Entrance - North Entrance area" encapsulates the area bounded by the northern boundary of Wyrribalong National Park in the north, the Tasman Sea in the east, Boondilla Road, Warrigal Street, Boomerang Road and Norfolk Street in the south and Tuggerah/Budgewoi Lake in the west. The Entrance - North Entrance area includes the locality of Magenta in which the subject site is located. The area is described as a residential, resort and national park area, with substantial commercial areas along The Entrance Road.



Figure 3 - Locality Map of The Entrance-North Entrance area
Source: www.wyong.nsw.gov.au

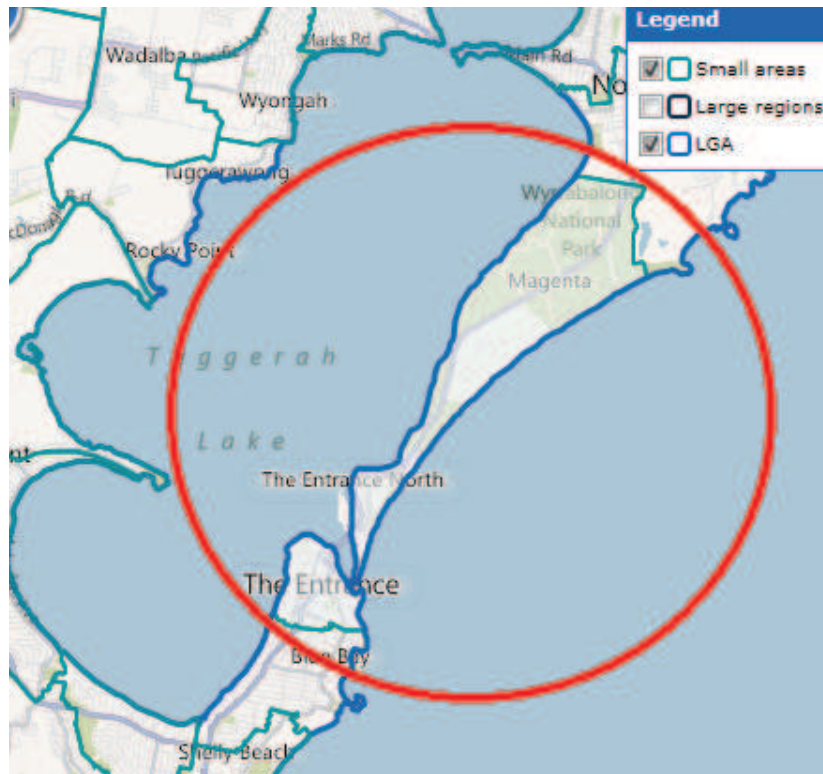


Figure 2 - Site Map of The Entrance-North Entrance area
Source: www.wyong.nsw.gov.au

4.1 Population, Growth and Projections

Housing NSW data indicates that the Wyong LGA had a population of 139,801 (up 6.8% from 130,854 in 2001), indicating that the Central Coast housing market as a region has a growing population with high housing demand.

However, based on ABS data, recent population growth for The Entrance - North Entrance area is slow. The current resident population for The Entrance - North Entrance local area in 2006 was 3,826 people. In 2001, the population was 3,748 people, so the area’s population only increased by 77 people. The specific age structure of the area may need to be taken into account in terms of population growth (see Age Structure below).

| Key statistics (summary statistics) | The Entrance - North Entrance Sub Area | | | | | | |
|--|--|-------|------------------|--------|-------|------------------|---------------------------|
| | 2006 | | | 2001 | | | Change 2001 to 2006 |
| Usual Residence data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Usual resident population | | | | | | | |
| Total population (b) | 3,826 | 100.0 | 100.0 | 3,748 | 100.0 | 100.0 | 77 |
| Males (b) | 1,934 | 50.6 | 48.3 | 1,848 | 49.3 | 48.5 | 86 |
| Females (b) | 1,892 | 49.4 | 51.7 | 1,901 | 50.7 | 51.5 | -9 |

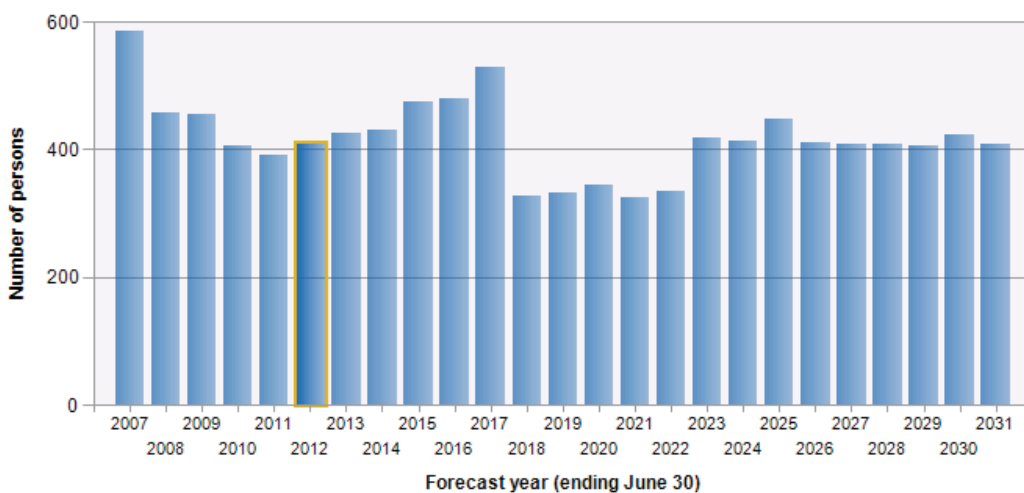
Table 1 - Resident Population, The Entrance-North Entrance local area

In terms of population projections, Council’s population forecast can be considered by reviewing data for The Entrance Social Planning District (SPD). The Entrance SPD includes the suburbs/localities of Bateau Bay, Blue Bay, Long Jetty, Magenta, Shelly Beach, The Entrance, The Entrance North and Toowoan Bay.

The table below indicates the population estimates for Wyong Shire and The Entrance SPD from 2006, at 5 year intervals, until 2031.

By 2031, the population of the Wyong Shire will be 200,015, an increase of 57,329 persons (40.18%) from 2006. This represents an average annual growth rate of 1.36%. The estimated population of The Entrance SPD by 2031 will be 34,228 persons, an increase of 10,457 (43.99%) from 2006. This represents an average annual growth rate of 1.47%, higher than the average growth rate of the Wyong Shire that is the third highest growth rate compared to the other Social Planning District areas.

| Area name | Forecast year | | | | | | Change between 2006 and 2031 | |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------------|----------------------|
| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | number | Avg. annual % change |
| Wyong Shire | 142,686 | 150,338 | 162,856 | 175,264 | 187,624 | 200,015 | 57,329 | 1.36 |
| Gorokan SPD | 19,049 | 19,765 | 20,629 | 21,809 | 22,875 | 23,422 | 4,373 | 0.83 |
| Northern Lakes SPD | 14,687 | 14,672 | 15,271 | 16,153 | 16,660 | 17,459 | 2,772 | 0.69 |
| Ourimbah - Rural South SPD | 4,413 | 4,418 | 4,473 | 4,637 | 4,811 | 4,933 | 520 | 0.45 |
| Rural West SPD | 1,796 | 1,801 | 1,827 | 1,883 | 1,942 | 2,010 | 214 | 0.45 |
| San Remo - Budgewoi SPD | 19,699 | 20,305 | 20,899 | 21,040 | 22,116 | 22,559 | 2,860 | 0.61 |
| Southern Lakes SPD | 24,980 | 25,237 | 25,307 | 25,566 | 25,916 | 26,313 | 1,333 | 0.21 |
| The Entrance SPD | 23,771 | 26,069 | 28,291 | 30,149 | 32,170 | 34,228 | 10,457 | 1.47 |
| Toukley SPD | 9,113 | 9,388 | 9,656 | 10,234 | 11,406 | 12,721 | 3,608 | 1.34 |
| Warnervale - Wadalba SPD | 10,910 | 13,620 | 20,783 | 27,164 | 31,517 | 34,627 | 23,717 | 4.73 |
| Wyong SPD | 14,268 | 15,063 | 15,720 | 16,629 | 18,211 | 21,343 | 7,075 | 1.62 |



The graph above illustrates the forecast population change from 2007 to 2031, highlighting that the population of The Entrance SPD will continue to grow considerably from 2011 until 2017. Population

growth is then anticipated to decrease in 2018 to approximately 325 persons for several years until increasing again in 2023 to just over 400 people until 2031.

The tables below indicate the change in population and the average annual change as a percentage at each 5 year interval for The Entrance SPD.

| The Entrance SPD | Forecast year | | | | | |
|-----------------------------|---------------|--------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
| Population | 23,771 | 26,069 | 28,291 | 30,149 | 32,170 | 34,228 |
| Change in Population (5yrs) | | 2,298 | 2,222 | 1,858 | 2,021 | 2,058 |
| Average Annual Change (%) | | 1.86 | 1.65 | 1.28 | 1.31 | 1.25 |

The data identifies that the greatest change in population for The Entrance SPD will occur from 2006 to 2011, and will remain high between 2011 to 2016, but then will generally gradually reduce until 2031.

Accordingly, the population of The Entrance – North Entrance local area has only increased at a minor rate between 2001 and 2006 (77 persons). However, The Entrance Social Planning District is the third highest SPD in terms of population growth within the Wyong LGA, higher than the average growth rate of the Wyong Shire, indicating strong population growth in the next 20 years, particularly the next 6 years.

4.2 Profile of the future population

Using ABS and Council data made available on Council's website, the profile of the future population can be considered by reviewing population characteristics, age structure, migration data and household types.

4.2.1 Age Structure

In 2006, the most populous age group in The Entrance SPD was 35 to 49 year olds, with 4,418 persons or 18.6%.

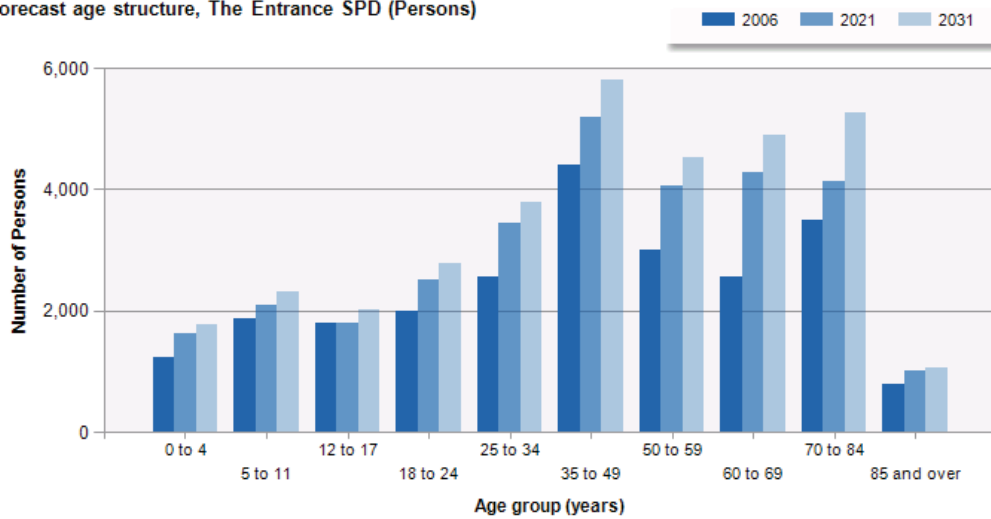
In 2021, the most populous forecast age group will continue to be 35 to 49 year olds with 17.2%, followed by the 60 to 69 year olds, who are forecast to have the largest proportional increase (relative to its population size) by 2021 at 14.2%, followed by the 70 to 84 year olds (13.7%) and then the 50 to 59 year olds (13.4%).

By 2031, again the most populous forecast age group will continue to be 35 to 49 year olds, followed by the 70 to 84 year olds (15.4%) and then the 60 to 69 year olds (14.3%).

The forecast age structure of the future population shows that the most populous forecast age group will continue to be 35 to 49 year olds however there is an increasingly ageing population.

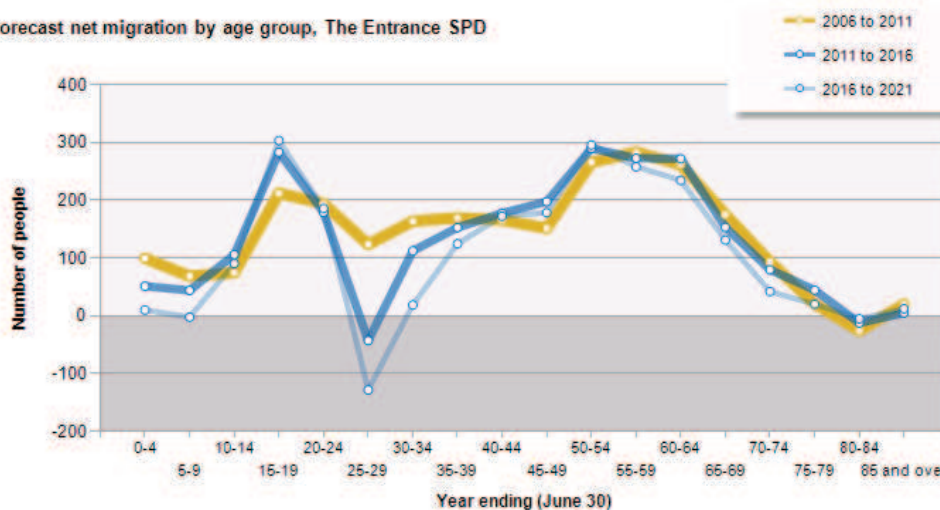
| Age group | 2006 | | 2021 | | 2031 | | 2006 to 2031 Change |
|----------------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------------|
| | number | % | number | % | number | % | |
| 0 to 4 years | 1,235 | 5.2 | 1,614 | 5.4 | 1,771 | 5.2 | 536 |
| 5 to 11 years | 1,872 | 7.9 | 2,092 | 6.9 | 2,305 | 6.7 | 433 |
| 12 to 17 years | 1,808 | 7.6 | 1,809 | 6.0 | 2,015 | 5.9 | 207 |
| 18 to 24 years | 1,998 | 8.4 | 2,521 | 8.4 | 2,793 | 8.2 | 795 |
| 25 to 34 years | 2,565 | 10.8 | 3,457 | 11.5 | 3,788 | 11.1 | 1,223 |
| 35 to 49 years | 4,418 | 18.6 | 5,196 | 17.2 | 5,815 | 17.0 | 1,397 |
| 50 to 59 years | 3,012 | 12.7 | 4,054 | 13.4 | 4,523 | 13.2 | 1,511 |
| 60 to 69 years | 2,572 | 10.8 | 4,272 | 14.2 | 4,886 | 14.3 | 2,314 |
| 70 to 84 years | 3,503 | 14.7 | 4,130 | 13.7 | 5,262 | 15.4 | 1,759 |
| 85 and over years | 788 | 3.3 | 1,004 | 3.3 | 1,070 | 3.1 | 282 |
| Total Persons | 23,771 | 100.0 | 30,149 | 100.0 | 34,228 | 100.0 | 10,457 |

Forecast age structure, The Entrance SPD (Persons)



Forecast migration data identifies that The Entrance SPD would see the attraction of two distinct markets, being mainly large numbers of early retirees/retirees (55-65 years) and also the 15-19 age group.

Forecast net migration by age group, The Entrance SPD



This forecast migration data would have significant implications for the type of housing demand in the future.

4.2.2 Household Type

In 2006, the dominant household type in The Entrance SPD was lone person households, which accounted for 31.3% of all households, followed by couples without dependents (28.3%) and then couple families with dependents (22.2%).

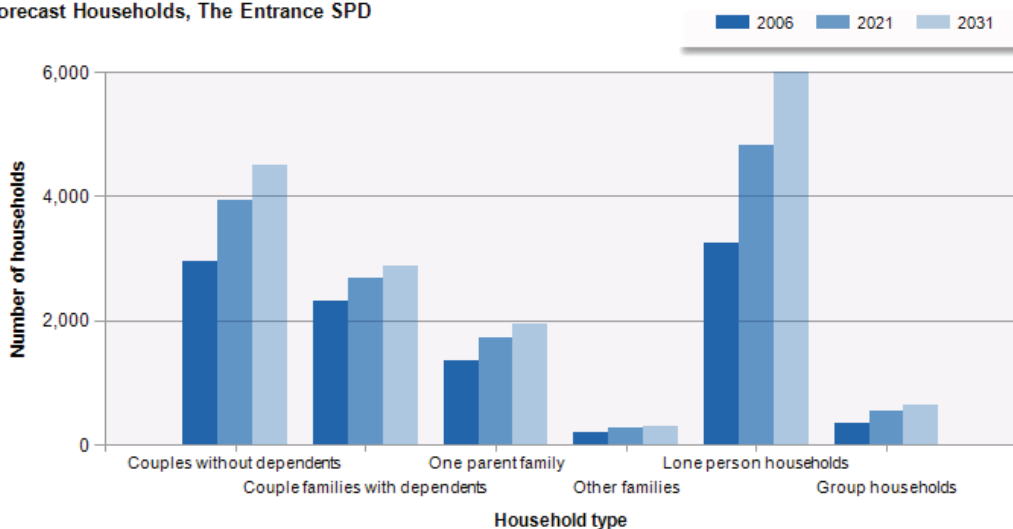
In 2021, the dominant household type will continue to be lone person households (34.6%), followed by couples without dependents (28.1%) and then couple families with dependents (19.3%).

By 2031, again the dominant household type will continue to be lone person households (36.9%), followed by couples without dependents (27.7%) and then couple families with dependents (17.7%).

The forecast household type of the future population shows that the dominant household type will continue to be lone person households from 2006 to 2031 and at an increasing rate, followed by couples without dependents and then one parent families.

| Forecast households, The Entrance SPD | | 2006 | | 2021 | | 2031 | | Change |
|---------------------------------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|--------|
| Type | number | % | number | % | number | % | 2006 to 2031 | |
| Couples without dependents | 2,945 | 28.3 | 3,928 | 28.1 | 4,507 | 27.7 | 1,562 | |
| Couple families with dependents | 2,311 | 22.2 | 2,693 | 19.3 | 2,882 | 17.7 | 571 | |
| One parent family | 1,342 | 12.9 | 1,715 | 12.3 | 1,941 | 11.9 | 599 | |
| Other families | 198 | 1.9 | 264 | 1.9 | 305 | 1.9 | 107 | |
| Lone person households | 3,247 | 31.3 | 4,828 | 34.6 | 5,998 | 36.9 | 2,751 | |
| Group households | 345 | 3.3 | 536 | 3.8 | 638 | 3.9 | 293 | |
| Total households | 10,388 | 100.0 | 13,964 | 100.0 | 16,271 | 100.0 | 5,883 | |

Forecast Households, The Entrance SPD



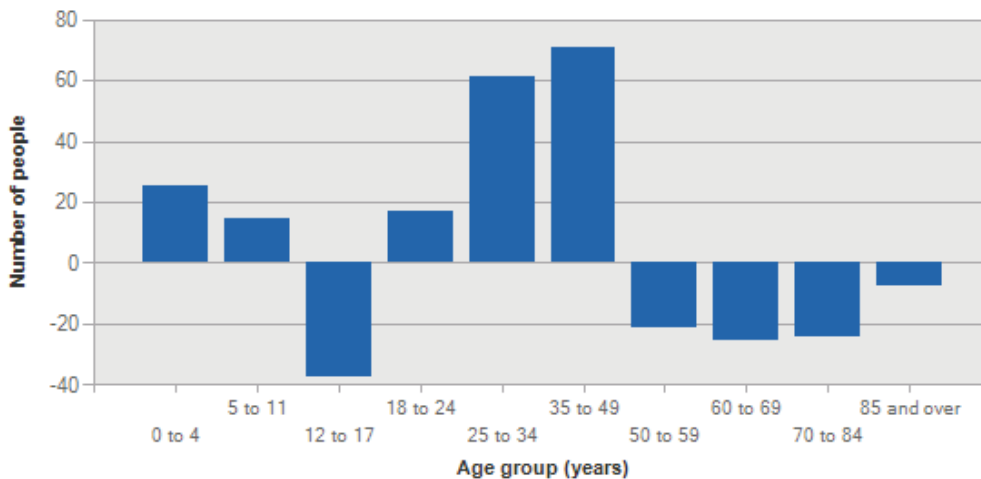
This household type data would also result in considerable implications for the type of housing demand in the future.

4.3 Age Structure

The age structure of the population is an indicator of an area’s residential role and function and how it is likely to change in the future. The age structure of a population provides key insights into the level of demand for services and facilities as most services and facilities are age-specific. The following data identifies the age structure for The Entrance – North Entrance local area compared to the Wyong Shire in 2001 and 2006.

| Age structure age group (years) | The Entrance - North Entrance Sub Area 2006 | | | 2001 | | | Change 2001 to 2006 |
|---------------------------------|---|-------|---------------|--------|-------|---------------|---------------------|
| | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| 0 to 4 | 199 | 5.2 | 6.5 | 173 | 4.6 | 7.2 | 25 |
| 5 to 11 | 286 | 7.4 | 10.2 | 271 | 7.2 | 11.0 | 15 |
| 12 to 17 | 227 | 5.9 | 8.9 | 264 | 7.0 | 8.4 | -38 |
| 18 to 24 | 282 | 7.3 | 7.7 | 265 | 7.0 | 7.2 | 17 |
| 25 to 34 | 480 | 12.5 | 11.0 | 419 | 11.1 | 12.3 | 61 |
| 35 to 49 | 744 | 19.4 | 20.3 | 674 | 17.9 | 20.6 | 71 |
| 50 to 59 | 465 | 12.1 | 11.9 | 486 | 12.9 | 10.9 | -21 |
| 60 to 69 | 470 | 12.2 | 10.1 | 495 | 13.2 | 9.5 | -25 |
| 70 to 84 | 570 | 14.8 | 11.2 | 594 | 15.8 | 11.2 | -24 |
| 85 and over | 115 | 3.0 | 2.2 | 122 | 3.2 | 1.7 | -7 |
| Total | 3,836 | 100.0 | 100.0 | 3,764 | 100.0 | 100.0 | 73 |

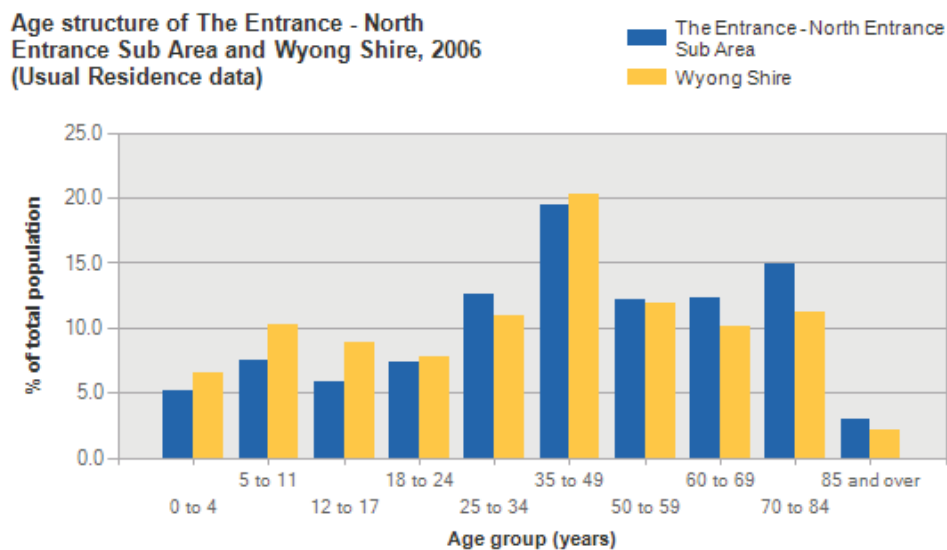
Change in age structure of The Entrance - North Entrance Sub Area, 2001 to 2006 (Usual Residence data)



From 2001 to 2006, the changes in population across age groups fluctuated. There was an increase in 0 to 11 year and 18-49 age groups, with the largest changes in age structure in the 25 to 34 (+ 61 persons) and 35 to 49 (+ 71 persons) age groups. However, there was a decrease in the 12-17 and 50 and over age groups. This data demonstrates that The Entrance – North Entrance local area is

growing the most in the middle age groups and would consist of people that are entering or in the work force or younger single professionals.

Although the age structure is generally consistent with the Wyong Shire, the major differences are that there was a smaller proportion of people in the younger age groups but a larger proportion of people in the older age groups, in particular, the 60-69 and 70-84 age bracket. Overall, 18.5% of the population was aged between 0 and 17, and 30.0% were aged 60 years and over, compared with 25.6% and 23.5% respectively for Wyong Shire.



4.4 Family and household structure

4.4.1 What type of households and families do we live in?

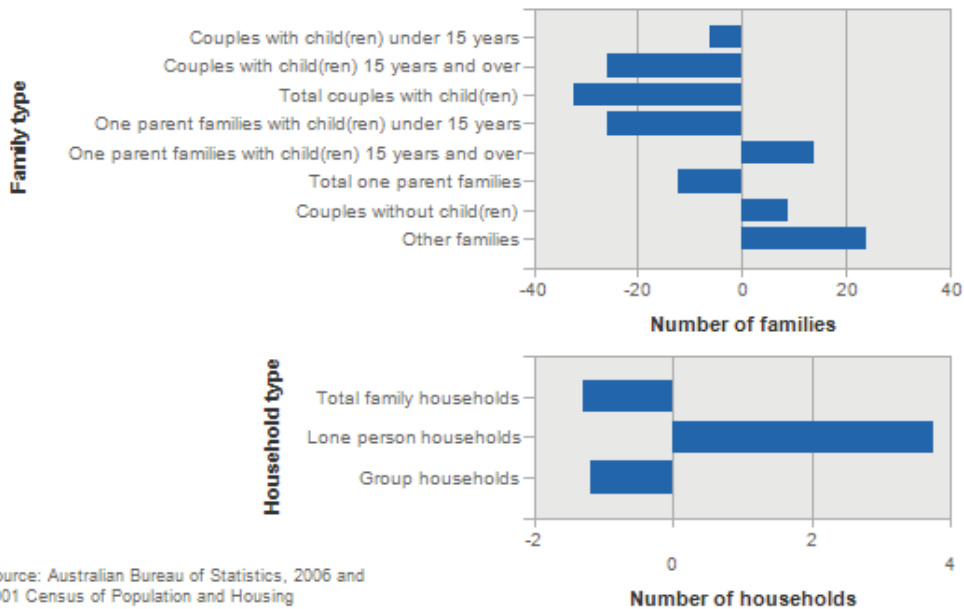
The family and household structure of the population is an indicator of an area's residential role and function and provides key insights into the area's era of settlement & level of demand for services and facilities.

Between 2001 and 2006, analysis of the family types shows there was a decrease in the number of couples with children, in particular couples with child(ren) 15 years and over and a decrease in one parent families with child(ren) under 15. However, there was an increase in one parent families with child(ren) over 15, couples without child(ren) and other families, which includes a single person living alone.

| Household types (households) | The Entrance - North Entrance Sub Area | | | | | | Change 2001 to 2006 |
|---|--|-------|------------------|--------|-------|------------------|---------------------------|
| | 2006 | | | 2001 | | | |
| Enumerated data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Couples with child(ren) under 15 years | 132 | 14.5 | 29.1 | 138 | 15.0 | 30.9 | -6 |
| Couples with child(ren) 15 years and over | 63 | 6.9 | 12.1 | 89 | 9.7 | 11.2 | -26 |
| Total couples with child(ren) | 195 | 21.4 | 41.1 | 227 | 24.7 | 42.1 | -32 |
| One parent families with child(ren) under 15 years | 141 | 15.5 | 12.2 | 167 | 18.1 | 12.0 | -26 |
| One parent families with child(ren) 15 years and over | 103 | 11.3 | 7.4 | 89 | 9.7 | 6.5 | 14 |
| Total one parent families | 244 | 26.8 | 19.6 | 256 | 27.8 | 18.5 | -12 |
| Couples without child(ren) | 440 | 48.3 | 38.2 | 431 | 46.7 | 38.2 | 9 |
| Other families | 31 | 3.5 | 1.1 | 8 | 0.8 | 1.2 | 24 |
| Total families | 910 | 100.0 | 100.0 | 922 | 100.0 | 100.0 | -12 |
| One family households | 898 | 48.6 | 68.1 | 894 | 46.4 | 68.7 | 4 |
| Two or more family households | 10 | 0.5 | 1.3 | 15 | 0.8 | 1.0 | -5 |
| Total family households | 908 | 49.1 | 69.4 | 909 | 47.1 | 69.7 | -1 |
| Lone person households | 716 | 38.7 | 25.2 | 712 | 36.9 | 24.7 | 4 |
| Group households | 87 | 4.7 | 2.7 | 88 | 4.6 | 2.6 | -1 |
| Other not classifiable households | 137 | 7.4 | 2.7 | 220 | 11.4 | 3.0 | -82 |
| Total households | 1,847 | 100.0 | 100.0 | 1,928 | 100.0 | 100.0 | -81 |

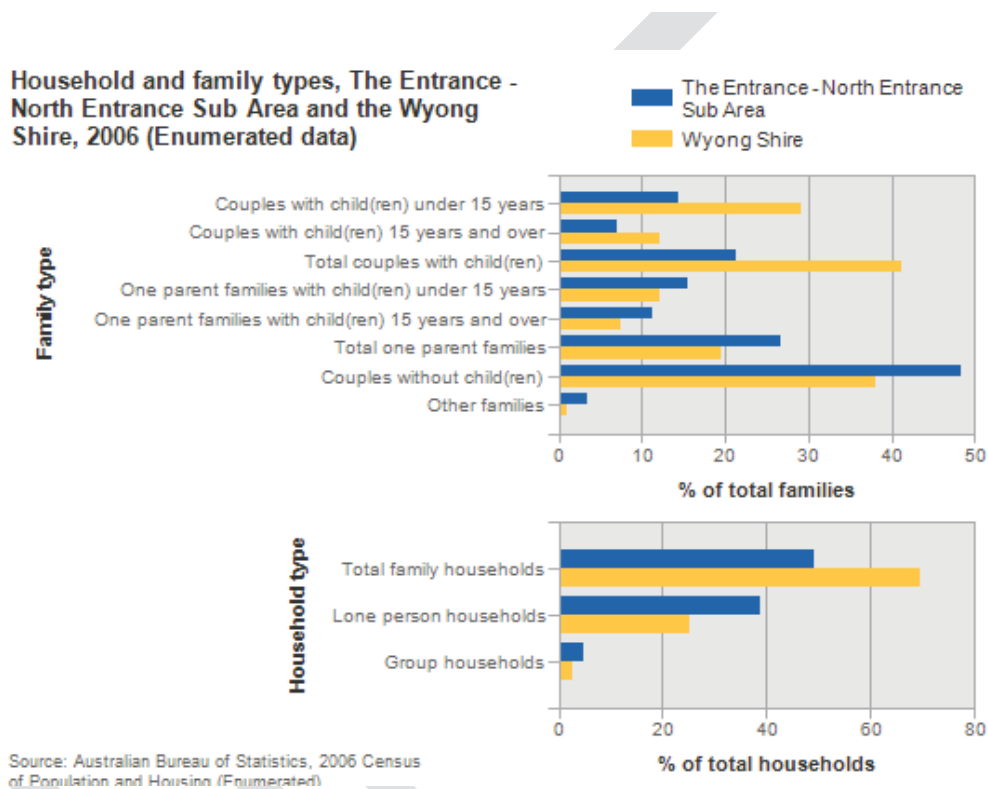
Comparing household types between 2001 and 2006 shows a increase in lone person households, but decreases in family and group households.

Change in household and family types, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)



Analysis of the family types in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was a much smaller proportion of couples with child(ren) but a larger proportion of one-parent families and couples without children.

This is reflected when comparing household types between The Entrance - North Entrance area and Wyong Shire in 2006 as the data reveals a smaller proportion of family households, but a larger proportion of lone person households. Family households accounted for 49.1% of total households in The Entrance - North Entrance area while lone person households comprised 38.7%, compared to 69.4% and 25.2% respectively for Wyong Shire.



Accordingly, the data reveals that there would be an increasing demand for one and two-bedroom dwellings in The Entrance - North Entrance area based on the changes in family types and household types within The Entrance - North Entrance area between 2001 and 2006 and when compared to the Wyong Shire.

Housing NSW data supports this notion as it has projected housing need to 2011 and estimates that 75.8% of housing need in Wyong will be for one or two bedroom dwellings stating there is a need for more one bedroom and smaller stock to meet local housing need in Wyong Shire.

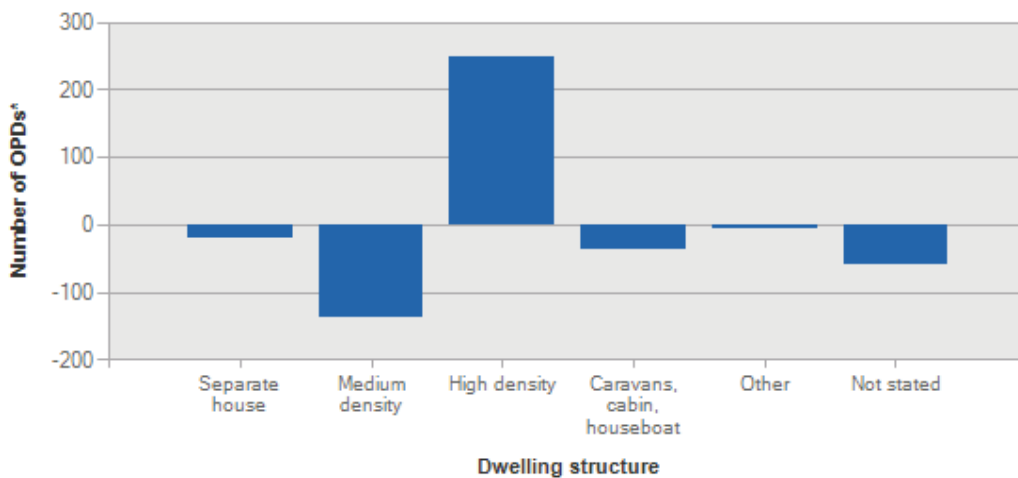
4.4.2 What type of dwellings do we live in?

The types of dwellings that are common to areas are important determinants in the role and function that the area plays in the housing market. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households; while larger, detached or separate dwellings are more likely to have families and prospective families living in them, although this is not a mutually exclusive pattern. The residential built form often reflects market opportunities or planning policy, such as the building of denser forms of housing around public transport nodes or employment centres.

The following data indicates dwelling structure within The Entrance - North Entrance area between 2001 and 2006 and the Wyong Shire.

| Dwelling structure (private dwellings) | The Entrance - North Entrance Sub Area | | | 2001 | | | Change 2001 to 2006 |
|--|--|-------|---------------|--------|-------|---------------|---------------------|
| | 2006 | | Wyong Shire % | number | % | Wyong Shire % | |
| Enumerated data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Separate house | 838 | 22.6 | 73.4 | 857 | 28.1 | 73.3 | -19 |
| Medium density | 566 | 15.3 | 10.6 | 704 | 23.1 | 10.5 | -139 |
| High density | 450 | 12.1 | 0.9 | 201 | 6.6 | 0.5 | 249 |
| Caravans, cabin, houseboat | 40 | 1.1 | 1.6 | 76 | 2.5 | 2.3 | -36 |
| Other | 12 | 0.3 | 0.2 | 18 | 0.6 | 0.2 | -6 |
| Not stated | 0 | 0 | 0 | 60 | 2.0 | 0.9 | -60 |
| TOTAL occupied private dwellings | 1,910 | 51.5 | 86.6 | 1,916 | 62.8 | 87.8 | -6 |
| TOTAL unoccupied Dwellings | 1,796 | 48.5 | 13.4 | 1,135 | 37.2 | 12.2 | 661 |
| TOTAL Dwellings | 3,706 | 100.0 | 100.0 | 3,051 | 100.0 | 100.0 | 655 |

Change in dwelling structure, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)

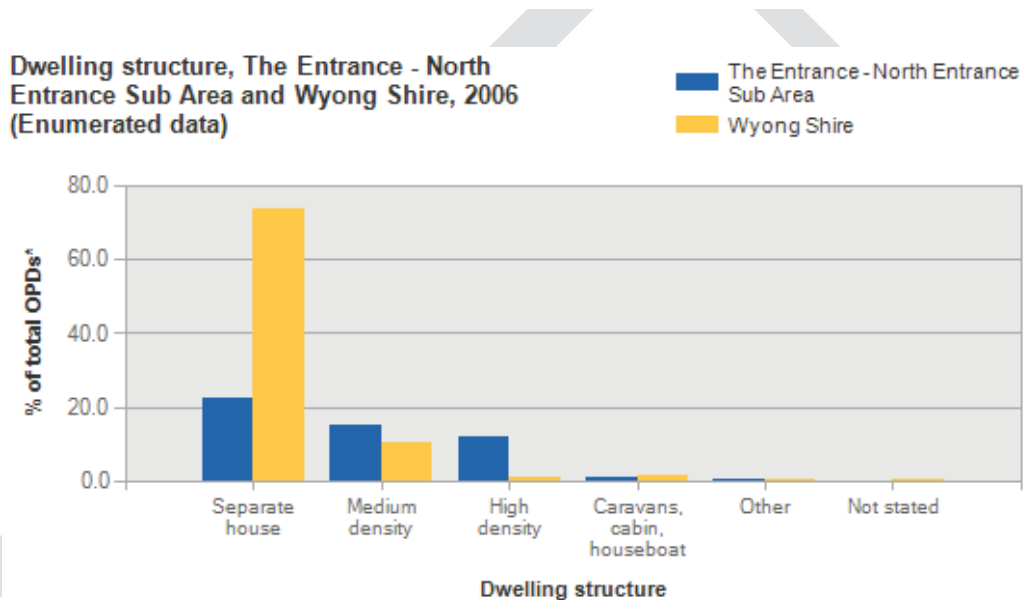


The data demonstrates that between 2001 and 2006, there was a decrease in all forms of dwelling types including separate, medium density and caravans, cabin and houseboat but an increase solely

in high density housing. Accordingly, the data demonstrates the dynamic housing structure in The Entrance – North Entrance area due to the recent growth in high density dwellings in recent years.

A notable feature of this data is the difference between The Entrance - North Entrance local area and the Wyong Shire regarding total occupied dwellings, as The Entrance - North Entrance area is a tourist destination, resulting in unoccupied dwellings outside of seasonal and holiday periods. This data may also reflect planning controls that has led to recent high density housing used during holiday periods being built within the area between 2001 and 2006.

Analysis of the dwelling structure in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there is significantly less separate houses and more medium and higher density housing.



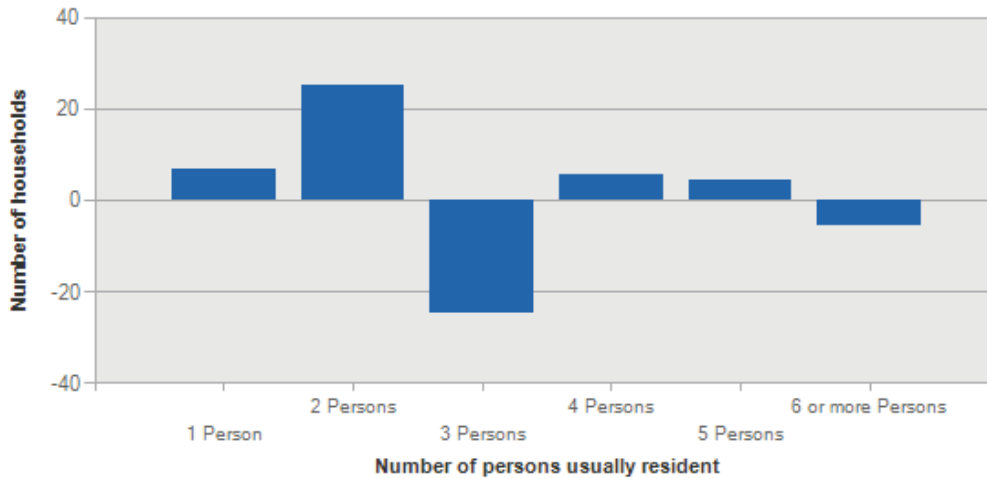
The data appears to reflect there to be a strong correlation between increases in the middle age groups and small households in The Entrance – North Entrance area.

4.4.3 How many people live in each household?

The size of households in general follows the life-cycle of families. Households are usually small at the stage of relationship formation (early marriage), and then increase in size with the advent of children. They later reduce in size again as these children reach adulthood and leave home. However, household size can also be influenced by a lack, (or abundance) of affordable housing. Further, overseas migrants and indigenous persons often have a tradition of living with extended family members and/or other families.

| Household size (number of persons usually resident) | The Entrance - North Entrance Sub Area | | | | | | Change 2001 to 2006 |
|--|--|-------|---------------|--------|-------|---------------|---------------------|
| | 2006 | | | 2001 | | | |
| Enumerated data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| 1 Person | 719 | 41.8 | 25.9 | 712 | 41.7 | 25.5 | 7 |
| 2 Persons | 645 | 37.6 | 34.6 | 620 | 36.3 | 34.6 | 25 |
| 3 Persons | 169 | 9.9 | 15.1 | 194 | 11.4 | 14.8 | -25 |
| 4 Persons | 114 | 6.6 | 14.7 | 108 | 6.4 | 15.1 | 5 |
| 5 Persons | 54 | 3.1 | 6.8 | 49 | 2.9 | 6.9 | 4 |
| 6 or more Persons | 17 | 1.0 | 3.0 | 23 | 1.3 | 3.0 | -6 |
| Total | 1,718 | 100.0 | 100.0 | 1,706 | 100.0 | 100.0 | 11 |

Change in household size, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)



Between 2001 and 2006, the most significant changes in household sizes were increase in 1 and 2 person households and a decrease in 3 person households. This would appear to reflect the changing demographics and housing structure of the area in regards to the increase in middle age groups being couples and singles living in smaller households being high density housing.

Analysis of the number of persons usually resident in a household in The Entrance - North Entrance area compared with Wyong Shire shows that there were a larger proportion of 1 and 2 person households, and a smaller proportion of larger households (those with 3 persons or more), reflecting the area’s level of high density housing.

Household size, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



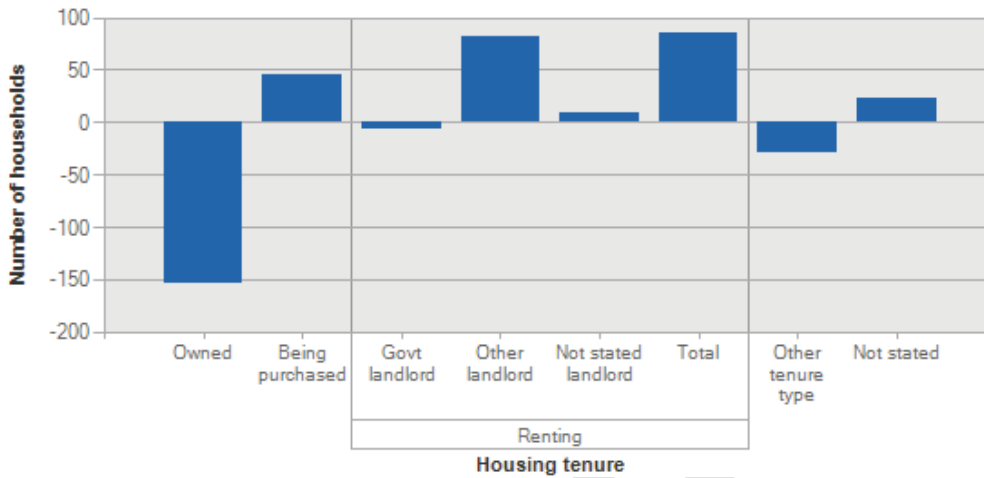
This data clearly indicates that there would be a growing demand for one (1) and two (2) bedroom dwellings in The Entrance - North Entrance area.

4.4.4 Are we owners, renters or buyers?

Tenure data, to some extent, provide insights into the socio-economic status of an area as well as the role that the area plays in the housing market. For example, a high concentration of private renters may indicate an area attractive to specific housing markets such as young singles and couples, while a concentration of home owners indicates a more settled less transitory area, with mature families and empty-nester household types. Tenure can also reflect built form, with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not a mutually exclusive pattern.

| Housing tenure (households) | The Entrance - North Entrance Sub Area 2006 | | | 2001 | | | Change 2001 to 2006 |
|-----------------------------|---|--------------|---------------|--------------|--------------|---------------|---------------------|
| | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Enumerated data | | | | | | | |
| Owned | 575 | 30.0 | 35.6 | 728 | 37.4 | 43.1 | -153 |
| Being purchased | 174 | 9.1 | 31.7 | 128 | 6.6 | 26.2 | 46 |
| Renting - Govt | 49 | 2.6 | 3.1 | 56 | 2.9 | 3.3 | -7 |
| Renting - Other | 864 | 45.1 | 22.2 | 782 | 40.2 | 20.3 | 82 |
| Renting - Not stated | 16 | 0.8 | 0.6 | 6 | 0.3 | 0.3 | 10 |
| Renting - Total | 930 | 48.5 | 25.9 | 844 | 43.4 | 23.8 | 85 |
| Other tenure type | 19 | 1.0 | 1.1 | 49 | 2.5 | 2.7 | -30 |
| Not stated | 221 | 11.5 | 5.8 | 198 | 10.2 | 4.3 | 23 |
| Total | 1,918 | 100.0 | 100.0 | 1,947 | 100.0 | 100.0 | -28 |

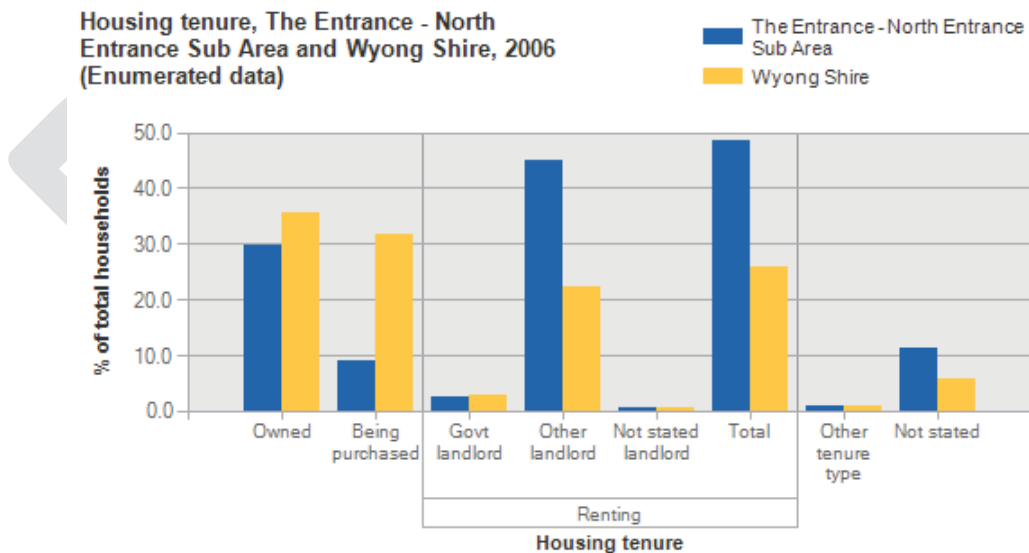
Change in housing tenure, The Entrance - North Entrance Sub Area, 2001 to 2006
(Enumerated data)



Between 2001 and 2006, there was a significant decrease in the number of properties owned in The Entrance - North Entrance area, a steady increase in the number of properties being purchased and a considerable increase in the number of properties being rented.

Analysis of the housing tenure of the population of The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was a smaller proportion of households who owned their dwelling; a much smaller proportion purchasing their dwelling; and a significantly larger proportion who were renters.

Housing tenure, The Entrance - North Entrance Sub Area and Wyong Shire, 2006
(Enumerated data)



This data would indicate that The Entrance-North Entrance is an area attractive to specific housing markets such as young singles and couples, and reflects the built form, with a significantly higher share of renters in high density housing. The data may also indicate that compared to the rest of Wyong, residents of The Entrance-North Entrance may be experiencing some stress trying to afford to purchase and own a property.

4.5 Education, employment and labour force

4.5.1 What are our qualifications? (Highest education qualification achieved)

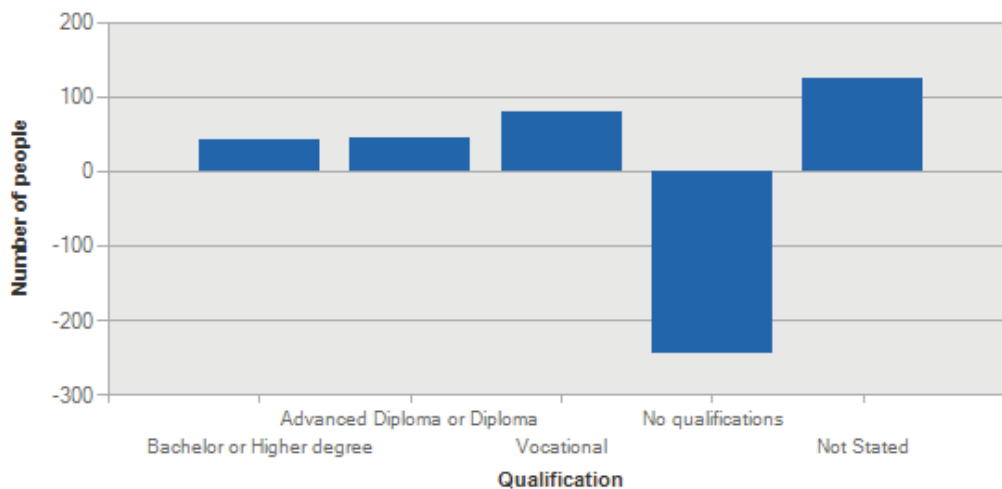
Educational qualifications are one of the most important indicators of socio-economic status. With other data sources, such as income and occupation, educational qualifications will possibly assist in evaluating the economic opportunities and socio-economic status of an area.

Level of educational qualifications in a population relate to a number of factors including:

- the age of the population (e.g. older people tend to have more vocational qualifications, while people in their twenties and thirties are more likely to have a university degree);
- the professional or working ambitions of people (to seek education as youth or retraining as adults);
- the opportunities afforded to people to continue studying beyond compulsory schooling.

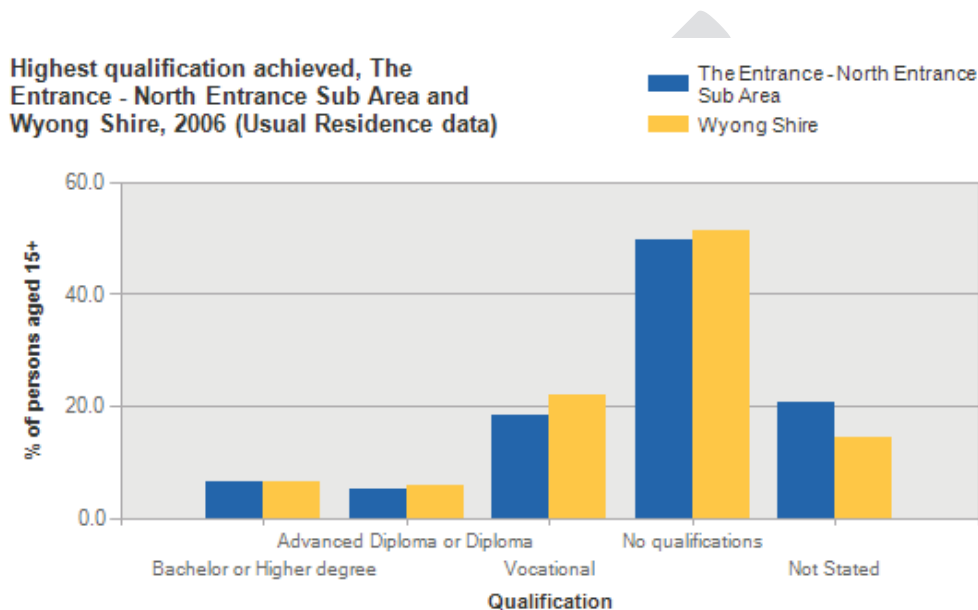
| Highest qualification achieved (persons aged 15 years and over) | The Entrance - North Entrance Sub Area | | | | | | |
|---|--|-------|---------------|--------|-------|---------------|---------------------|
| | 2006 | | | 2001 | | | Change 2001 to 2006 |
| Usual Residence data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Bachelor or Higher degree | 206 | 6.4 | 6.6 | 163 | 5.1 | 5.2 | 43 |
| Advanced Diploma or Diploma | 165 | 5.1 | 5.7 | 121 | 3.8 | 4.5 | 44 |
| Vocational | 590 | 18.3 | 21.9 | 510 | 16.0 | 19.9 | 81 |
| No qualifications | 1,609 | 49.8 | 51.4 | 1,854 | 58.2 | 57.8 | -245 |
| Not Stated | 662 | 20.5 | 14.4 | 537 | 16.9 | 12.6 | 125 |
| Total | 3,233 | 100.0 | 100.0 | 3,185 | 100.0 | 100.0 | 48 |

Change in highest qualification achieved, The Entrance - North Entrance Sub Area, 2001 to 2006 (Usual Residence data)



Between 2001 and 2006, there were increases in every type of qualification achieved in The Entrance – North Entrance area, with persons with no qualifications decreasing significantly by nearly 10%. This would appear to indicate residents may have increased ambition and/or there is improved opportunities for education qualification.

Analysis of the qualifications of the population in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows a very similar proportion of people holding formal qualifications and a similar proportion of people with no formal qualifications.



4.5.2 What is the highest secondary school year completed? (Highest level of schooling completed)

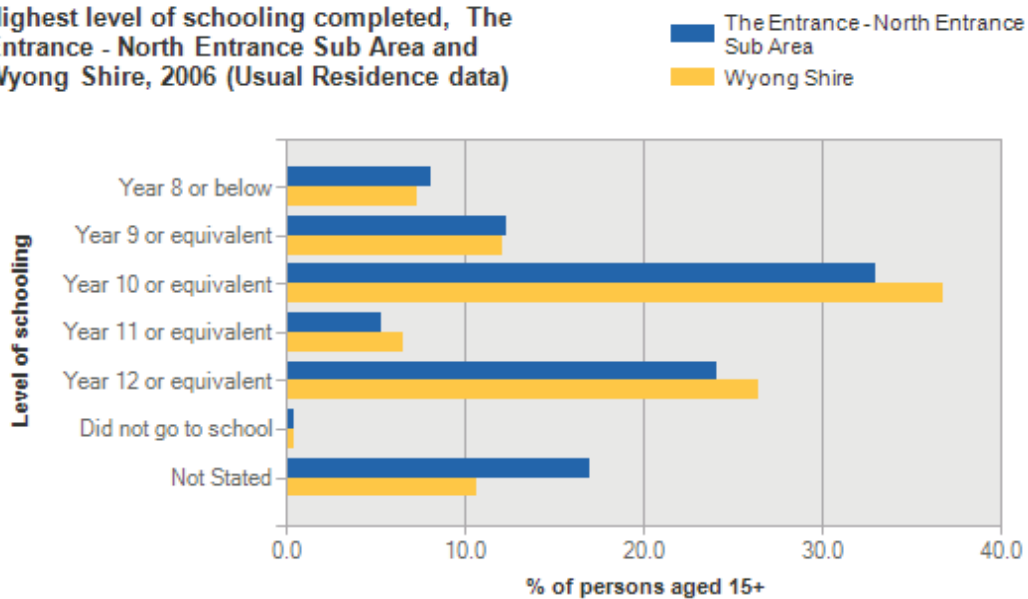
The year of schooling data is another useful indicator of socio-economic status of an area. Combined with educational qualifications it also allows assessment of the skill base of the population.

The reasons for differences in year of schooling completed across areas are linked to a number of factors including:

- the age of the population, as over time there has been a greater emphasis on acquiring higher education in order to find employment;
- the working and social aspirations of the population; and
- a lack of access to further education opportunities due to financial constraints or distance to schools.

| Highest level of schooling completed (persons aged 15 years and over) | The Entrance - North Entrance Sub Area 2006 | | |
|--|--|-------|---------------|
| | number | % | Wyong Shire % |
| Usual Residence data | | | |
| Year 8 or below | 261 | 8.1 | 7.3 |
| Year 9 or equivalent | 399 | 12.3 | 12.1 |
| Year 10 or equivalent | 1,066 | 33.0 | 36.8 |
| Year 11 or equivalent | 171 | 5.3 | 6.5 |
| Year 12 or equivalent | 776 | 24.0 | 26.4 |
| Did not go to school | 13 | 0.4 | 0.4 |
| Not Stated | 547 | 16.9 | 10.6 |
| Total | 3,232 | 100.0 | 100.0 |

Highest level of schooling completed, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Usual Residence data)



Analysis of the highest level of schooling attained by the population in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows similar results - there was a smaller proportion of people who had left school at an early level (Year 10 or less) as well as a smaller proportion of people who completed Year 12 or equivalent. Overall, 53.4% of the population left school at Year 10 or below, and 24.0% went on to complete Year 12 or equivalent, compared with 56.2% and 26.4% respectively for Wyong Shire.

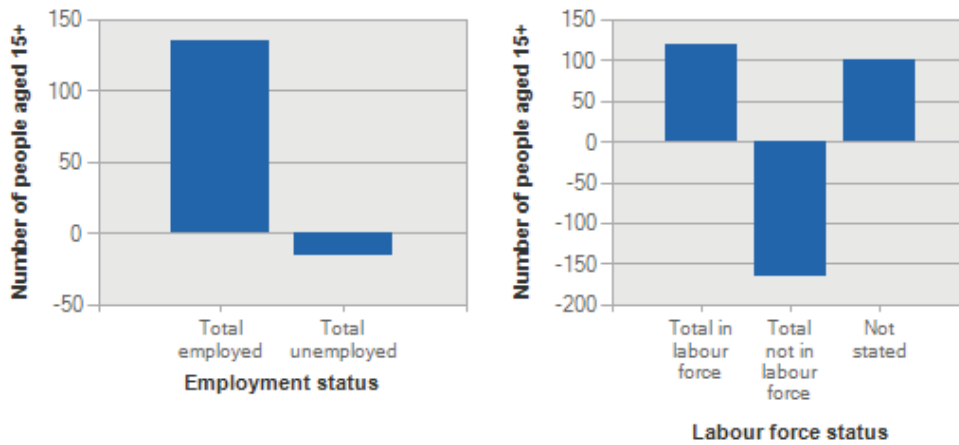
This may indicate that The Entrance - North Entrance area has a slightly lower ability to access higher level of schooling compared to the Wyong Shire, however it is noted that there was a larger 'Not Stated' proportion which may have reduced the proportion of persons attending Year 10 and higher.

4.5.3 Employment Status

The employment status of the population is an important indicator of the socio-economic status of an area. It represents the share of the population that is employed full-time, part-time or unemployed, as well as changes over time in the labour force.

| Employment status (persons aged 15 years and over) | The Entrance - North Entrance Sub Area | | | | | | Change 2001 to 2006 |
|---|--|--------------|---------------|--------------|--------------|---------------|---------------------|
| | 2006 | | | 2001 | | | |
| Usual Residence data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| | Employed full time | 706 | 50.8 | 55.0 | 615 | 48.3 | 55.1 |
| Employed part time | 427 | 30.7 | 34.0 | 398 | 31.3 | 32.2 | 29 |
| Employed not stated | 56 | 4.0 | 2.8 | 40 | 3.2 | 2.8 | 15 |
| Total employed | 1,189 | 85.4 | 91.8 | 1,053 | 82.8 | 90.1 | 136 |
| Total unemployed | 202 | 14.6 | 8.2 | 219 | 17.2 | 9.9 | -16 |
| Total labour force | 1,392 | 100.0 | 100.0 | 1,272 | 100.0 | 100.0 | 119 |
| Total in labour force | 1,392 | 43.1 | 53.3 | 1,272 | 40.1 | 51.9 | 119 |
| Total not in labour force | 1,447 | 44.8 | 40.9 | 1,613 | 50.9 | 43.8 | -166 |
| Not stated | 389 | 12.1 | 5.7 | 287 | 9.0 | 4.4 | 102 |
| Total | 3,228 | 100.0 | 100.0 | 3,172 | 100.0 | 100.0 | 56 |

Change in employment and labour force status, The Entrance - North Entrance Sub Area, 2001 to 2006 (Usual Residence data)

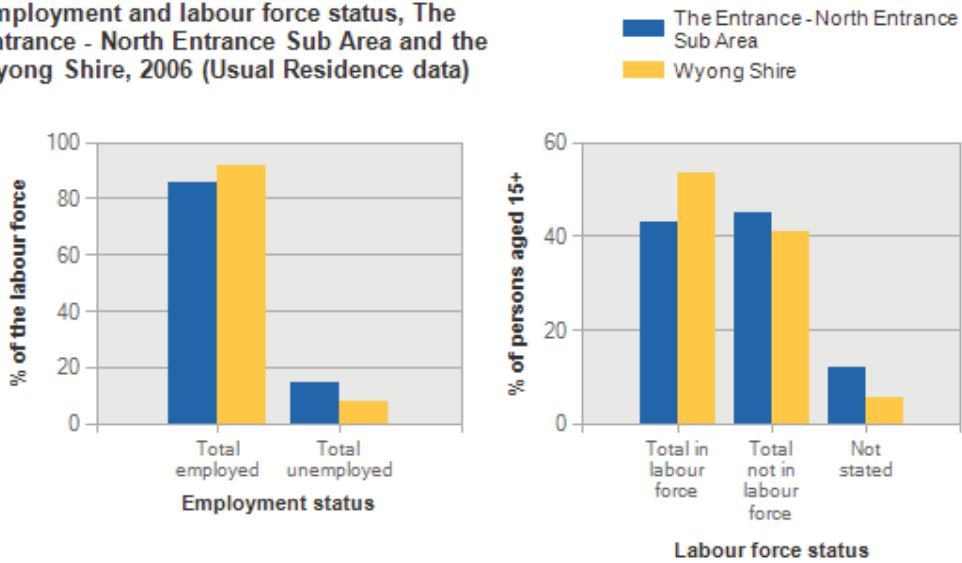


Between 2001 and 2006, the employment rate in The Entrance - North Entrance area has increased and the number of people in the labour force increased, reflecting that the area is growing the most in the middle age groups and would consist of people that are entering or in the work force.

The employment status of the population in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was a smaller proportion in employment, and a larger proportion unemployed. This would appear to indicate that The Entrance - North Entrance area has slightly less employment opportunities than the Wyong Shire as a whole and may be attributed to the fewer public transport options and greater distance from Sydney and Newcastle and the F3 Freeway compared to other locations in Wyong.

Analysis of the labour force participation rate of the population in The Entrance - North Entrance area in 2006 shows that there was a smaller proportion in the labour force (43.1%) compared with Wyong Shire (53.3%). These results is likely to be reflective of the age structure of The Entrance - North Entrance area having a higher proportion of people over 50 that are not in the labour force.

Employment and labour force status, The Entrance - North Entrance Sub Area and the Wyong Shire, 2006 (Usual Residence data)

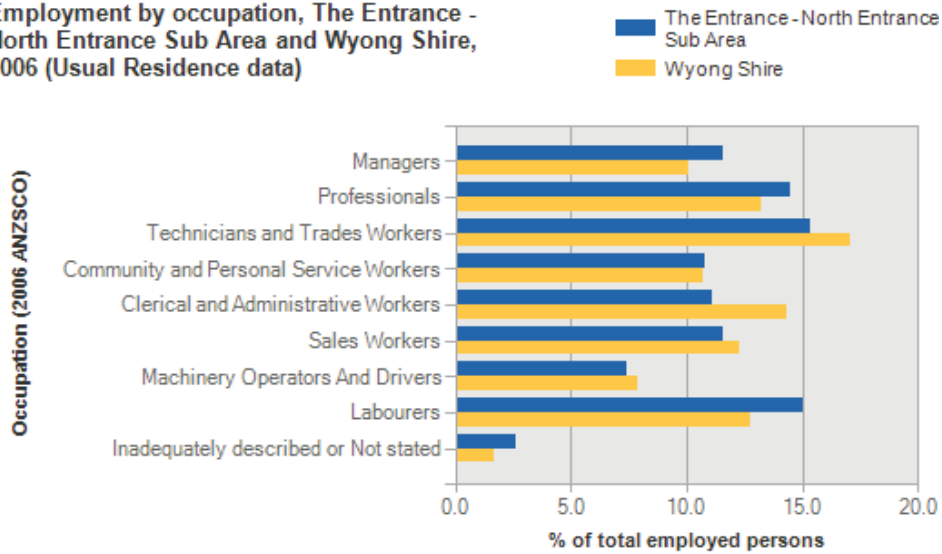


4.5.4 Occupations

This data identifies the occupations in which the residents of an area work (this may be within the residing area or elsewhere). The occupational structure of the work force is an important indicator of the characteristics of the labour force. With other indicators, such as income, occupation is a key component of evaluating the socio-economic status and skill base of an area of an area.

| The Entrance - North Entrance Sub Area 2006 | | | |
|--|--------------|--------------|---------------|
| Usual Residence data | number | % | Wyong Shire % |
| Managers | 139 | 11.6 | 10.1 |
| Professionals | 173 | 14.5 | 13.2 |
| Technicians and Trades Workers | 184 | 15.4 | 17.1 |
| Community and Personal Service Workers | 130 | 10.8 | 10.7 |
| Clerical and Administrative Workers | 133 | 11.1 | 14.3 |
| Sales Workers | 139 | 11.6 | 12.3 |
| Machinery Operators And Drivers | 89 | 7.4 | 7.9 |
| Labourers | 180 | 15.0 | 12.7 |
| Inadequately described or Not stated | 31 | 2.6 | 1.7 |
| Total | 1,197 | 100.0 | 100.0 |

Employment by occupation, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Usual Residence data)



An analysis of the occupations held by the resident population in The Entrance - North Entrance area in 2006 shows the three most popular occupations were:

- Technicians and Trades Workers
- Labourers
- Professionals

The major differences between the occupations of the population of The Entrance - North Entrance area and Wyong Shire were

- A larger percentage persons employed as labourers;
- A larger percentage persons employed as managers;
- A smaller percentage persons employed as clerical and administrative workers;
- A smaller percentage persons employed as technicians and trades workers (15.4% compared to 17.1%).

This data would appear to indicate that there is a range of occupations of the population of The Entrance - North Entrance area. The larger percentage of persons employed as labourers may be a result of the recent development that has occurred within The Entrance - North Entrance area.

4.6 Income

4.6.1 Individual Income

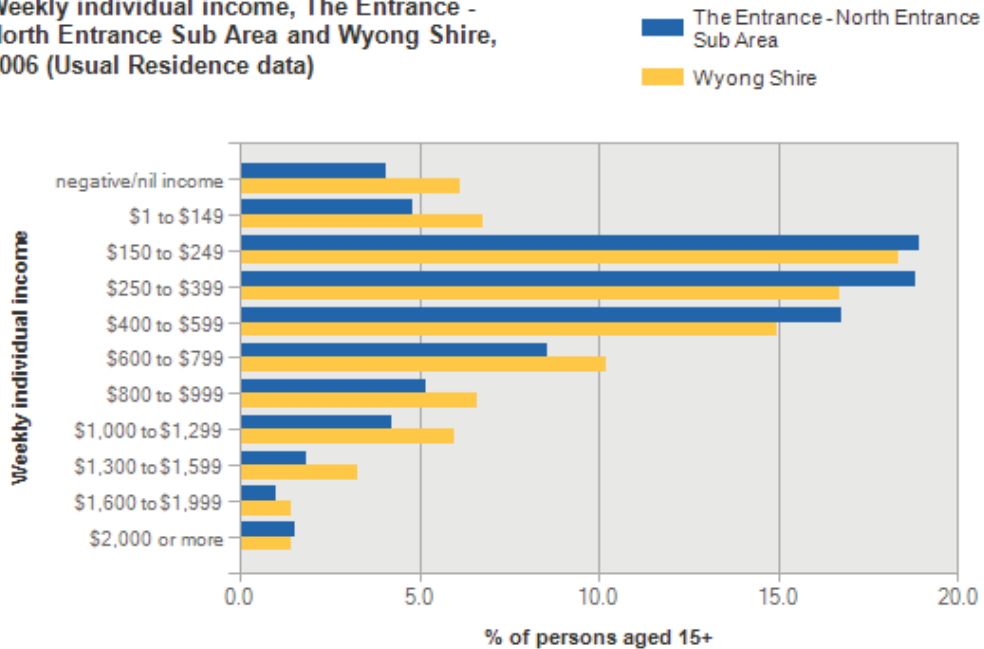
Individual income is an indicator of socio-economic status. With other data sources, such as Household Income, Educational Qualifications and Occupation, it helps to evaluate the economic opportunities and socio-economic status of an area, which has been undertaken below in

comparison to the Wyong Shire. The amount of income an individual receives is linked to a number of factors including the person's:

- employment status;
- age (as for instance students and retirees often receive a lower income);
- qualifications; and
- the type of employment undertaken by the person.

| Weekly individual income income groups (persons) | The Entrance - North Entrance Sub Area 2006 | | |
|--|---|-------|---------------|
| | number | % | Wyong Shire % |
| Usual Residence data | | | |
| negative/nil income | 131 | 4.1 | 6.1 |
| \$1 to \$149 | 156 | 4.8 | 6.8 |
| \$150 to \$249 | 611 | 18.9 | 18.4 |
| \$250 to \$399 | 608 | 18.8 | 16.7 |
| \$400 to \$599 | 541 | 16.7 | 15.0 |
| \$600 to \$799 | 276 | 8.6 | 10.2 |
| \$800 to \$999 | 168 | 5.2 | 6.6 |
| \$1,000 to \$1,299 | 138 | 4.3 | 6.0 |
| \$1,300 to \$1,599 | 59 | 1.8 | 3.3 |
| \$1,600 to \$1,999 | 32 | 1.0 | 1.4 |
| \$2,000 or more | 50 | 1.6 | 1.4 |
| not stated | 461 | 14.3 | 8.2 |
| Total | 3,232 | 100.0 | 100.0 |

Weekly individual income, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Usual Residence data)



Individual income levels in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was generally a larger proportion of persons earning a lower income (those earning \$600 per week or less) as well as a smaller proportion earning a higher income (those earning \$600 per week or less).

This may be attributed to The Entrance - North Entrance area having a higher unemployment rate, a larger proportion of older people or retirees that may be on a lower income and are slightly less qualified than the rest of Wyong.

4.6.2 Household Income

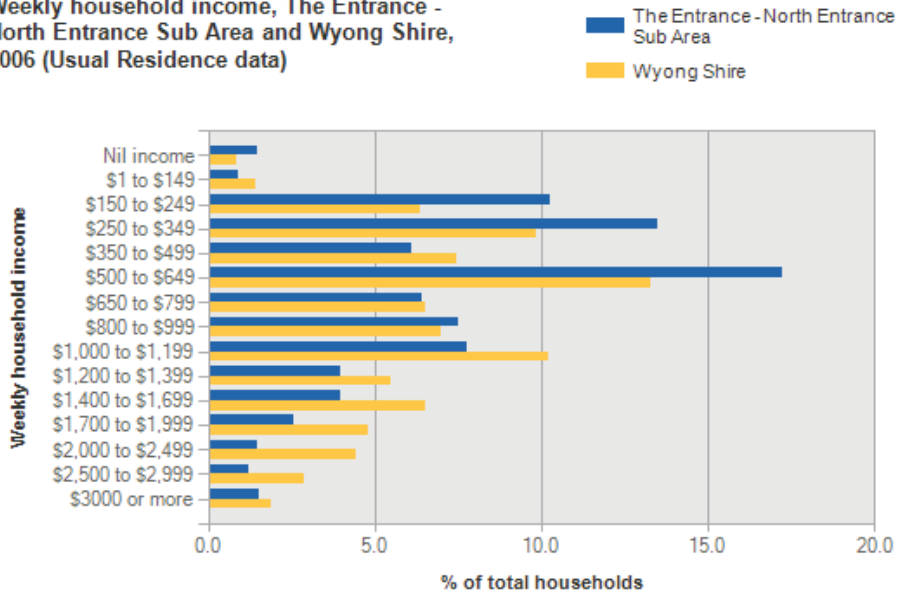
Household income is also one of the most important indicators to help evaluate the economic opportunities and socio-economic status of an area. With other data sources, such as Educational Qualifications and Occupation, it helps to evaluate the economic opportunities and socio-economic status of an area. The amount of income a household generates is linked to a number of factors:

- the number of workers in the household;
- the percentage of people unemployed or on other income support benefits; and
- the type of employment undertaken by the household members.

| Weekly household income income groups (households) | The Entrance - North Entrance Sub Area 2006 | | |
|---|--|--------------|---------------|
| | number | % | Wyong Shire % |
| Usual Residence data | | | |
| Nil income | 25 | 1.5 | 0.8 |
| \$1 to \$149 | 16 | 0.9 | 1.4 |
| \$150 to \$249 | 177 | 10.3 | 6.4 |
| \$250 to \$349 | 232 | 13.5 | 9.8 |
| \$350 to \$499 | 105 | 6.1 | 7.5 |
| \$500 to \$649 | 297 | 17.3 | 13.3 |
| \$650 to \$799 | 110 | 6.4 | 6.5 |
| \$800 to \$999 | 129 | 7.5 | 7.0 |
| \$1,000 to \$1,199 | 134 | 7.8 | 10.2 |
| \$1,200 to \$1,399 | 69 | 4.0 | 5.5 |
| \$1,400 to \$1,699 | 69 | 4.0 | 6.5 |
| \$1,700 to \$1,999 | 44 | 2.6 | 4.8 |
| \$2,000 to \$2,499 | 25 | 1.5 | 4.4 |
| \$2,500 to \$2,999 | 20 | 1.2 | 2.8 |
| \$3000 or more | 26 | 1.5 | 1.9 |
| Partial income not stated | 101 | 5.9 | 7.4 |
| Not stated | 142 | 8.2 | 3.8 |
| Total | 1,722 | 100.0 | 100.0 |

The data shows generally a larger proportion of households earning a lower weekly household income as well as a smaller proportion earning a higher weekly household income which again is likely to be attributed to The Entrance - North Entrance area having a higher unemployment rate, a larger proportion of older people or retirees that may be on a lower income and the larger proportion of smaller households and a smaller proportion of larger households.

Weekly household income, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Usual Residence data)



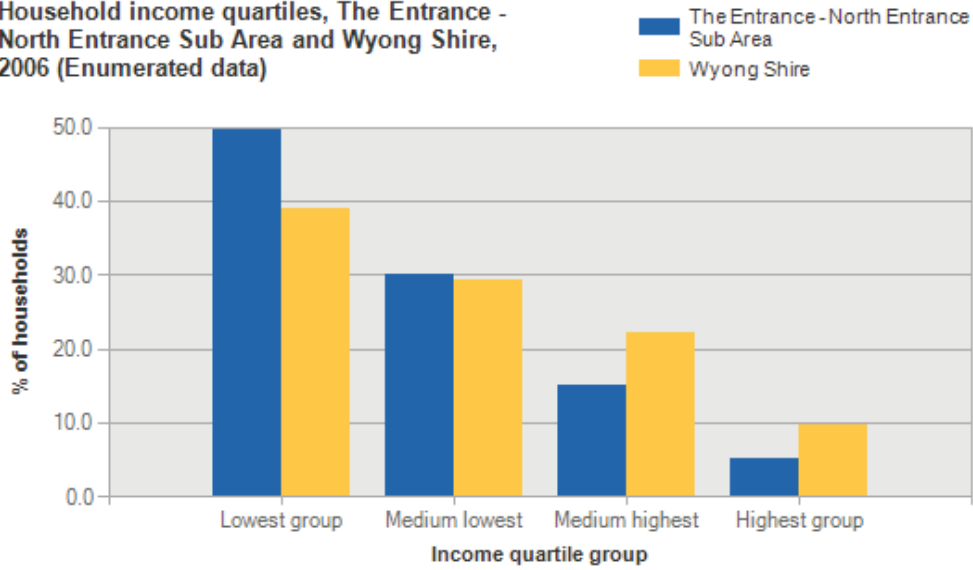
Household income can also be viewed using the income quartile method, which has been adopted as the most objective method of comparing change in the income profile of a community over time, by providing data in 2001 and 2006.

| Household income quartiles (households) | The Entrance - North Entrance Sub Area | | | Wyong Shire | | | Change 2001 to 2006 |
|---|--|-------|---------------|-------------|-------|---------------|---------------------|
| | 2006 | | 2001 | 2006 | | 2001 | |
| Enumerated data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Lowest group | 765 | 50.0 | 38.9 | 854 | 55.5 | 41.0 | -88 |
| Medium lowest | 459 | 30.0 | 29.3 | 438 | 28.5 | 30.0 | 21 |
| Medium highest | 229 | 15.0 | 22.1 | 176 | 11.5 | 19.6 | 53 |
| Highest group | 77 | 5.0 | 9.7 | 69 | 4.5 | 9.4 | 8 |
| Total | 1,530 | 100.0 | 100.0 | 1,537 | 100.0 | 100.0 | -6 |

Between 2001 and 2006 for The Entrance – North Entrance area, there was a decrease in the lowest household income group however an increase in the medium and highest household income groups, that would appear to indicate that the local area is growing in economic opportunity and in improving socio-economically.

Analysis of the distribution of households by income quartile in The Entrance - North Entrance area compared to Wyong Shire shows that there was smaller proportion of households in the highest income quartile, but a larger proportion in the lowest income quartile, reflecting the comparisons in the weekly household income data.

Household income quartiles, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



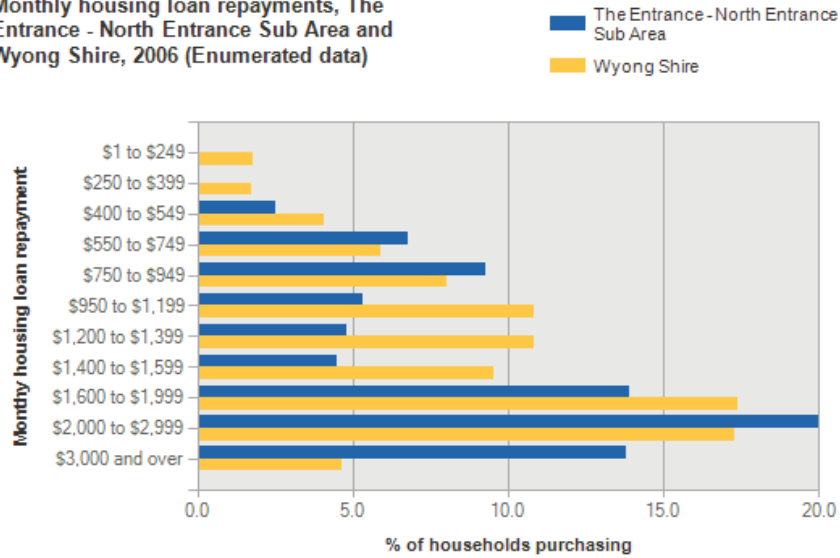
4.6.3 How much do we pay on our housing loan?

The amount that residents pay on housing loan is a significant consideration to gain an understanding of the existing demographic profile of a community.

Monthly housing loan repayments is indicative of the residential role and function of an area and is directly related to the value of residential property in an area. When viewed with household income data it may also be indicative of the level of ‘housing stress’ households in the community are under. In ‘mortgage belt’ areas it is expected that households will be paying a higher proportion of their income on their housing compared to well-established areas. To enable a comparison of monthly housing loan repayments in an area over time, housing loan quartiles have been calculated and presented in the 'Housing loan quartiles tab'.

| Monthly housing loan repayments (households) | The Entrance - North Entrance Sub Area 2006 | | |
|--|---|-------|---------------|
| | number | % | Wyong Shire % |
| Enumerated data | | | |
| \$1 to \$249 | 0 | 0 | 1.8 |
| \$250 to \$399 | 0 | 0 | 1.8 |
| \$400 to \$549 | 4 | 2.5 | 4.1 |
| \$550 to \$749 | 12 | 6.8 | 5.9 |
| \$750 to \$949 | 16 | 9.3 | 8.0 |
| \$950 to \$1,199 | 9 | 5.3 | 10.8 |
| \$1,200 to \$1,399 | 9 | 4.8 | 10.8 |
| \$1,400 to \$1,599 | 8 | 4.5 | 9.5 |
| \$1,600 to \$1,999 | 25 | 13.9 | 17.4 |
| \$2,000 to \$2,999 | 35 | 20.0 | 17.3 |
| \$3,000 and over | 24 | 13.8 | 4.6 |
| Not stated | 34 | 19.1 | 8.0 |
| Total | 178 | 100.0 | 100.0 |

Monthly housing loan repayments, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



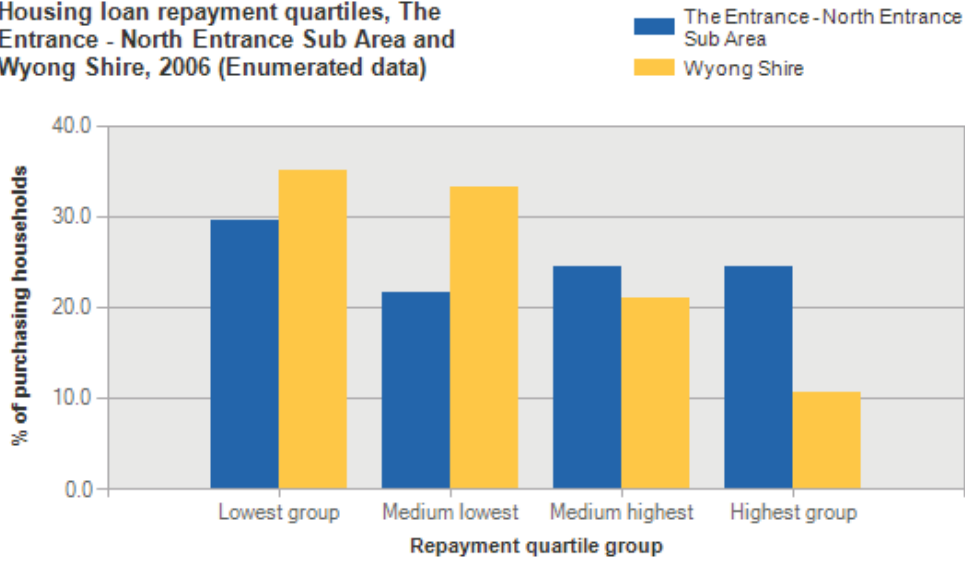
Analysis of the monthly housing loan repayments of households in The Entrance - North Entrance area compared to Wyong Shire in 2006 shows a mixture of results:

- a smaller proportion of households with very low mortgage repayments (\$1 to \$399),
- a larger proportion of households paying low mortgage repayments (\$550 - \$949),
- a smaller proportion of households within the middle bracket for mortgage repayments (\$950 to \$1,999),
- a larger proportion of households paying high mortgage repayments (\$2,000 per month or more).

The loan payment quartile data below, seen as the most objective method of comparing change in the cost of housing of a community over time, however, indicates that compared to the rest of the Wyong Shire in 2006, The Entrance – North Entrance area may be experiencing ‘housing stress’ as there is a smaller proportion of households within the lowest and medium lowest groups and a larger proportion of households within the medium highest and highest groups.

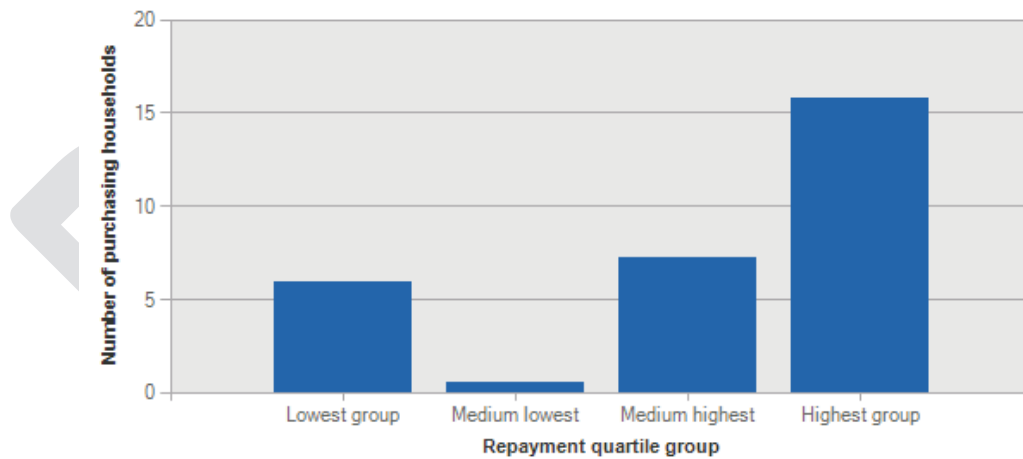
| Housing loan repayment quartiles | The Entrance - North Entrance Sub Area 2006 | | | 2001 | | | Change 2001 to 2006 |
|----------------------------------|---|-------|---------------|--------|-------|---------------|---------------------|
| | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Lowest group | 42 | 29.5 | 35.1 | 36 | 31.9 | 40.0 | 6 |
| Medium lowest | 31 | 21.5 | 33.2 | 30 | 26.6 | 32.9 | 1 |
| Medium highest | 35 | 24.5 | 21.0 | 28 | 24.5 | 19.2 | 7 |
| Highest group | 35 | 24.5 | 10.7 | 19 | 17.0 | 7.9 | 16 |
| Total | 144 | 100.0 | 100.0 | 114 | 100.0 | 100.0 | 30 |

Housing loan repayment quartiles, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



The loan payment quartile data also shows change in the cost of housing of a community over time. Between 2001 and 2006, the most increased housing loan payment group was the highest group, again indicating that residents of The Entrance – North Entrance area may be increasingly experiencing ‘housing stress’.

Change in housing loan repayment quartiles, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)



Housing NSW data indicates at June 2007, the proportion of dwellings affordable for purchase to households at the 40th percentile of median income was 1.8% in the Wyong Shire (compared to the average across the GMR of 2.2%). This is much lower than the 30.1 % affordable purchase in Wyong at December 2001. Clearly it is now extremely difficult for lower income households to purchase housing in Wyong and this is likely to account for The Entrance – North Entrance area as well.

From the 2006 Census, Housing NSW has calculated that the proportion of low and moderate income households in Wyong who are purchasing and are in housing stress is 56%. This is a massive

increase of 19.9% from the 2001 Census. While it is lower than the average of 61% for the Greater Metropolitan Region (GMR), the proportion in stress in Wyong is increasing at a slightly faster rate than that for the GMR. There are only five local government areas in the GMR with more low and moderate income purchasers in stress than in Wyong (Blacktown, Liverpool, Fairfield, Penrith and Bankstown). In comparison, the proportion of low and moderate income households purchasing and in stress in Lake Macquarie is 46% and Newcastle 45%.

The median sales price for all dwellings (houses and units) in Wyong increased by a significant 59.6% from \$188,000 to \$345,000 between March 2001 and September 2007. However this includes a 3.8% decline in median purchase price over the last 12 months. This was a common trend in the GMR over this period. In comparison, over the same period, the median sale price in Gosford increased by 50.8% from \$240,000 to \$362,000, with a 7.2% decline in median sale price over the last 12 months.

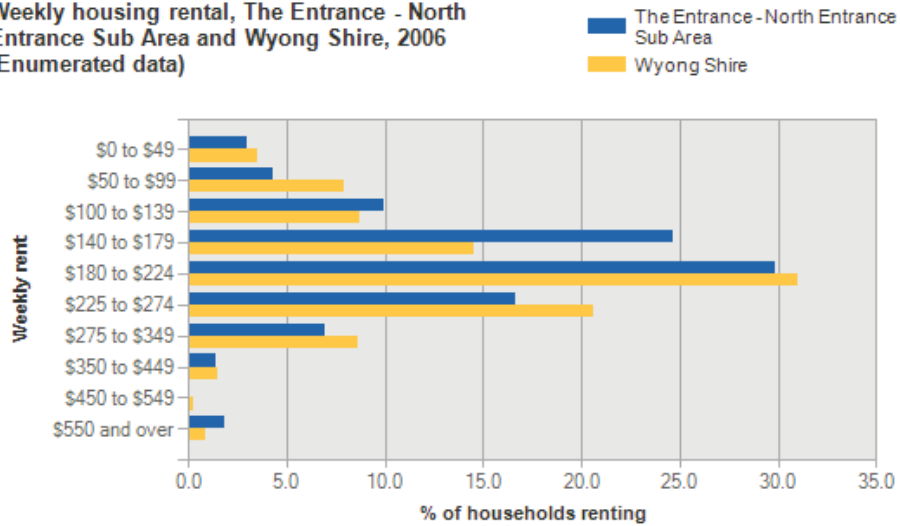
Accordingly, the latest ABS and Housing NSW data indicates that The Entrance – North Entrance area may be experiencing ‘housing stress’ at an increasing rate, and it appears now extremely difficult for lower income households to purchase housing in The Entrance – North Entrance area due to significant house price increases.

4.6.4 How much do we pay on our housing rental?

The amount that residents pay on the weekly housing rentals is also a very important consideration to gain an understanding of the existing demographic profile of a community. This data again is indicative of the residential role and function of an area and is directly related to the value of residential property of an area and when viewed with household income data it may also be indicative of the level of ‘housing stress’ households in the community are experiencing. To enable a comparison of weekly housing rental repayments in an area over time, housing rental quartiles have been calculated and presented in the ‘Housing rental quartiles tab’.

| Weekly housing rental (households) | The Entrance - North Entrance Sub Area | | |
|------------------------------------|--|-------|---------------|
| | 2006 | | |
| Enumerated data | number | % | Wyong Shire % |
| \$0 to \$49 | 27 | 3.0 | 3.5 |
| \$50 to \$99 | 39 | 4.3 | 7.9 |
| \$100 to \$139 | 91 | 10.0 | 8.7 |
| \$140 to \$179 | 226 | 24.7 | 14.5 |
| \$180 to \$224 | 273 | 29.8 | 31.0 |
| \$225 to \$274 | 152 | 16.6 | 20.6 |
| \$275 to \$349 | 64 | 6.9 | 8.7 |
| \$350 to \$449 | 12 | 1.4 | 1.5 |
| \$450 to \$549 | 0 | 0 | 0.2 |
| \$550 and over | 16 | 1.8 | 0.8 |
| not stated | 14 | 1.5 | 2.6 |
| Total | 915 | 100.0 | 100.0 |

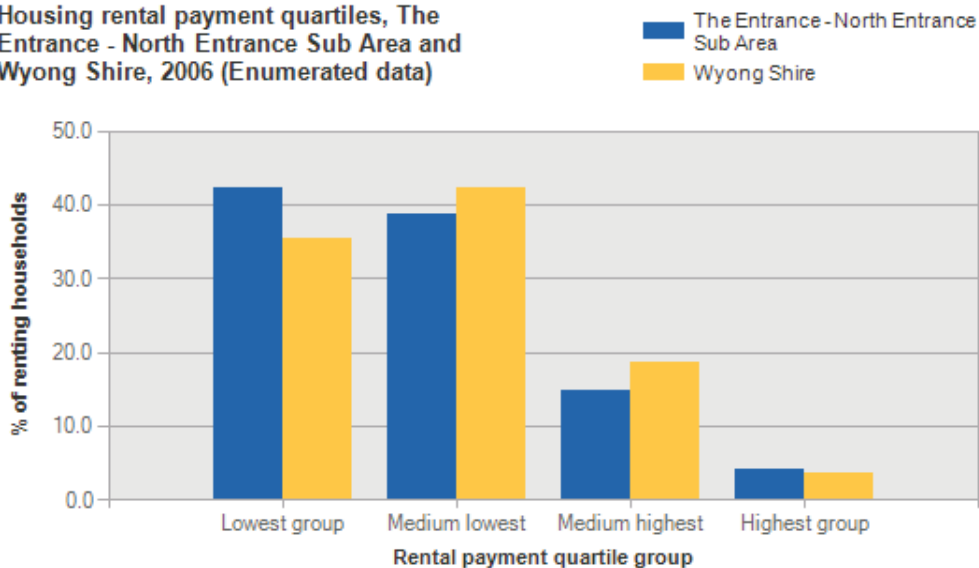
Weekly housing rental, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



Analysis of the weekly housing rental payments of households in The Entrance - North Entrance area compared to Wyong Shire shows a mixture of results across the weekly price brackets. Analysis of the distribution of households by rental payment quartiles in The Entrance - North Entrance area compared to Wyong Shire also shows generally similar results, with a larger proportion in the lowest payment quartile, a smaller proportion in the medium lowest and medium highest quartile and a slightly higher proportion in the highest group.

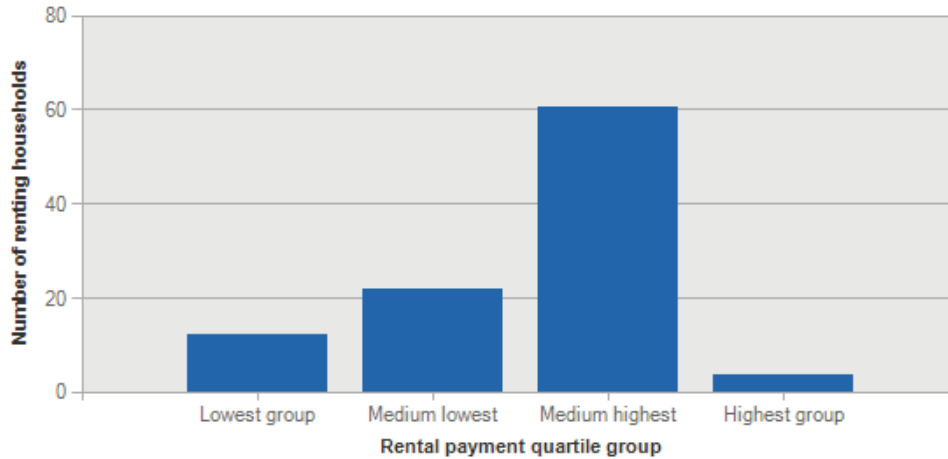
| Housing rental payment quartiles | The Entrance - North Entrance Sub Area 2006 | | | 2001 | | | Change 2001 to 2006 |
|----------------------------------|---|-------|---------------|--------|-------|---------------|---------------------|
| | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| Lowest group | 382 | 42.4 | 35.4 | 370 | 46.0 | 39.2 | 12 |
| Medium lowest | 350 | 38.8 | 42.4 | 328 | 40.9 | 44.9 | 22 |
| Medium highest | 134 | 14.8 | 18.6 | 73 | 9.1 | 13.6 | 60 |
| Highest group | 36 | 4.0 | 3.6 | 32 | 4.0 | 2.2 | 4 |
| Total | 902 | 100.0 | 100.0 | 803 | 100.0 | 100.0 | 99 |

Housing rental payment quartiles, The Entrance - North Entrance Sub Area and Wyong Shire, 2006 (Enumerated data)



The most significant change in The Entrance - North Entrance area between 2001 and 2006 was in the medium highest quartile which showed an increase of 60 households.

Change in housing rental payment quartiles, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)



This data would appear to indicate that between 2001 and 2006, housing stress may be increasing for The Entrance – North Entrance area as the medium highest quartile showed the most significant increase compared to other quartiles.

This is supported by Housing NSW data that also provides an analysis of the rental market for the Wyong Shire. Between September 2002 and December 2007, median rents in Wyong for one bedroom dwellings increased by 25% from \$120 to \$150 (with a 7.1% increase just in the last 12 months); median rents for two bedroom dwellings increased by 27.3% from \$165 to \$210 (with a 7.7% increase in the last 12 months); median rents for three bedroom dwellings increased by 25.0% from \$200 to \$250 (with a 4.2% increase in the last 12 months); median rents for four or more bedroom dwellings increased by 30.6% from \$245 to \$320 (with a 10.3% increase in the last 12 months).

CPS has also considered Housing NSW data for the Wyong Shire as a whole that may be relevant to The Entrance – North Entrance area.

The data has calculated what proportion of people on low incomes in the private rental market and in receipt of Commonwealth Rent Assistance are paying more than 30% of their income as an indicator of housing stress. Wyong has a significant number of private renters in receipt of Commonwealth Rent Assistance (CRA) and in housing stress and states that there are only four local government areas in NSW with more CRA recipients in housing stress (Sydney, Newcastle, Fairfield and Blacktown). Of all those receiving CRA in Wyong, 35% are in housing stress.

The data also demonstrates that single person households form by far the largest number of households in housing stress in Wyong, comprising 57% of all those in stress, followed by single parents (28.5%).

The data indicates that the private rental market in Wyong is not catering adequately for the needs of lower income households in the private rental market and particularly small (single person) households. This may be impacting on older renters as well, (with 15.4% in receipt of the Aged Pension) at a time when it is important for them to remain close to social and support networks, as well as a range of services.

Some of these people may be residents within The Entrance-North Entrance area as the previous data has shown there is a much larger proportion of older persons, single person and single parent households within The Entrance-North Entrance area compared to the Wyong Shire.

The data also makes available that from the 2006 Census, 56% of all low and moderate income households renting in the private rental market in Wyong are in housing stress. There are only five local government areas with more low and moderate income renters in housing stress in the GMR (Sydney, Blacktown, Canterbury, Newcastle and Wollongong, with an equal number in Randwick). This represents an increase of almost a thousand low and moderate income households renting and in stress from the 2001 Census and is exactly on the average of 56% across the GMR.

This may be relevant to The Entrance – North Entrance area as there was generally a larger proportion of persons earning a lower individual income and a larger proportion in the lowest weekly household income quartile.

Housing NSW data also provides that at the 2001 Census, 7.0% of dwellings in the private rental market in Wyong had one bedroom (compared with 8.6% in Gosford) and 31.2% had two bedrooms, giving a total of 38.2% with one or two bedrooms. Wyong had 61.4% of private rental stock as three (or larger) bedroom dwellings. Housing NSW has projected housing need to 2011 and estimates that 75.8% of housing need in Wyong will be for one or two bedroom dwellings. There is a need for more one bedroom and smaller stock to meet local housing need in Wyong.

4.7 Transport

4.7.1 How many cars do we own?

The ability of the population to source services and employment is strongly influenced by access to transport. The number of motor vehicles per household quantifies access to private transport. There are three major reasons for a different share of motor vehicles per household:

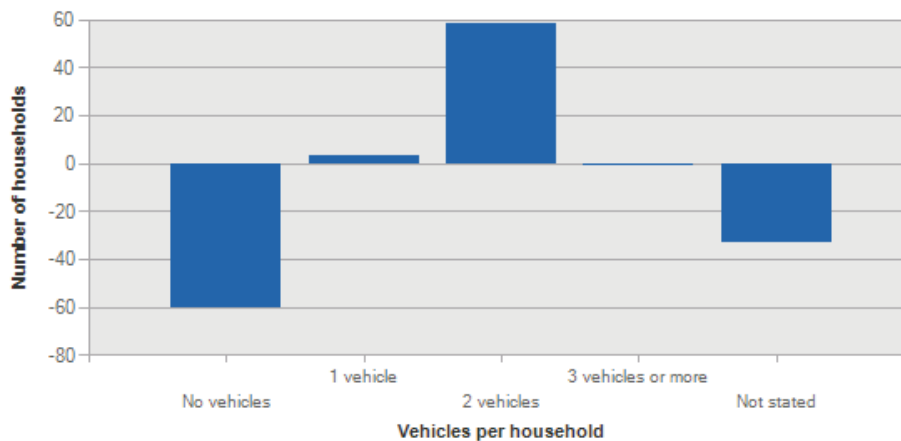
- the age structure of the population and household type, which influences the size of the household and the number of adults present;
- access to public transport; and
- household income, which can influence the amount of money available to purchase motor vehicles.

| Car ownership (vehicles per household) | The Entrance - North Entrance Sub Area | | | 2001 | | | Change 2001 to 2006 |
|---|--|--------------|------------------|--------------|--------------|------------------|---------------------------|
| | 2006 | | Wyong Shire % | number | % | Wyong Shire % | |
| Enumerated data | number | % | | | | | number |
| No vehicles | 345 | 18.1 | 9.7 | 406 | 20.9 | 10.7 | -60 |
| 1 vehicle | 868 | 45.5 | 40.6 | 865 | 44.6 | 44.5 | 3 |
| 2 vehicles | 352 | 18.5 | 31.1 | 293 | 15.1 | 29.1 | 59 |
| 3 vehicles or more | 88 | 4.6 | 11.7 | 89 | 4.6 | 9.6 | -1 |
| Not stated | 252 | 13.2 | 6.9 | 285 | 14.7 | 6.1 | -33 |
| Total | 1,906 | 100.0 | 100.0 | 1,938 | 100.0 | 100.0 | -32 |

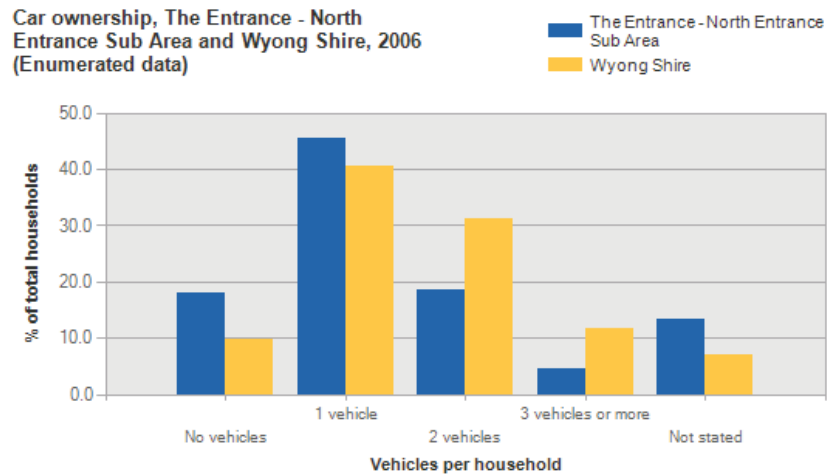
Between 2001 and 2006, the largest changes in the household car ownership in The Entrance - North Entrance area was with those who owned:

- No vehicles (-60 households).
- 2 vehicles (+59 households), and;

Change in car ownership, The Entrance - North Entrance Sub Area, 2001 to 2006
(Enumerated data)



The data would appear to reflect the increase in the 18-49 age groups, possible improvements regarding access to public transport, and, increases in the medium and highest household income groups.



Analysis of the car ownership of the households in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there is a larger percentage of households with no vehicles, a larger proportion who owned just one car but a smaller proportion who owned two and three cars or more.

The data clearly indicates that residents of The Entrance - North Entrance area have a lower level of car ownership than the rest of Wyong, meaning that the demand for car parking would be less significant in The Entrance - North Entrance area.

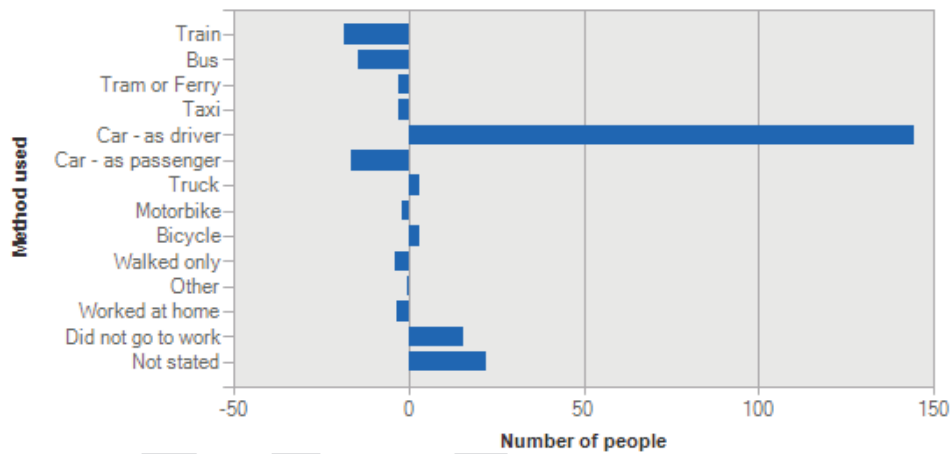
4.7.2 How do residents get to work?

This data reveals the main modes of transport used by residents to get to work. There are a number of reasons why people use different modes of transport to get to work including:

- the availability of affordable and effective public transport options;
- the number of motor vehicles available within a household; and
- the travel distance to work, which for example, can allow people to walk or bicycle to their place of employment.

| Travel to work (includes multi-mode journeys) | The Entrance - North Entrance Sub Area | | | | | | Change 2001 to 2006 |
|---|--|--------------|------------------|--------------|--------------|------------------|---------------------------|
| | 2006 | | | 2001 | | | |
| Enumerated data | number | % | Wyong Shire % | number | % | Wyong Shire % | |
| | Train | 12 | 1.0 | 4.3 | 31 | 2.8 | 5.7 |
| Bus | 19 | 1.5 | 1.1 | 33 | 3.0 | 1.2 | -14 |
| Tram or Ferry | 0 | 0 | 0 | 3 | 0.3 | 0 | -3 |
| Taxi | 0 | 0 | 0.1 | 3 | 0.3 | 0.1 | -3 |
| Car - as driver | 710 | 58.8 | 63.5 | 565 | 52.2 | 59.5 | 145 |
| Car - as passenger | 66 | 5.5 | 6.6 | 83 | 7.7 | 6.8 | -17 |
| Truck | 26 | 2.2 | 2.2 | 23 | 2.1 | 2.7 | 3 |
| Motorbike | 7 | 0.6 | 0.5 | 9 | 0.8 | 0.5 | -2 |
| Bicycle | 6 | 0.5 | 0.4 | 3 | 0.3 | 0.4 | 3 |
| Walked only | 70 | 5.8 | 1.9 | 74 | 6.8 | 2.2 | -4 |
| Other | 21 | 1.7 | 0.9 | 21 | 2.0 | 1.4 | 0 |
| Worked at home | 59 | 4.8 | 4.0 | 62 | 5.7 | 4.4 | -4 |
| Did not go to work | 173 | 14.3 | 12.6 | 157 | 14.5 | 13.2 | 15 |
| Not stated | 38 | 3.1 | 2.0 | 16 | 1.5 | 1.8 | 22 |
| Total | 1,207 | 100.0 | 100.0 | 1,084 | 100.0 | 100.0 | 123 |

Change in mode of travel to work, The Entrance - North Entrance Sub Area, 2001 to 2006 (Enumerated data)

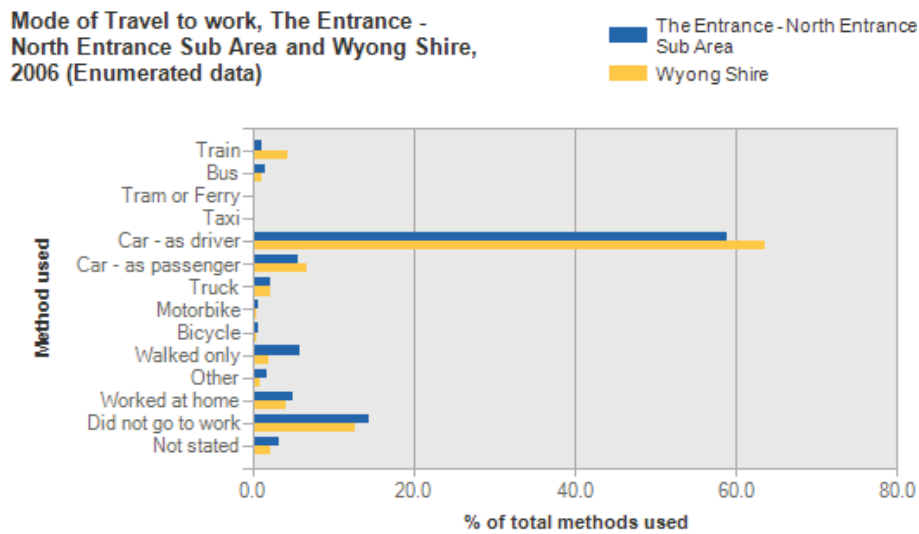


In 2006, the data indicates that the majority of residents The Entrance - North Entrance area travel to work by driving themselves and this has been the largest change in the method of travel to work between 2001 and 2006 whilst all forms of public transport reduced.

Analysis of the method of travel to work of the residents in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that:

- less people used the train but more people used a bus. This is reflective of The Entrance - North Entrance area being located away from a train station;
- less people used cars either as a drive or a passenger and is likely to reflect the older age structure of local population;
- more people walked to work – this is likely a result of a number of services and facilities located close-by within the local area;
- more people worked from home;

- more people did not work which is again likely to be an indicator of the older age structure of the area.



This data indicates that the residents of The Entrance - North Entrance area use the available public transport option (bus service) more than residents in the rest of Wyong and rely less upon private vehicles.

4.8 Index of Disadvantage

The Index of Relative Socio-Economic Disadvantage is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and variables that reflect disadvantage rather than measure specific aspects of disadvantage (e.g., Indigenous and Separated/Divorced).

High scores on the Index of Relative Socio-Economic Disadvantage occur when the area has few families of low income and few people with little training and in unskilled occupations. Low scores on the index occur when the area has many low income families and people with little training and in unskilled occupations. It is important to understand that a high score here reflects lack of disadvantage rather than high advantage, a subtly different concept.

To maintain consistency with the other indexes, the higher an area's index value for the Index of Relative Socio-Economic Disadvantage, the less disadvantaged that area is compared with other areas. For example, an area that has a Relative Socio-Economic Disadvantage Index value of 1200 is less disadvantaged than an area with an index value of 900.

| SEIFA by Local Government Area | | SEIFA by small areas |
|---|--|---|
| SEIFA index of disadvantage | | |
| Local Government Areas in the Sydney Statistical Division | | |
| (ranked from greatest to least disadvantaged) | | |
| | | 2006 SEIFA index of disadvantage |
| Fairfield (C) | | 876.1 |
| Auburn (A) | | 922.1 |
| Canterbury (C) | | 927.1 |
| Bankstown (C) | | 944.7 |
| Campbelltown (C) | | 954.5 |
| Botany Bay (C) | | 962.3 |
| Liverpool (C) | | 966.4 |
| Wyong (A) | | 966.8 |
| Holroyd (C) | | 972.4 |
| Blacktown (C) | | 972.8 |
| Parramatta (C) | | 987.4 |
| Rockdale (C) | | 992.5 |
| Burwood (A) | | 1004.5 |
| Penrith (C) | | 1006.0 |
| Marrickville (A) | | 1007.2 |
| Gosford (C) | | 1011.7 |
| Hurstville (C) | | 1014.3 |
| Ashfield (A) | | 1021.5 |
| Strathfield (A) | | 1024.4 |
| Sydney (C) | | 1026.9 |
| Hawkesbury (C) | | 1033.0 |
| Wollondilly (A) | | 1044.7 |
| Randwick (C) | | 1045.0 |
| Kogarah (A) | | 1045.0 |
| Blue Mountains (C) | | 1051.2 |
| Ryde (C) | | 1054.4 |
| Camden (A) | | 1057.2 |
| Canada Bay (A) | | 1076.5 |
| Waverley (A) | | 1082.2 |
| Leichhardt (A) | | 1082.9 |
| Sutherland Shire (A) | | 1083.8 |
| Warringah (A) | | 1084.1 |
| Hunter's Hill (A) | | 1099.4 |
| Willoughby (C) | | 1099.6 |
| Hornsby (A) | | 1099.8 |
| Pittwater (A) | | 1106.9 |
| Manly (A) | | 1107.9 |
| North Sydney (A) | | 1114.1 |
| Baulkham Hills (A) | | 1116.5 |
| Lane Cove (A) | | 1116.9 |
| Woolahra (A) | | 1121.7 |
| Mosman (A) | | 1130.1 |
| Ku-ring-gai (A) | | 1143.3 |

This data indicates that the Wyong LGA is the 8th most Socio-Economic Disadvantaged LGA in the Sydney Statistical Division. The next table indicates The Entrance - North Entrance local area is 2nd on the list of the various local areas located within the Wyong Shire, indicating that The Entrance - North Entrance residents are significantly disadvantaged and would be experiencing housing stress.

| SEIFA by Local Government Area | | SEIFA by small areas | |
|---|--|----------------------------------|--|
| SEIFA index of disadvantage Wyong Shire's small areas (ranked from greatest to least disadvantaged) | | 2006 SEIFA index of disadvantage | |
| Wyong Sub Area | | 858.1 | |
| The Entrance - North Entrance Sub Area | | 882.3 | |
| Toukley Sub Area | | 892.4 | |
| Watanobbi Sub Area | | 896.5 | |
| Gorokan Sub Area | | 910.3 | |
| San Remo - Doyalson Sub Area | | 913.7 | |
| Lake Haven - Charmhaven (part) Sub Area | | 921.1 | |
| Long Jetty - Blue Bay - Toowoyn Bay Sub Area | | 930.7 | |
| Noraville - Norah Head - Canton Beach Sub Area | | 939.0 | |
| Killarney Vale Sub Area | | 940.5 | |
| Budgewoi - Halekulani - Buff Point Sub Area | | 940.8 | |
| Manning Park Sub Area | | 947.1 | |
| Blue Haven Sub Area | | 959.2 | |
| Wyong Shire | | 966.8 | |
| Lake Munmorah - Chain Valley Bay Sub Area | | 968.2 | |
| Gwandalan - Summerland Point Sub Area | | 972.8 | |
| Kanwal - Wyongah Sub Area | | 973.1 | |
| Tuggerawong - Tacoma - Rocky Point Sub Area | | 975.5 | |
| Bateau Bay - Shelly Beach Sub Area | | 981.4 | |
| Central Coast | | 990.1 | |
| Central Coast | | 990.1 | |
| Tumbi Umbi Sub Area | | 1009.4 | |
| Berkeley Vale - Chittaway Bay - Glenning Valley - Fountaindale Sub Area | | 1011.6 | |
| Gosford City | | 1011.7 | |
| Hamlyn Terrace - Wadalba Sub Area | | 1019.5 | |
| Tuggerah - Mardi - Chittaway Point - Tacoma South Sub Area | | 1021.5 | |
| Ourimbah - Rural South Sub Area | | 1037.6 | |
| Woongarah - Warnervale remainder - Charmhaven (part) Sub Area | | 1054.6 | |
| Rural West - Mardi Rural Sub Area | | 1071.1 | |

4.9 Key Conclusions

The Entrance - North Entrance local area demographic data indicates the following key points, including:

1. The population of The Entrance – North Entrance local area has only increased at a minor rate between 2001 and 2006 (77 persons). However, The Entrance Social Planning District is the third highest SPD in terms of population growth within the Wyong LGA, higher than the average growth rate of the Wyong Shire, indicating strong growth in the next 20 years, particularly the next 6 years.
2. The forecast age structure of the future population shows that the most populous forecast age group will continue to be 35 to 49 year olds however there is an increasingly ageing population.
3. Forecast migration data identifies that The Entrance SPD would see the attraction of two distinct markets, being mainly large numbers of early retirees/retirees (55-65 years). This

would indefinitely have implications for housing demand in the area, being mainly one and two bedroom dwellings.

4. The forecast household type of the future population shows that the dominant household type will continue to be lone person households from 2006 to 2031 and at an increasing rate, followed by couples without dependents and then one parent families.
5. The Entrance – North Entrance local area is growing the most in the middle age groups (25-49 years). When compared to the Wyong Shire, The Entrance – North Entrance local population has a smaller proportion of people in the younger age groups but a larger proportion of people in the older age groups.
6. The data reveals that there would be an increasing demand for one and two-bedroom dwellings in The Entrance - North Entrance area based on the changes in family types and household types within The Entrance - North Entrance area between 2001 and 2006 and when compared to the Wyong Shire.
7. There has been a decrease in all forms of dwelling types including separate, medium density and caravans, cabin and houseboat but an increase solely in high density housing. Accordingly, the data demonstrates the dynamic housing structure in The Entrance – North Entrance area due to the recent growth in high density dwellings in recent years and that there is significantly less separate houses and more medium and higher density housing.
8. This is reflected with changes in household sizes including some increase in 1 and 2 person households and a decrease in 3 person households and compared with Wyong Shire shows there is a larger proportion of 1 person households, and a smaller proportion of larger households (those with 3 persons or more), further reflecting the area’s level of high density housing.
9. The Entrance-North Entrance has a significantly higher share of renters in high density housing. Compared to the rest of Wyong, residents of The Entrance-North Entrance may be experiencing some stress trying to afford to purchase and own a property as there was a significant decrease in the number of properties owned and a steady increase in the number of properties being purchased.
10. Between 2001 and 2006, there were increases in every type of qualification achieved in The Entrance – North Entrance area, with persons with no qualifications decreasing significantly by nearly 10%. This would appear to indicate residents may have increased ambition and/or there are improved opportunities for education qualification. Analysis of the qualifications of the population in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows a very similar proportion of people holding formal qualifications and a similar proportion of people with no formal qualifications.
11. The level of schooling attained by the population in The Entrance - North Entrance area compared to Wyong Shire is similar, although the data may indicate that residents of The Entrance - North Entrance area have a slightly lower ability to access higher level of schooling compared to the Wyong Shire.

12. Between 2001 and 2006, the employment rate in The Entrance - North Entrance area has increased and the number of people in the labour force increased, reflecting that the area is growing the most in the middle age groups and would consist of people that are entering or in the work force. The employment status of the population in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was a smaller proportion in employment, and a larger proportion unemployed. Also, there is a smaller proportion in the labour force, likely to be reflective of the age structure of The Entrance - North Entrance area having a higher proportion of older people.
13. This data would appear to indicate that there is a range of occupations of the population of The Entrance - North Entrance area.
14. Individual income levels in The Entrance - North Entrance area in 2006 compared to Wyong Shire shows that there was generally a larger proportion of persons earning a lower income (those earning \$600 per week or less) as well as a smaller proportion earning a higher income (those earning \$600 per week or less). This is likely to be attributed to The Entrance - North Entrance area having a higher unemployment rate, a larger proportion of older people or retirees that may be on a lower income and are slightly less qualified than the rest of Wyong.
15. Household income between 2001 and 2006 for The Entrance – North Entrance area, there was a decrease in the lowest household income group however an increase in the medium and highest household income groups, that would appear to indicate that the local area is growing in economic opportunity and in improving socio-economically. When compared to the Wyong Shire, however, there is a larger proportion of households earning a lower weekly household income and a smaller proportion earning a higher weekly household income which is likely to be attributed to a higher unemployment rate, a larger proportion of older people or retirees that may be on a lower income and the larger proportion of smaller households and a smaller proportion of larger households. This is backed up by income quartile data.
16. Analysis of the monthly housing loan repayments of households in The Entrance - North Entrance area compared to Wyong Shire in 2006 shows a mixture of results across the repayment categories.
17. Compared to the rest of the Wyong Shire in 2006, The Entrance – North Entrance area may be experiencing ‘housing stress’ as there is a smaller proportion of households within the lowest and medium lowest groups and a larger proportion of households within the medium highest and highest groups. The data also shows between 2001 and 2006, the most increased housing loan payment group was the highest group, again indicating that residents of The Entrance – North Entrance area may be increasingly experiencing ‘housing stress’.

and it appears now extremely difficult for lower income households to purchase housing in The Entrance – North Entrance area due to significant house price increases.

18. Analysis of the weekly housing rental payments of households in The Entrance - North Entrance area compared to Wyong Shire shows a mixture of results across the weekly price brackets. Analysis of the distribution of households by rental payment quartiles in The Entrance - North Entrance area compared to Wyong Shire also shows generally similar results. Between 2001 and 2006, housing stress may be increasing for The Entrance – North Entrance area as the medium highest quartile showed the most significant increase compared to other quartiles. Housing NSW data supports this notion and considers that the private rental market in Wyong is not catering adequately for the needs of lower income households in the private rental market and particularly small (single person) households, which is likely to be felt by residents of The Entrance - North Entrance.
19. Residents of The Entrance - North Entrance area have a lower level of car ownership than the rest of Wyong, meaning that the demand for car parking would be less significant in The Entrance - North Entrance area.
20. The majority of residents The Entrance - North Entrance area travel to work by driving themselves and this has been the largest change in the method of travel to work between 2001 and 2006 whilst all forms of public transport reduced. Compared to Wyong Shire, This data indicates that the residents of The Entrance - North Entrance area use the available public transport option (bus service) more than residents in the rest of Wyong and rely less upon private vehicles.
21. Wyong LGA is the 8th most Socio-Economic Disadvantaged LGA in the Sydney Statistical Division and The Entrance - North Entrance area is 2nd on the list of the various local areas located within the Wyong Shire, indicating that The Entrance - North Entrance residents are significantly disadvantaged and would be experiencing housing stress.



4.0 Existing Level of Social Infrastructure in Locality

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|--------------|------------|--|--------------------|---|--|----------------------|
| Shops | Supermarkets | Coles | Lakeside Shopping Centre The Entrance Rd, The Entrance | 3.1km | Monday- Wednesday/ Saturday - Sunday: 07:00 - 21:00 Thursday - Friday: 07:00 - 22:00 | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 5 mins. | Large Supermarket |
| | | Coles | Stockland Bay Village | 6.9km | Monday – Friday 7am -midnight Saturday-Sunday 7am – 10pm | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 15 mins. | Large Supermarket |
| | | Woolworths | Stockland Bay Village | 6.9km | Monday – Friday 7am -midnight Saturday-Sunday 7am – 10pm | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 15 mins. | Large Supermarket |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|---------|--|---|--------------------|---|--|-------------------------------|
| | | ALDI | Stockland Bay Village | 6.9km | Monday – Friday 9am -7pm Saturday 8.30am – 6pm Sunday 10am – 6pm | As above per Woolworths, Stockland Bay Village | Medium-scale Supermarket |
| | Clothes | Best and Less | Stockland Bay Village | 6.9km | Monday – Wednesday 9.00am - 5.30pm Thursday 9.00am - 9.00pm Friday 9.00am - 5.30pm Saturday 9.00am - 5.00pm Sunday 10.00am - 4.00pm | As above per Woolworths, Stockland Bay Village | Large Clothing Chain store |
| | | Kmart | Stockland Bay Village | 6.9km | Monday – Friday 8am – midnight Saturday-Sunday 8am – 8pm | As above per Woolworths, Stockland Bay Village | Large Department store |
| | | Various Mens and Ladies Fashion stores including Beveles Boutique, Super Save Clothing, Millers, Bella Beautiful | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As above per Coles, Lakeside Shopping Centre | Large Supermarket |
| | | Maddie's Boutique Ladies Fashion | Shop 1, 91-95 The Entrance Rd, The Entrance | 1.3km | Regular business hours | As above per Coles, Lakeside Shopping | Small fashion shop |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|-----------|---|--------------------------|--------------------|---|--|------------------------------|
| | | Various Mens Fashion stores including Lowes, Man to Man, Cotton On, Jeanswest & Wild Sure Co | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | Centre As above per Woolworths, Stockland Bay Village | Medium-sized clothing stores |
| | | Various Womens Fashion stores including Bras N Things, Millers, Noni B, Supre Basics and Sussan | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Medium-sized clothing stores |
| | | Jumbo Kids | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Medium-sized clothing store |
| | Footwear | Linda's Shoes & Accessories | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As above per Coles, Lakeside Shopping Centre | Small-sized store |
| | | Johnstons Shoes and Payless Shoes | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Medium-sized stores |
| | Gift Shop | D' Asia Vu | 26 The Entrance | 1.6km | 7 days a week | As per Coles, | Small-sized store |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|--|---|---|--------------------|--|---|----------------------------------|
| | | Balinese Gift Shop | Rd, The Entrance | | from 10a.m – 5p.m | Lakeside Shopping Centre | |
| | Newsagent | Lakeside Newsagency | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Small-sized store |
| | Jewellers | Gem Design Jewellers | Shop 6 / 68-72 The Entrance Rd, The Entrance | 3.1km | Regular business hours | As above per Coles, Lakeside Shopping Centre | Small-sized store |
| | | Various Jewellery & Accessories including Angus & Coote, Michael Hill Jeweller, Prouds The Jewellers and Strandbags | Stockland Bay Village | 6.9km | Monday - Saturday 9am- 5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Large-sized chain stores |
| | Restaurants/Cafes/ Takeaways/Fresh Food | Barretts Restaurant | Quay West Resort, Magenta Shores 1 Magenta Drive, The Entrance | 4.2km | 6:30am - 10:30am for breakfast 7 days a week 12pm - 3pm for lunch Saturday & Sunday Dinner 6pm - 10pm 7 days a | Private Vehicle or Red Bus Service No.29. Trip time approx. 5 mins. | Large alfresco dining restaurant |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|------|---|-------------------------------------|--------------------|---|--|---|
| | | Various Restaurants/Cafes/ Takeaways located in and around The Entrance town centre including Preecha Thai Take Away, Piercarlos Trattoria (Italian). Fonziirelli Restaurant (Italian), Pelican Pizza @ Martini's Restaurant and Bar, Lakeside cafe, Fishermans Wharf, Maxamillions Mongolian BBQ (Asian), The Entrance Hotel (Modern Australian) Cold Rock Ice Creamery, Ocean Restaurant (Seafood), Golden Gate Restaurant (Asian). | | 2.3-3.1km | week Regular cafe and restaurant hours | As per Coles, Lakeside Shopping Centre | Various small to medium sized restaurants and takeaway stores |
| | | Various fresh food stores located at Lakeside Bakery, Woodwards Butchery and Plaza cafe | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Various small to medium sized fresh food stores |
| | | Bites Brasserie/Quids Bar & Cafe | 315 The Entrance Road, The Entrance | 3.8km | Monday – Friday 10am – 11pm Saturday – Sunday 10am – 1am | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Medium sized restaurant within The Diggers club. |
| | | Various Cafes, Restaurants and Takeaway Food | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm | As above per Woolworths, Stockland Bay | Small to medium-sized outlets |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|--------------------------|--|---|--------------------|---|--|-------------------------------|
| | | including KFC, Subway and Sushi Village | | | Sunday 10am - 4pm | Village | |
| | | Various fresh food stores include Bakers Delight, Bay Village Fruitworld, Bay Village Seafood, Peters Meats and Red Lea Chickens | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Small to medium-sized outlets |
| | Travel | Aussie Escape Mobile Travel Brokers | Located in Bateau Bay area | - | Regular business hours | - | Small mobile service |
| | Liquor | The Bottle-O | 201 The Entrance Road The Entrance | 2.3km | Regular trading hours | As per Coles, Lakeside Shopping Centre | Regular sized bottle shop |
| | | Liquorland | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular sized bottle shop |
| | Electrical/Communication | The Entrance Retravision | 231-233 The Entrance Road, The Entrance | 1.8km | Regular trading hours | As per Coles, Lakeside Shopping Centre | Medium-sized store |
| | | Various Electrical/Communication stores including Dick | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - | As above per Woolworths, Stockland Bay Village | Small to large-sized stores |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|-----------|---|-------------------------------------|--------------------|---|---|------------------------------|
| | | Smiths, Allphones, Godfreys, Optus, Telstra & Vodaphone | | | 4pm | | |
| | Hardware | Ritter's Hardware M10 Handy | 112 The Entrance Road, The Entrance | 1.9km | Mon- 7.30am - Fri: 5.00pm Sat: 7.30am - 4.00pm Sun: 8.00am - 4.00pm | Monday – Friday 7.30am - 5pm Saturday 7.30am - 4pm Sunday 8am - 4pm | Medium-sized store |
| | Homewares | Various homeware stores including Homeart, Hot Dollar, Robins Kitchen & The Reject Shop | Stockland Bay Village | 6.9km | Monday - Saturday 9am- 5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Small to medium-sized stores |
| | Florist | Pavalyn Florist | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Small store |
| | Services | Various Service stores including Dry Cleaners, Newsagency, Hi Speed Internet, Kmart Tyre & Auto, NRMA, OPSM | Stockland Bay Village | 6.9km | Monday - Saturday 9am- 5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Small to medium-sized stores |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|--------------------------------|----------------|---------------------------------------|-------------------------------------|--------------------|---|--|---|
| | Travel | Flight Centre and Harvey World Travel | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Small store |
| | Discount Store | Super Dollar | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Small store |
| | Tobacconist | Lakeside Tobacconist | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Small store |
| Other Retail/Commercial | Clubs | Diggers @ The Entrance | 315 The Entrance Road, The Entrance | 3.8km | Monday – Friday 10am – 11pm Saturday – Sunday 10am – 1am | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Large sized club offering live music, 24 hr fitness etc |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|--------------|-----------------|----------------------------|--|--------------------|---|---|----------------------------------|
| | Financial | Greater Building Society | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Regular sized banking facility |
| | Conveyancing | Central Coast Conveyancing | Mobile service within Wyong and Central Coast region | - | Regular business hours 7 days a week | - | Small mobile service |
| | Service Station | Mobil | 184-186 Entrance Road, The Entrance | 3.9km | Regular business hours 7 days a week | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 6-7 mins. | Regular Service Station Capacity |
| Banks | Bank branch/ATM | ANZ | 213 The Entrance Road, The Entrance | 3.1km | Monday- Thursday 9.30 – 4 Friday 9.30 – 5 | As per Coles, Lakeside Shopping Centre | Regular sized banking facility |
| | | ANZ Bank | Stockland Bay Village | 6.9km | Monday - Saturday 9am- 5.30pm Sunday 10am - | As above per Woolworths, Stockland Bay Village | Regular-sized bank |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|------|-------------------------|-----------------------|--------------------|--|--|--------------------|
| | | Bank West | Stockland Bay Village | 6.9km | Monday - 4pm Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |
| | | Commonwealth Bank | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |
| | | National Australia Bank | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |
| | | Newcastle Permanent | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |
| | | St George Bank | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |
| | | Westpac Bank | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized bank |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|--------------------|------------------------|--|---------------------------------------|--------------------|------------------------|---|---------------------------------|
| Employments | Employment and Welfare | Centrelink | 16-18 Fairview Ave, The Entrance | 2.9km | 4pm 8am – 5pm | As per Coles, Lakeside Shopping Centre | Regular-sized Centrelink branch |
| | Employment Assistance | First Contact Human Resources (A division of Job Centre Australia Ltd) | 50-52 The Entrance Road, The Entrance | 3.1km | Regular business hours | As per Coles, Lakeside Shopping Centre | |
| | | BWAC New Apprenticeships Centre - New Apprenticeship Centre | 123 Donnison Street Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| | | CRS Australia Employment Opportunities for People with Disabilities | Shop 1, 125 Donnison Street, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| | | Drake - Central Coast Recruitment and HR | 114 Erina St, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|------|--|--|--------------------|------------------------|---|----------|
| | | solutions | | | | weekly service to Gosford. Trip time approx. 1 hr | |
| | | ET Australia Employment & Training | 123 Donnison Street, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| | | IPA Personnel Employment Agency | Shop 17 Gateway Shopping Centre 237 Mann St, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| | | Manpower Personnel Services Employment Agency | 121 Erina St, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| | | Progressive Employment Personnel Employment Agency | Suite 201, 107 - 109 Mann St, Gosford | Approx. 25km | Regular business hours | Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|----------------|---------------------------------|---|--|--------------------|---------------------------|---|--|
| | | Smalls Recruiting Employment Assistance | Suite 6, Level 2, 10 William St, Gosford | Approx. 25km | Regular business hours | approx. 1 hr Red Bus Service No.21 has regular weekly service to Gosford. Trip time approx. 1 hr | |
| Schools | Kindergartens / Pre- Schools | The Entrance Pre- School Kindergarten | Oakland Avenue, The Entrance | 3.2km | Regular business hours | As per Coles, Lakeside Shopping Centre | Low - no vacancies in The Entrance Pre- School Kindergarten at this time. Current waiting list period is 8 month(s). |
| | | Playhouse Pre- School | 4 Tyrrell Place, Bateau Bay | 8.5km | Regular business hours | As above per Woolworths, Stockland Bay Village | |
| | | Little Souls Early Learning Centre | 443/445 The Entrance Road, Long Jetty | 6.0km | Regular business hours | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|-----------------|---|----------------------------------|--------------------|------------------------|--|----------|
| | | Long Jetty Pre-School | 36-38 Kitchener Road, Long Jetty | 4.7km | Regular business hours | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins + short walk | |
| | Primary Schools | Our Lady of the Rosary Catholic Primary School The Entrance | Shelly Beach Road, Shelly Beach | 7.1km | Regular school hours | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins + short walk | |
| | | Brooke Ave Public School | Brooke Avenue, Killarney Vale | 8km | Regular school hours | Red Bus Service No.21 & 22 has regular services operating throughout week. Trip time approx. 10 mins + | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|-------------------------|------------------|---|---|--------------------|---|--|---|
| | | The Entrance Public School | Oakland Avenue, The Entrance | 3.5km | Regular school hours | short walk Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 6-7 mins | |
| | Secondary School | Tuggerah Lakes Secondary College: The Entrance Campus | The Entrance Road, Long Jetty | 7.0km | Regular school hours | As above per Woolworths, Stockland Bay Village | Co-educational school |
| | Tertiary | TAFE NSW Hunter Institute, Wyong Campus | Porter St, Wyong | 21.8km | Regular TAFE hours | Red Bus Service No.21 & 22 has regular services operating throughout week. Trip time approx. 10 mins | |
| Public Transport | Bus | Red Bus Services Route 17 Route 21/ Route 26 | Pick up/drop off location for both Bus Routes is 40m south of | 40m | Red Bus operates regular services from subject bus stop | 40m walk to bus stop to two services that directly | Red Bus Services employs over 100 staff and operating a fleet |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|-------|--|---|--------------------|--|--|--|
| | | | subject site on eastern side of Wilfred Barrett Drive | | from 4.01am-9.11pm Monday – Friday and Saturday-Sunday 4.56am-9.10pm | lead to Gosford and to Wyong from The Entrance using Red Bus Service No.26 | of 68 modern buses, servicing the Central Coast bounded by Gosford in the South to Lakehaven in the North, Bateau Bay in the East to Ourimbah and Wyong in the West. |
| | | Wyong Community Transport Provides services to people who are 'transport disadvantaged', in particular the frail elderly, people with disabilities & their carers. All services are door to door. | Beryl Street Community Centre, 2 Dan Cl, Gorokan | Pick-up Service | 8:30am- 4pm | Access available to Wyong LGA | Fleet includes 20 seat Toyota Coasters, 10 seat Toyota Commuters, 12 seat Mercedes Sprinters & 2 sedans. |
| | Train | Gosford Railway Station | Mann St, Gosford NSW | 25.6km | Regular services commencing 3am-11.11pm to Sydney & | Red Bus Service No.21 has regular weekly service | Serviced by North Shore Line Newcastle & Central Coast |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|----------------|----------------|--------------------------------|---|--------------------|---|--|--|
| | | | | | 3.18am-12.45am to Newcastle | to Gosford. Trip time approx. 1 hr | Line |
| | | Wyong Railway Station | Pacific Highway, Wyong | 20.6km | Regular services commencing 2.40am-10.51pm to Sydney & 3.39am-1.06am to Newcastle | Red Bus Service No.26 has regular weekly service to Wyong from The Entrance bus stop. Trip time approx. 1 hr | Serviced by North Shore Line Newcastle & Central Coast Lines |
| Medical | Medical Centre | Family Medical Centre | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Large medical centre |
| | Pharmacy | The Entrance Guardain Pharmacy | 120-122 The Entrance Road, The Entrance | 3.3km | Regular business hours | As per Coles, Lakeside Shopping Centre | Regular-scaled store |
| | | Simply Pharmacy | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Regular-scaled store |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|------------------|----------------------------|--|---|--------------------|---|--|---------------------------------|
| | | Various pharmacies including Priceline, Terry White Chemists, The Chemist at Bay Village | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-scaled stores |
| | Medicare | Medicare | Shop 16, Lakeside Plaza, Cnr Denning St and The Entrance Rd, The Entrance | 3.1km | Monday to Friday 9:00-16:30 | As per Coles, Lakeside Shopping Centre | Regular-scale Medicare facility |
| | Hearing | Allied Hearing | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | |
| | Massage | Acupuncture Massage Centre | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | |
| Community | Various Community Services | The Entrance Neighbourhood Centre | Cnr Oakland Ave & Battley Ave, The Entrance | 3.2km | | As per Coles, Lakeside Shopping | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|---------------|--|---|--------------------|---|--|---------------------|
| | | Banksia Family Centre | Sir Joseph Banks Dr, Bateau Bay | 10.8km | | Centre | |
| | Library | Bay Village Library | Stockland Bay Village | 6.9km | Monday to Friday 9am-5.30pm Saturday 9am-3pm | As above per Woolworths, Stockland Bay Village | Medium-sized store |
| | | Wyong Shire Library & Council Services - The Entrance Branch | 211a The Entrance Rd, The Entrance | 3.1km | Monday to Friday – 9.30am to 4.30pm Saturday – 9am to 12noon | As per Coles, Lakeside Shopping Centre | |
| | Postal | Australia Post | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am to 4pm Sunday – 10am to 2pm | As per Coles, Lakeside Shopping Centre | Regular-sized store |
| | | | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized store |
| | Art & Markets | The Entrance Gallery and Studio | Oakland Ave & Battley Ave The Entrance | 3.2km | Various | As per Coles, Lakeside Shopping | |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|----------------------|--------------|--|---|--------------------|---|--|---|
| | | Tuggerah Lakes Art Society Inc | Diggers @ The Entrance, 315 The Entrance Rd, The Entrance | 2.8km | Monday – Friday 10am – 11pm Saturday – Sunday 10am – 1am | Centre Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Large sized club offering live music, 24 hr fitness etc |
| | | The Entrance & District Arts & Crafts Market | Marine Pde, The Entrance | 3.7km | Every Sunday | As per Coles, Lakeside Shopping Centre | |
| | | Waterfront Arts & Crafts Market | Waterfront Plaza, The Entrance | Approx. 3km | Saturdays 9am-5pm | As per Coles, Lakeside Shopping Centre | |
| | | The Entrance Farmers Markets | Memorial Park, The Entrance | 3km | First and third Saturday of each month 9am – 1pm | As per Coles, Lakeside Shopping Centre | |
| Personal Care | Beauty | Various beauty salons including Illusion Nails & Beautique | Shop 29 Bay Village, Bateau Bay | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized store |
| | Hairdressers | Original Individual | Lakeside Shopping Centre | 3.1km | Monday to Friday - 9am to 5.30pm Saturday – 9am | As per Coles, Lakeside Shopping Centre | Regular-sized store |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------------------------------|------|--|---|--------------------|--|--|---|
| Leisure & Recreation | | Various hairdresser outlets including Price Attack, Just Cuts, John Breenar Hair & Hair Rage | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized stores |
| | | Acupuncture and massage | Stockland Bay Village | 6.9km | Monday - Saturday 9am-5.30pm Sunday 10am - 4pm | As above per Woolworths, Stockland Bay Village | Regular-sized store |
| | | Long Jetty Catamaran & Boat Hire | Corner of Tuggerah Parade & Pacific Street, Long Jetty | 5.2km | Spring through to the end of Autumn - 9am till late – Friday to Monday and all through the school holidays. Winter – weekends and school holidays | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Various hire equipment |
| | | The Entrance Boathouse North Entrance Surf Life Saving Club | Under the Entrance Bridge, The Entrance Rd, The Entrance Hutton Rd, The Entrance North | 2.4km 1.2km | Monday-Sunday 8am - 4pm Regular beach patrolled hours | As per Coles, Lakeside Shopping Centre Walk or Red Bus Service | Various watercraft available to hire as well as fishing equipment Various activities including |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|---------|--------------------------|-------------------------------------|--------------------|---|--|------------------------------------|
| | | | | | | No.21 has regular services operating throughout week. | Nippers, Fishing Club and swimming |
| | Cinema | The Entrance Cinema | 54 Entrance Road, The Entrance | 3.1km | Regular business hours | As per Coles, Lakeside Shopping Centre | Small-medium sized cinema |
| | Golf | Magenta Shores Golf Club | 1 Magenta Dr Magenta | 2.8km | Regular business hours | Red Bus Service No.29 has several services operating throughout week. | 18 hole private golf course |
| | | Tuggerah Lakes Golf Club | Shelly Beach Rd, Shelly Beach | 7.3km | Regular business hours | As above per Woolworths, Stockland Bay Village | |
| | Fitness | Anytime Fitness | 315 The Entrance Road, The Entrance | 2.8km | Monday – Friday 10am – 11pm Saturday – Sunday 10am – 1am | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Medium-sized club |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|----------------|-----------------------------|---|--------------------|---|--|--|
| | | Curves | 190 The Entrance Road, Long Jetty | 4.0km | Monday to Friday 6am - 12noon 2pm - 6.30pm Saturday 7am - 11.30am | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 10 mins. | Medium-sized club |
| | Parks/Reserves | Terilbah Reserve | Wilfred Barrett Drive, The Entrance North | 1.4km | Public open space available all year | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 1 min | Medium-sized lake/waterfront reserve |
| | | Walter & Edith Denniss Park | 42 Hutton Road, The Entrance North | 1.4km | Public open space available all year | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 1 min | Small park with some children's play equipment |
| | | Memorial Park | Marine Parade, The Entrance | 4.0km | Public open space available | As per Coles, Lakeside | Small park with some children's |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|---------------|---------------------------------------|---|--------------------|---|---|---|
| | | Picnic Point Reserve | Tuggerah Parade, The Entrance | 3.0km | Public open space available all year | As per Coles, Lakeside Shopping Centre | Large-sized lake/waterfront reserve with skate park facility |
| | Sportsgrounds | Taylor Park | 2-4 Park Road, The Entrance | 3.5km | Sporting fields available most week days | As per Coles, Lakeside Shopping Centre | Regular-sized cricket oval with associated facilities |
| | Swimming | The Entrance Baths | Ocean Parade, The Entrance - Next to The Entrance Beach | | Open all year (free entry). Open 6am to 6pm during summer Open 7am to 3pm during winter | As per Coles, Lakeside Shopping Centre + short walk | <ul style="list-style-type: none"> • 50 metre outdoor pool • 22 metre lap pool • Childrens wading pool • Hall available • Kiosk • Amenities |
| | Cycling | Existing On-Road & Off-Road Cycleways | Wilfred Barrett Drive, The Entrance North | 0km | Available all year | - | Various designated Council cycle tracks available adjacent to subject site |
| | Boating | Boat Ramp 1 | Picnic Point Reserve, Tuggerah Parade, The Entrance | 3.0km | Available all year | As per Coles, Lakeside Shopping Centre | Contains Picnic/BBQ area; two lane concrete ramp; toilets; car/trailer parking |

| Service | Type | Name | Location | Distance from Site | Availability | Access | Capacity |
|---------|---------|---------------------------|---|--------------------|---|--|--|
| | | Boat Ramp 2 | Terilbah Park, North Entrance | 1.4km | Available all year | Red Bus Service No.21 has regular services operating throughout week. Trip time approx. 1 min | Contains Picnic/BBQ area; one lane; concrete ramp; car/trailer parking |
| | Walking | Wyrrabalong National Park | Wilfred Barrett Drive, The Entrance North | 4.7km | Available all year | Red Bus Service No.29 has several services operating throughout week. Approx. trip time 5 min. | Contains a network of walking tracks to explore the varied landscape of the park, and contains picnic areas. |
| | Bowls | The Entrance Bowling Club | Cnr Park Road & Warrigal Street | 3.6km | Mon-Thur 10am Frid 10am – 12pm Sat 10am – 12pm. Sun 10am – 10pm | As per Coles, Lakeside Shopping Centre | Several bowling greens, entertainment and dining |

5.0 Stakeholders

The locality surrounding the subject site is predominantly an established residential area and the demographic data has shown that the population and dwelling stock have been relatively stable with minor increases over the past census years.

Based on the demographic data provided in Section 4, location of the subject site and type of proposed development, a profile of the key stakeholders affected by the proposal have been identified by CPS in conjunction with Wyong Shire Council's Senior Social Planners and have been identified as the following:

- Adjoining Residents (see diagram below)
- Local Residents (see diagram below)
- Intended Residents of Proposed Development
- The Entrance Peninsula Community Precinct
- Watch Committee for Enviro Care (Inc)
- North Entrance Progress Association
- NSW Police - Tuggerah Lakes Local Area Command
- Horizons Central Coast Family Services
- Local Businesses at The Entrance Town Centre



Figure 5 – Adjoining and Local Resident Stakeholders subject to community consultation letter for SIA
Source: <http://maps.google.com.au>

6.0 Community Consultation

In liaison with Wyong Shire Council's Senior Social Planner, a community consultation letter was prepared for distribution to local residents in The Entrance North that will be impacted upon by the proposed development.

The draft consultation letter prepared by CPS was provided to Council's Senior Social Planner for comment and amendments which were made before issuing the final community consultation letter (refer Appendix X).

It is also noted that the key stakeholders identified for distribution of the community consultation letter were provided to Council's Senior Social Planner for which additional stakeholders were identified and added to the community consultation list.

The community consultation letter dated was hand delivered to mailboxes, identified in Figure X above, on 8 December 2011. As approved by Council's Senior Social Planner, the consultation letter gave recipients' fourteen (14) in which to respond to with comments via telephone, email, or in writing to CPS. CPS received a request to extend the consultation period by a further sixteen (16) days until 6 January 2012 from the Chairperson of TEPCPC on 14 December 2011. This request was supported by Council's Senior Social Planner and agreed to an extension by the applicant.

CPS continued to take into consideration all submissions received up to and including Friday 13 January 2012 so as to factor in postage time for those residents who may have posted letters on Friday 6 January 2012.

At 3pm on Wednesday 22 December 2011 CPS also conducted a site visit and attended a community consultation meeting organised by the Chairperson of The Entrance Peninsula Community Precinct Committee at 5 Terilbah Place, The Entrance North as part of the community consultation process.

The aim of the community consultation meeting was to provide local residents attending the meeting with some background in relation to the project, and in particular information in relation to the preparation of the social impact assessment. CPS encouraged local residents at the meeting to voice their social concerns and objections in relation to the project with CPS.

8.1 Response from community consultation letter

The following table is a summary of the written and emailed responses received from stakeholders during the consultation period:

| Date | Address | Social Issues |
|------------|--|--|
| 19/12/2011 | Mary and Kim Holding 5 Wyuna Avenue, The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Concentration of social housing developments; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Safety concerns with additional development along highway for current residents, visitors and motorists; - The development will lead to transformation of the locality that is not supported by local residents; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Will lead to a drop in property value. |
| 19/12/2011 | Stephen and Fiona Johnson 2 Wilfred Barrett Drive, The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - The development will lead to transformation of the locality that is not supported by local residents; - Will lead to a drop in property value. |
| 19/12/2011 | A. Zammit 44 Curtis Parade, The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - The development will lead to transformation of the locality that is not supported by local residents; - Will lead to a drop in property value. |
| 18/12/2011 | Margaret and Alan O'Leary 4 Wyuna Avenue The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Concentration of social housing developments; - Incompatible with the character of the surrounding area; |

| | | |
|-------------------|---|---|
| | | <ul style="list-style-type: none"> - Will lead to a drop in property value; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 19/12/2011 | <p>Michael Cross 36 Curtis Parade The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - The development will lead to transformation of the locality that is not supported by local residents; - Will lead to a drop in property value. |
| 18/12/2011 | <p>Kelvin Huitt 3 Wyuna Avenue The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Concentration of social housing developments; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 18/12/2011 | <p>Chantel and Paul Chadwick 18 Curtis Parade The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Concentration of social housing developments; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 18/12/2011 | <p>H.R. Finlay 20 Curtis Parade The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Concentration of social housing developments; |

| | | |
|-------------------|---|---|
| | | <ul style="list-style-type: none"> - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 18/12/2011 | Malcolm and Jane McPhan 8 Wilfred Barrett Drive The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Concentration of social housing developments; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 19/12/2011 | Brian and Joy Evans Wyuna Avenue The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Potential to exacerbate unemployment levels; - Existing transport service is inadequate; - The development will lead to transformation of the locality that is not supported by local residents; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. |
| 17/12/2011 | Robert McLachlan 2 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - The development will lead to transformation of the locality that is not supported by local residents; - Existing transport service is inadequate; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 28/12/2011 | Elaine Lee 19 Terilbah Place The Entrance North NSW 2261 A. and E. Lee 19 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; - The development will lead to transformation of the locality that is not supported by local residents; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Existing transport service is inadequate; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Will lead to a drop in property value; - Affordable housing development incompatible with |

| | | |
|-------------------|--|--|
| 17/12/2011 | Robert W Henry 7 Wyuna Avenue The Entrance North NSW 2261 | <ul style="list-style-type: none"> - The Entrance Revitalisation Plans. - The development will lead to transformation of the locality that is not supported by local residents; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development. |
| 17/12/2011 | J. M. Whitton 17 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - The development will lead to transformation of the locality that is not supported by local residents; - Incompatible with the character of the surrounding area; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Traffic congestion due to insufficient car parking provision; - Will lead to a drop in property value; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. |
| Undated | <p>Petition:</p> <p>Terry Steer 28 Curtis Parade The Entrance North NSW 2261</p> <p>Paula Allan 26 Curtis Parade The Entrance North NSW 2261</p> <p>Ellis Williams 12 Curtis Parade The Entrance North NSW 2261</p> <p>Ann Finlay 20 Curtis Parade The Entrance North NSW 2261</p> <p>R. Pripvilolis 24 Curtis Parade The Entrance North NSW 2261</p> <p>L and R Moissa 37 Curtis Parade The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Incompatible with the character of the surrounding area; - Overdevelopment of the lakefront and impacts on local ecosystem - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents; - Will lead to a drop in property value; - The development will lead to transformation of the locality that is not supported by local residents; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development. |
| 04/01/2011 | <p>Chairperson The Entrance Peninsula Community Precinct Committee</p> <p>Supported by a petition of 107</p> | <ul style="list-style-type: none"> - Incompatible with the character of the surrounding area; - 2006 Census does not accurately reflect current community profile; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents; |

| | | |
|-------------------|--|--|
| | signatures representing 72 properties. | <ul style="list-style-type: none"> - Overdevelopment of the site and associated impacts on natural environment; - Will lead to a drop in property value; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Potential to exacerbate unemployment levels; - Increased concentration of people of low socio-economic status; - The development will lead to transformation of the locality that is not supported by local residents; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Safety concerns with additional development along highway for current residents, visitors and motorists. |
| 09/01/2011 | Kevin Armstrong Address not specified | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Existing transport service is inadequate; - Increased concentration of people of low socio-economic status; - Potential to exacerbate unemployment levels; - Concentration of social housing developments; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents; - Affordable housing development incompatible with The Entrance Revitalisation Plans. |
| 11/12/2011 | Brian and Susan Trimmer 4 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Overdevelopment of the site and associated impacts on natural environment; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Existing transport service is inadequate; - Conflict over public open space areas, access to lakefront and privacy/security issues; - Incompatible with the character of the surrounding area. |
| 19/12/2011 | Janice Wilkinson 21 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Potential to exacerbate unemployment levels; - Increased concentration of people of low socio-economic status; - Existing transport service is inadequate; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Overdevelopment of the site and associated impacts on natural environment; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Will lead to a drop in property value; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; |

| | | |
|-------------------|--|--|
| | | <ul style="list-style-type: none"> - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. |
| 19/12/2011 | R.S. Moran 41 Curtis Parade The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Impacts of the natural environment on the development. |
| 20/12/2011 | Neil Wilkinson 21 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Potential to exacerbate unemployment levels; - Increased concentration of people of low socio-economic status; - Existing transport service is inadequate; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Overdevelopment of the site and associated impacts on natural environment and existing infrastructure; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Will lead to a drop in property value; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. |
| 20/12/2011 | G & L Waller 7 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Existing transport service is inadequate; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Overdevelopment of the site and associated impacts on natural environment; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 21/12/2011 | Watch Committee for Enviro Care (Inc) | <ul style="list-style-type: none"> - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Existing transport service is inadequate; - The development will lead to transformation of the locality that is not supported by local residents; - Incompatible with the character of the surrounding area; - Will lead to a drop in property value; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Conflict over public open space areas, access to lakefront and privacy/security issues. |
| 21/12/2011 | Robert and Margaret Jumeau 10 Terilbah Place | <ul style="list-style-type: none"> - Will lead to a drop in property value; - The development will lead to transformation of the locality that is not supported by local residents; |

| | | |
|------------|--|--|
| | The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Affordable housing development incompatible with The Entrance Revitalisation Plans; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Existing transport service is inadequate; - Potential to exacerbate unemployment levels; - Increased concentration of people of low socio-economic status; - Overdevelopment of the site and associated impacts on natural environment; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. |
| 21/12/2011 | David Wareing Address not specified | <ul style="list-style-type: none"> - Will lead to a drop in property value; - The development will lead to transformation of the locality that is not supported by local residents; - Potential to exacerbate unemployment levels; - Existing transport service is inadequate; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Safety concerns with additional development along highway for current residents, visitors and motorists. |
| 05/01/2012 | Gulsen Fedrigo 2B Wilfred Barrett, The Entrance North NSW 2261 | <ul style="list-style-type: none"> - The development will lead to transformation of the locality that is not supported by local residents; - Potential to exacerbate unemployment levels; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Safety concerns with additional development along highway for current residents, visitors and motorists; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Conflict over public open space areas, access to lakefront and privacy/security issues. |

8.2 Community consultation meeting

The following table is a summary of these key social concerns and objections raised by those attendees who wished to make comment:

| Address | Social Issues |
|--|--|
| Alan O'Leary 4 Wyuna Avenue The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Incompatible with the character of the surrounding area; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Will lead to a drop in property value; |
| Rob Local Resident 2 Terilbah Place The Entrance North NSW 2261 | <ul style="list-style-type: none"> - Conflict over public open space areas, access to lakefront and privacy/security issues; - Traffic congestion due to insufficient car parking provision; - Incompatible with the character of the surrounding area; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; |

| | |
|---|---|
| <p>Fiona Johnson 2 Wilfred Barrett Drive The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Will lead to a drop in property value; - Will lead to a drop in property value; - Concentration of social housing developments; - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Conflict over public open space areas, access to lakefront and privacy/security issues; - Traffic congestion due to insufficient car parking provision; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. |
| <p>Don Hardy 6 Terilbah Place The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Safety concerns with additional development along highway for current residents, visitors and motorists; |
| <p>Tony Scott 5 Terilbah Place The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Concern that the development will lead to increased anti-social behaviour and lower resident safety; - Conflict over public open space areas, access to lakefront and privacy/security issues; - Overdevelopment of the site and associated impacts on natural environment; |
| <p>Vivienne Scott Chairperson TEPCPC and Local Resident at: 5 Terilbah Place The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - Overdevelopment of the site and associated impacts on natural environment; - Will lead to a drop in property value; - Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents; - Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development; - Concern that the development will lead to increased anti-social behaviour and lower resident safety. - Potential to exacerbate unemployment levels; - Incompatible with the character of the surrounding area; - Conflict over public open space areas, access to lakefront and privacy/security issues; - Increased concentration of people of low socio-economic status; - The development will lead to transformation of the locality that is not supported by local residents; |
| <p>Ron Moran 41 Curtis Parade The Entrance North NSW 2261</p> | <ul style="list-style-type: none"> - The development will lead to transformation of the locality that is not supported by local residents; |

8.3 Identification of Social Impacts and Changes

The key impacts social impacts identified by the community as part of the consultation process have been summarised below:

1. Increased concentration of people of low socio-economic status;
2. Potential to exacerbate unemployment levels;
3. Concentration of social housing developments;
4. Affordable housing development incompatible with The Entrance revitalisation plans;
5. Safety concerns with additional development along highway for current residents, visitors and motorists;
6. The development will lead to transformation of the locality that is not supported by local residents;
7. Concern that the development will lead to increased anti-social behaviour and lower resident safety;
8. Will lead to a drop in property value;
9. Location of the development is not in close proximity to services and facilities needed by the residents of affordable rental housing development;
10. Safety concerns with additional development along highway for current residents, visitors and motorists;
11. Incompatible with the character of the surrounding area;
12. Negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents.
13. Existing transport service is inadequate;
14. Traffic congestion due to insufficient car parking provision;
15. Overdevelopment of the lakefront and impacts on local ecosystem
16. Conflict over public open space areas, access to lakefront and privacy/security issues.

7.0 Potential Social Impacts/Changes

Given the above social impacts identified by the community as part of the consultation process in Section 8 of this report, the following social changes have been acknowledged as requiring consideration, assessment, and determination as to whether strategies to monitor and manage positive and negative impacts are required, or mitigation measures to reduce negative impacts and enhance positive impacts is required.

1. Is proposed development incompatible with the character of the surrounding area?
2. Will the proposed development lead to a drop in property value?
3. Will the proposal be likely to give rise to a significant increase in the number of people in the area?
4. Will the proposal disadvantage or benefit any particular social group?
5. Will the proposal be likely to affect an increase or decrease in employment opportunities in the locality?
6. Will the proposal increase traffic or impact on parking in the area?
7. Will the proposal have a significant impact on existing housing stock in the locality, particularly low rental housing?
8. Will the proposal impact upon existing community facilities or services in the locality and require an increase in community facilities or services?
9. Is the proposal likely to give rise to increased conflict in the community or adversely impact upon community identity?
10. Is the proposal likely to enhance or detract from the cultural life of the community?
11. Will the proposal create areas of risk for residents or pedestrians within or adjacent to the proposal;
12. Is the proposal likely to give rise to increased community concern regarding public safety?
13. Will the proposal affect local cohesion, stability, or character?
14. Will the proposal affect the local natural environment?
15. Will the proposal affect local resident of worker health and well-being?
16. Will the change affect future generations?

10.0 Assessment of Social Impacts and Changes

The table overleaf aims to evaluate and determine the probable impact of the change, based on an assessment of the nature and scale of the impacts associated with the proposed development.

| Type of Social Change | Type of Impact (+ve / -ve) | Stakeholders Affected | Certainty | Frequency | Severity | Time Period/ Permanence | Locality | Overall Probable Impact |
|--|----------------------------|--|------------|-----------|---|-------------------------|---------------------------|--|
| 1 Is proposed development incompatible with the character of the surrounding area? | + ve | Local Residents including Adjoining Residents/ Intended Residents/ | Intended | Recurring | High – impact will not change once proposal is built. | Long Term/ Permanent | Immediate Area & Locality | High |
| 2 Will the proposed development lead to a drop in property value? | + ve | Adjoining Residents | Unintended | Recurring | Moderate (i.e. impact is unlikely to change over time period) | Long Term/ Permanent | Immediate Area | Moderate positive impact |
| 3 Will the proposal be likely to give rise to a significant increase or reduction in the number of people in the area? | + ve | Local Residents Local Businesses | Unintended | Recurring | High (i.e. impact will not change long term) | Long Term/ Permanent | Immediate Area & Locality | High probability impact will positive impact |

| Type of Social Change | Type of Impact (+ve / -ve) | Stakeholders Affected | Certainty | Frequency | Severity | Time Period/ Permanence | Locality | Overall Probable Impact |
|---|----------------------------|--|-------------------------|-----------------------|--|-------------------------|-------------------------|--|
| 4 Will the proposal disadvantage or benefit any particular social group? | + ve | Adjoining, Local and District Residents/ Intended Residents of Development | Intended | Temporary & Recurring | High | Medium Term | Local and Central Coast | High positive impact |
| 5 Will the proposal be likely to affect an increase or decrease in employment opportunities in the locality? | + ve | Local and District Residents / Local Businesses | Unintended | Temporary & Recurring | Moderate to High (the impact may change over the course of the proposal) | Temporary and Long Term | Local and Regional Area | Moderate Positive Impact |
| 6 Will the proposal increase traffic or impact on parking in the area? | + ve and -ve | Adjoining residents/ pedestrians/ motorists Local residents/ pedestrians/ motorists | Unintended and Intended | Recurring | Moderate | Long Term/ Permanent | Immediate/ Local Area | Moderate Positive Impact Low/Moderate Negative Impact |
| 7 Will the proposal have a significant impact on existing housing stock in the locality, particularly | + ve | Local and Regional Residents | Intended | Temporary & Recurring | Moderate to High (the impact may change over time) | Moderate to Long Term | Local and Regional Area | High positive impact |

| Type of Social Change | Type of Impact (+ve / -ve) | Stakeholders Affected | Certainty | Frequency | Severity | Time Period/ Permanence | Locality | Overall Probable Impact |
|--|----------------------------|---|------------|-----------------------|--|-------------------------|-------------------------------|--|
| low rental housing? | | | | | | | | |
| 8 Will the proposal impact upon existing community facilities or services in the locality and require an increase in community facilities or services? | + ve | Local and District Residents / Local Businesses | Unintended | Recurring | Moderate-High | Long Term | Local and Regional Area | Moderate-High |
| 9 Is the proposal likely to give rise to increased conflict in the community or adversely impact upon community identity? | + ve and -ve | Adjoining Residents/ Local Residents/ Intended Residents/ | Unintended | Temporary | Moderate (i.e. impact is to change over time period) | Short to Moderate Term | Local Area | Moderate negative impact that is likely to be temporary subject to mitigation measures |
| 10 Is the proposal likely to enhance or detract from the cultural life of the community? | + ve | Adjoining Residents/ Local Residents | Unintended | Recurring | Low | Long Term | Immediate Area and Local Area | Low |
| 11 Will the proposal create areas of risk for residents or pedestrians within | + ve | Adjoining Residents / Local Residents | Intended | Temporary & Recurring | Moderate (i.e. impact is unlikely to change over | Temporary and Long Term | Immediate Area | Moderate-High (subject to mitigation measures) |

| Type of Social Change | Type of Impact (+ve / -ve) | Stakeholders Affected | Certainty | Frequency | Severity | Time Period/ Permanence | Locality | Overall Probable Impact |
|---|----------------------------|--|------------|-----------------------|--|-------------------------|------------------------------------|--|
| or adjacent to the proposal? | | | | | time) | | | |
| 12 Is the proposal likely to give rise to increased community concern regarding public safety? | + ve | Adjoining Residents / Local Residents | Unintended | Temporary & Recurring | Low-Moderate (i.e. impact is unlikely to change over time) | Temporary and Long Term | Immediate Area/Local Area | Low-Moderate |
| 13 Will the proposal affect local cohesion, stability, or character? | - ve | Adjoining Residents/ Intended Residents/ Local Residents | Unintended | Temporary | Moderate-High | Short - Medium | Immediate Area/Local Area | Moderate negative impact to change over time |
| 14 Will the proposal affect the local natural environment? | + ve | Adjoining Residents/ Intended Residents/ Local Residents/ District Residents | Intended | Recurring | High (i.e. impact will not change over time) | Long Term | Immediate, Local and District Area | Moderate |
| 15 Will the proposal affect well-being of local residents? | + ve and - ve | Adjoining Residents/ Intended Residents/ | Unintended | Temporary / Recurring | Moderate | Long Term / Temporary | Local and Regional Area | Moderate-High for positive, Low-Moderate for negative impact |

| Type of Social Change | Type of Impact (+ve / -ve) | Stakeholders Affected | Certainty | Frequency | Severity | Time Period/ Permanence | Locality | Overall Probable Impact |
|-----------------------|---|---|----------------------|--------------------------|----------------------|-------------------------|--|--|
| 16 | Will the change affect future generations? | Local Residents Adjoining Residents/ Intended Residents/ Local Residents | Intended | Temporary / Recurring | Moderate | Temporary/ Long Term | Immediate, Local and Regional Area | Moderate-High will provide housing options for future residents of The Entrance North |
| 17 | Is the proposed affordable housing development incompatible with The Entrance revitalisation plans? | n/a See Section X | n/a See Section X | n/a See Section X | n/a See Section X | n/a See Section X | n/a See Section X | n/a See Section X |

Based on the above evaluation of each of the identified positive and negative proposed social changes/impacts, an analysis of the impacts can be prepared.

| Proposed Social Change/Impact | Analysis of Impacts |
|---|--|
| 1 Is the proposed development incompatible with the character of the surrounding area? | <p>When looking at the character of an area, consideration must be given to a number of elements of the building form, including building height, front setbacks, entries and verandahs, roofs forms, car parking arrangements, landscaping style and materials and finishes.</p> <p>In terms of height, the proposed development is less than 8.5m above existing ground level. As a result, the proposed development is generally no higher than the majority of two storey development in the surrounding area, and accordingly considered to be in keeping with building height character of other developments in the surrounding area.</p> <p>For front setbacks, the proposed development is consistent with the front building alignment of existing development in the area providing a setback of 7.5m. Accordingly the front setback of the proposed development can be seen as consistent with that of the character of the surrounding area.</p> <p>The entrances to the units within the buildings address the street and include five (5) entrance pathways through the landscaped front setbacks to the entry doors in a similar fashion to other residential development in the surrounding area. Further, private open space courtyards and balconies are provided on the street front facade to create a development that is sympathetic to the existing character of entries and verandahs in the surrounding area.</p> <p>Recent amendments to the proposed development have introduced pitched roofs to the buildings in order to create a building form that is more sympathetic to the prevailing roof form character of the surrounding area which is dominated by pitched roofs.</p> <p>Similar to other vehicular access arrangements for residential development in the surrounding area, vehicular access to the subject site is proposed adjacent to the side boundaries. It is acknowledged that off-street car parking is typically provided in garages that tend to significantly feature on the streetscape facade of dwellings in the surrounding area. As generally considered, street front building facades dominated by garage doors is not</p> |

Proposed Social Change/Impact

Analysis of Impacts

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| | | <p>an urban design character trait which should be replicated if alternative options for vehicular parking are available. For the proposed development, vehicular parking will be located underground, and behind the front setback so as not to detract from the streetscape. Accordingly, it is considered the proposed development makes a positive contribution to the character of the surrounding area when looking at car parking arrangements.</p> <p>It is also noted that development opposite the subject site at 3 Wyuna Avenue includes a basement garage not that dissimilar to the proposed development. Although given the nature of the vehicular access driveway grades of the proposed, the development will pose a much safer outcome than that present at 3 Wyuna Avenue.</p> <p>Development opposite the subject site includes front setbacks dominated by landscaping and vegetation planting. To respond to the character established by surrounding residential development, the proposal includes a significant level of landscaping and vegetation planting with the front setback area.</p> <p>Building finishes and materials in the surrounding area are primarily brick with tiled roofs in brown/tan/terracotta coloured earthy tones. The original External Finishes Schedule submitted as part of the development application package for assessment by Wyong Shire Council indicates the structural wall facade and timber will be painted in medium/lime green and white, while the roof will be Colorbond steel sheeting in a grey colour. It is considered that this previous colour scheme was not consistent with the external finishes of residential development in the surrounding. The updated architectural plans dated July 2011 modify the external finishes to better reflect the materials and colour of the character of the surrounding area more closely.</p> <p>Given the above assessment of elements which help to make up the local character of an area, it is considered that the proposed development is consistent with the character of the surrounding area on the basis of building height, front setbacks, entries and verandahs, roofs forms, car parking arrangements, landscaping style and materials and finishes.</p> |
| <p>2</p> | <p>Will the proposed development lead to a drop in property value?</p> | <p>The proposed development will replace existing vacant land which has become overgrown, a target for illegal dumping, and general blight on the surrounding area with a new development comprising forty-three (43) units, of which 50% of the ground floor area will be affordable rental housing units, within two residential flat</p> |

Proposed Social Change/Impact

Analysis of Impacts

buildings.

The newly constructed development will provide housing choice to the local area which is currently dominated by single dwelling houses. This housing choice, which includes an affordable housing component, is anticipated to cater for the demand for one and two bedroom apartments in the area from potential purchasers or renters that would not necessarily be in the market or cannot afford single dwelling houses. Accordingly, it is anticipated that the proposed development would be unlikely to cause a reduction on property values.

It is acknowledged that during the consultation process there was some concern among local residents that the proposal was a social housing development, and the subsequent implications social housing development may have on property prices for surrounding general development.

It is important to note that the proposed development is not a social housing development, but rather a general housing development which contains an affordable housing component of 50% for a minimum of 10 years.

Affordable housing is different to social housing as it:

- targets a range of household income groups, from low to moderate income households;
- has a different application process;
- calculates rents differently;
- may have different tenancy terms;
- is managed by community housing providers, tenancy managers funded by Housing NSW and other organisations;
- is not managed by Housing NSW or the Aboriginal Housing Office.

To be eligible for affordable rental housing in the proposed development, the community housing provider must select tenants in accordance with the NSW Government's NSW Affordable Housing Guidelines, which limits eligibility to certain factors such as income, housing need, and assets.

The proposed affordable rental housing development will target households whose incomes fall within very low, low and moderate income bands as nationally agreed by Ministers. These income bands are defined as:

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- Very low – less than 50% of the median household income for Sydney or rest of NSW, as applicable;
 - Low – between 50% and 80% of the median household income for Sydney or rest of NSW, as applicable; and
 - Moderate – Between 80% and 120% of the median household income for Sydney or rest of NSW, as applicable.
- Accordingly, it is considered there to be some confusion over the difference between social and affordable housing within the local area, and the perceived implications affordable rental housing development would have on property values.

3 Will the proposal be likely to give rise to a significant increase in the number of people in the area?

The proposed development will involve the demolition of an existing dwelling house and the construction of two residential flat buildings comprising a total of 53 dwellings. Accordingly there will be a net increase in people living in the area.

The population of The Entrance – Entrance North area at the 2006 census was 3,826 persons. With the proposed development including 7 x 1 bedroom units and 36 x 2 bedroom units it is reasonable to presume an upper level population of the development could be 100 persons. Based on these figures, the proposed development would only lead to a modest 2.6% increase in the population for The Entrance – Entrance North.

As indicated in Section 6 of this report, although the population of The Entrance – North Entrance local area has only increased at a minor rate between 2001 and 2006 (77 persons), The Entrance Social Planning District is the third largest SPD in terms of projected population growth within the Wyong LGA, higher than the average growth rate of the Wyong LGA, indicating strong population growth in the next 20 years, particularly the next 6 years. Accordingly, the modest increase in the population as a result of the proposed development, is more or less anticipated as a result of projected population growth.

Although it is acknowledged there will be a modest increase in the population of The Entrance North as a result of the proposed development, it is considered existing infrastructure has the capacity to service this additional population. As demonstrated in Section 6 of this report, the subject site is located within an 'accessible area' (as defined by the ARHSEPP) providing close access to transport services, educational establishments, services and facilities necessary for residential occupation (i.e. retail and commercial services), recreational/leisure areas,

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and health services.

Wyong Shire Council's 'The Entrance Peninsula Planning Strategy' indicates analysis of the predicted total population for The Entrance Peninsula (i.e. between 28,955 and 33,781 in 2031) and its impact on the provision of adequate infrastructure and services (i.e. public open space/recreation areas, road, water, sewerage, drainage and community facilities) indicates that capacity is available within the existing network and/or already endorsed upgrades. Furthermore the strategy also indicates that there are adequate facilities currently available or planned to cater for the predicated population in 2031.

Positive benefits of an increase in population in the area include providing housing for a diverse workforce, direct economic benefits to the local community, including increased demand for goods and services which in turn provides increased local employment opportunities, and also accommodating people with the different skills required to support communities, such as shop assistants, bus drivers, construction workers, cleaners, nurses and teachers.

As a result, it is considered that the modest increase in people living in the area will not have a significant impact on the social, cultural or economic impact of the area.

It is noted that a key concern of the community during the consultation process was that the proposal would lead to a increased concentration of people of low socio-economic status. As mentioned above, the proposed affordable rental housing development will not only target households whose incomes fall within very low and low income bands, but also moderate income bands as nationally agreed by Ministers. These income bands are defined as:

- Very low – less than 50% of the median household income for Sydney or rest of NSW, as applicable;
- Low – between 50% and 80% of the median household income for Sydney or rest of NSW, as applicable; and
- Moderate – Between 80% and 120% of the median household income for Sydney or rest of NSW, as applicable.

Although individual and household income levels in The Entrance – Entrance North have been identified as being lower than that of the wider Wyong local government area, it is noted that this may be attributed to the

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| 4 | <p>Will the proposal disadvantage or benefit any particular social group?</p> | <p>area having a higher unemployment rate, and a larger portion of older people or retirees that may be on a lower income.</p> <p>The proposed development is considered to benefit a wide range of social groups, including;</p> <p><i>Community</i></p> <p>The community benefits from affordable housing because it contributes to sustainable and dynamic local communities, by:</p> <ul style="list-style-type: none"> ▪ providing housing for a diverse local workforce; ▪ providing direct economic benefits to the local community, including increased demand for goods and services which in turn provides increased local employment opportunities; ▪ accommodating people with the different skills required to support communities, such as shop assistants, bus drivers, construction workers, cleaners, nurses and teachers; ▪ meeting the needs of the growing number of smaller households living in high-cost areas; ▪ promoting economic and social integration – ensuring that families’ housing costs are not so high that they can’t afford to meet education and health costs and that there is sufficient security of tenure to improve their capacity to obtain and maintain employment. <p><i>Residents</i></p> <p>Residents of affordable housing benefit because it provides housing that:</p> <ul style="list-style-type: none"> ▪ is more affordable than that already available in the private market, thus still allowing adequate income for essential expenses such as food, clothing, health and education; ▪ integrates with the community; ▪ provides a way for people to remain in areas in which they have lived for a long time, and to live close to their support networks, during changes in life circumstances such as divorce, retirement, or recovery from a long-term illness or injury. ▪ assist to address rising homeless numbers on the Central Coast by providing affordable housing options |
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| | | <p>to social groups with highest identified need, including young women and families, and couples with children – homelessness on the Central Coast increased in 2011, with 300 more people approaching Coast Shelter for accommodation than the 2,100 people that approached in 2010.</p> <p>Accordingly it can be seen that the proposed development will benefit a number of different social groups within the local area.</p> |
| 5 | <p>Will the proposal be likely to affect an increase or decrease in employment opportunities in the locality?</p> | <p>During the consultation process, the community identified the proposed development has the potential to exacerbate unemployment levels, however it is considered the proposed development will potentially increase employment opportunity for the locality as identified below.</p> <p>The proposed development is for an infill affordable rental housing development comprising a total of forty-three (43) units. As mentioned above it is reasonable to assume an upper level population of 100 persons in the proposed development. It is considered these additional 100 persons will provide direct economic benefits to the local community, including increased demand for goods and services which in turn provides increased local employment opportunities. It is also considered that due to the eligibility levels for affordable housing contained within the NSW Government's Affordable Housing Guidelines it is likely employed persons will occupy units within the affordable housing component of the development including those people with the different skills required to support communities, such as shop assistants, bus drivers, construction workers, cleaners, nurses and teachers.</p> <p>Households paying high mortgage and rental prices in a certain areas have less ability to spend their residual income. This reduced expenditure can have a significant impact on the local economy as lower consumption can be associated with the low employment levels. As acknowledged in Wyong Shire Council's strategic planning document titled 'Promoting Choice: A local Housing Strategy for Wyong Shire' dated January 2008, a lack of affordable housing can condemn communities to a vicious cycle of economic marginalisation.</p> <p>There would also be a temporary beneficial economic impact on the community associated with employment of tradesman during construction work on the proposed development.</p> |

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| 6 | Will the proposal increase traffic or impact on parking in the area? | <p>Pursuant to the provisions of the ARHSEPP (historical version for when the DA was lodged) the proposed development needs to provide for a minimum of 21.5 car parking spaces. The proposed development will provide 57 car parking spaces for its 43 dwellings which represents 147% more car parking spaces than that of the minimum required. This parking provision is more than one space per dwelling and is considered suitable given the development is located in an 'accessible area' pursuant to the ARHSEPP. Accordingly, the proposed development is not considered to negatively impact on parking in the local area.</p> <p>The proposed development will increase traffic in the surrounding area by virtue of creating 43 residential units on the site.</p> <p>It is noted that a key comment from the public consultation process was safety concerns with additional development along the highway for current residents, visitors and motorists.</p> <p>It is also acknowledged that traffic and parking issues will be assessed by both Wyong Shire Council's traffic engineers and also the NSW Government's Roads and Maritime Services (RMS) as Integrated Development. Accordingly, it is recommended that the proposed development adopt the recommendations by the RMS and Wyong Shire Council in relation to traffic and pedestrian safety to ensure this potential negative impact is mitigated against.</p> |
| 7 | Will the proposal have a significant impact on existing housing stock in the locality, particularly low rental housing? | <p>The proposed development includes 43 new dwellings within two residential flat buildings. Of these 20 dwellings, 50% of the building's gross floor area will be allocated as affordable rental housing to be managed by a community housing provider for a minimum of 10 years.</p> <p>As indicated in Section 6 of this report, and acknowledged by Housing NSW, Wyong local government area has a very high number of residents in housing stress, including a very high number of Commonwealth Rent Assistance recipients in housing stress, low and moderate income earners in rental stress and low and moderate income purchasers in housing stress.</p> <p>According to Housing NSW published information vacancy rates are low and tightening, rents are rising strongly, demand is increasing and the number of people in housing stress is increasing. Housing NSW indicate that there is a need to increase the supply of affordable rental housing in the Wyong local government area due to the</p> |

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| | | <p>following factors:</p> <ul style="list-style-type: none"> ▪ significant numbers of people living permanently in caravans and motels; ▪ significant proportion CRA recipients in housing stress in Wyong are on the Aged Pension and that there are many older people living permanently in caravan accommodation; ▪ a need for more one bedroom, studio and boarding house style accommodation to assist in meeting the needs of the community through different stages of the housing life cycle and particularly for young people and elderly people on lower incomes; ▪ lack of affordable housing for purchase for low and moderate income earners. <p>Accordingly it can be seen that the proposed development, by including 50% of its gross floor area as affordable rental housing, will have a positive impact on the locality by providing much needed affordable housing stock for the Wyong local government area.</p> |
| <p>8</p> | <p>Will the proposal impact upon existing community facilities or services in the locality and require an increase in community facilities or services?</p> | <p>As mentioned above, the proposed development would only lead to a modest 2.6% increase in the population for The Entrance – Entrance North. When looking at the wider Wyong local government area and the potential strain on its services, the proposed development would only lead to very marginal 0.067% increase in the local government areas population.</p> <p>Pursuant to Section 94 of the <i>Environmental Planning & Assessment Act 1979 (EP&A Act 1979)</i> Council's are permitted to include as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.</p> <p>Although it is acknowledged there will be a modest increase in the population of The Entrance North, it is considered existing infrastructure has the capacity to service this additional population. As demonstrated in Section 6 of this report, the subject site is located within an 'accessible area' (as defined by the ARHSEPP) providing close access to transport services, educational establishments, services and facilities necessary for residential occupation (i.e. retail and commercial services), recreational/leisure areas, and health services. Accordingly, contrary to comments made in local media by the TEPCP (refer article in Wyong edition of the Central Coast Express Advocate titled 'Revised plan for The Entrance North offside with local groups'), the</p> |

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subject site is considered accessible pursuant to the NSW Government’s ARHSEPP as the site is 400 metres walking distance of a bus stop used by a regular bus service that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

Wyong Shire Council’s ‘The Entrance Peninsula Planning Strategy’ indicates analysis of the predicted total population for The Entrance Peninsula (i.e. between 28,955 and 33,781 in 2031) and its impact on the provision of adequate infrastructure and services (i.e. Public open space/recreation areas, road, water, sewerage, drainage and community facilities) indicates that capacity is available within the existing network and/or already endorsed upgrades. Furthermore the strategy also indicates that there are adequate facilities currently available or planned to cater for the predicated population in 2031.

As the AHSEPP does not affect the levying of development contributions under section 94 of the Environmental Planning and Assessment Act 1979, the developer of the proposal would be required to honour such a condition should the development proceed. Accordingly, any minor impact on demand for public amenities and services in the area would be catered for through this mechanism.

9 Is the proposal likely to give rise to increased conflict in the community or adversely impact upon community identity?

The SIA recommends mitigation of potential negative impacts of the development to ensure impacts on local residents are minimised, and as a result minimise conflict over the proposed development.

It is acknowledged that the proposed development has attracted a number of objections as part of the development application assessment with Wyong Shire Council, and subsequently as part of the Social Impact Assessment consultation. In particular, a common response was that the development will result in negative impacts on social cohesion and interaction due to strong opposition to the development by existing residents. Accordingly it is anticipated that the proposal may give rise to some conflict between the community and the developer/intended residents in the short term, however it is considered that this conflict will not be sustained once the proposed development has been constructed and becomes integrated with part of the community over time. It is anticipated that the community will appreciate the positives of a development that provides greater housing choice and housing affordability over time to The Entrance North.

Proposed Social Change/Impact

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Is the proposal likely to enhance or detract from the cultural life of the community?

The proposed development is for residential purposes. Surrounding development within the locality is primarily for residential purposes. Accordingly it is not considered that the proposed development will detract from the residential nature of the surrounding area and the cultural and community life associated with this area.

The residential development, which incorporates an affordable rental housing component, will provide housing choice for people of the area who wish to live in The Entrance North but are priced out of the single dwelling house market, and also provide housing choice for those living in single dwelling houses and looking to downsize, but remain living in the area.

It is also noted that occupants of the affordable rental housing development are typically those people who wish to remain in areas in which they have lived for a long time, and to live close to their support networks, during changes in life circumstances such as divorce, retirement, or recovery from a long-term illness or injury.

It can be seen that the proposed development can contribute to and enhance with existing cultural life of the community, through provision of new affordable residential housing.

11

Will the proposal create areas of risk for residents or pedestrians within or adjacent to the proposal?

The proposed development is for a medium density residential development. Accordingly, as the proposed use of the development is consistent with the residential nature of the surrounding area the proposed development is not considered to pose a risk to local residents in terms of land use.

The proposed development has been design to ensure increased levels of passive surveillance from living areas and open space areas over the public domain areas of the lakefront, Wilfred Barrett Drive and adjoining caravan park. Accordingly the proposed development can be seen to positively contribute to the safety of pedestrians through this passive surveillance as is considered to act as a natural deterrent to potential anti-social behaviour and assist in the security and safety of the site and surrounds.

The orderly redevelopment of the currently vacant land for which this development is proposed, will also eliminate current public safety issues associated with trespassing across the site to gain access to the lakefront, illegal dumping on the site, and add an aesthetic improvement to the streetscape and view from the public open space areas adjacent to lake.

It is acknowledged that some concern was raised during the public consultation process over safety concerns

Proposed Social Change/Impact

Analysis of Impacts

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| 12 | Is the proposal likely to give rise to increased community concern regarding public safety? | <p>with additional development along the highway for current residents and visitors. Traffic and pedestrian safety issues associated with the proposed development and the adjacent Central Coast Highway will be assessed by both Wyong Shire Council's traffic engineers and also the NSW Government's Roads and Maritime Services (RMS) as Integrated Development.</p> <p>Accordingly, it is recommended that the proposed development adopt the recommendations by the RMS and Wyong Shire Council in relation to traffic and pedestrian safety to ensure this potential negative impact is mitigated against.</p> <p>The consultation process raised a number of issues with public safety in relation to the proposed development. More specifically, these included increased anti-social behaviour and lower resident safety from the perceived nature of residents intended to occupy the affordable housing component of the development, and conflict over public open space areas, access to the lakefront and privacy/security issues.</p> <p>As mentioned in items above, it is considered there is a general misunderstanding among the local residents of the difference between affordable housing and general housing as demonstrated during the consultation process and through correspondence in the media (i.e. article in the Wyong edition of the Central Coast Express Advocate titled 'Residents oppose social housing development at The Entrance North' dated 6 May 2011 – Appendix X).</p> <p>Affordable housing is different to social housing as it:</p> <ul style="list-style-type: none"> ▪ targets a range of household income groups, from low to moderate income households; ▪ has a different application process; ▪ calculates rents differently; ▪ may have different tenancy terms; ▪ is managed by community housing providers, tenancy managers funded by Housing NSW and other organisations; ▪ is not managed by Housing NSW or the Aboriginal Housing Office. <p>The NSW Bureau of Crime Statistics provides data on crime hotspots to indicate areas of high crime density in</p> |
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different local government areas. For Wyong LGA in 2010, hotspot information provided in relation to different crimes in the area surrounding the subject site (i.e. Terilbah Place, Wilfred Barrett Drive, Wyuna Avenue and Curtis Parade) proved no identified incidents. For the wider The Entrance North area incidents were limited and only occurred as low density hotspots for a limited number of crimes.

When compared to other towns and centres throughout the Wyong LGA, The Entrance North is considered to possess a high level of public safety particularly in regard to anti-social behaviour. The proposed development, for general housing and an affordable housing component is not considered to give rise to increased concern regarding public safety.

It is recommended though that all tenants of the proposed development be subject to strict tenancy agreements that make residents aware that anti-social behaviour will not be tolerated and cases of which may result in eviction from the proposed development.

It is noted the Tuggerah/Budgewoi Lake front and its shoreline are open areas of the public domain. The proposed development has been designed to ensure this area remains part of the public domain and remains accessible to all persons. It is considered that the proposed development can make a positive contribution to public safety via increased levels of passive surveillance from living areas and open space areas within the development. This passive surveillance over the public domain areas of the lakefront, Wilfred Barrett Drive and adjoining caravan park are considered to act as a natural deterrent to potential anti-social behaviour and assist in the security and safety of the site and surrounds.

The orderly redevelopment of the currently vacant land for which this development is proposed, will also eliminate current public safety issues associated with trespassing across the site to gain access to the lakefront, illegal dumping on the site, and add an aesthetic improvement to the streetscape and view from the public open space areas adjacent to lake.

Will the proposal affect local cohesion, stability, or character?

13

Social cohesion is a concept that describes the level of connection between different social groups, including family and community well-being, whilst also taking into account economic inequalities.

A key comment raised as part of the community consultation process was the proposal will have negative

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impacts on social cohesion and interaction due to strong opposition to the development by existing local residents.

As has been mentioned numerous times, a key source of the angst amongst local residents lies in the perception that the proposed development is a social housing development. The proposal is a general housing development that includes an affordable rental housing component of 50%. As indicated in Wyong Shire Council's 'Promoting Choice: A Local Housing Strategy for Wyong Shire' document, local residents need to understand that research has shown that in NSW individuals working in key services on low-to-moderate incomes such as those working in childcare an aged care, police, ambulance personnel, nurses, community development works and transport workers, are finding it increasingly difficult to find affordable housing close to their work places. Consequentially affordable housing is no longer an issue for the most marginalised in the community.

Accordingly it is anticipated that effects on local cohesion or stability in the community will not be long term, and such conflict will subside once the local residents appreciate the positive impacts of the proposed development on the local community as outlined in the tables of Section 10 in this report.

Aside from the above, potential solutions to the development and strengthening of social cohesion basically lie in forging stronger communities. This can be assisted by Wyong LGA through stronger social based policies.

While it is widely acknowledged by varying levels of government that the Wyong LGA is in need of additional affordable rental housing, it is important that council policies not only focus on the physical development of such housing but also ensuring policies are in place to guarantee such housing becomes integrated within the community and strengthens social cohesion.

This may include policies to encourage public participation, commitments to reducing economic and other inequalities between social groups, and legal frameworks for human rights and equal opportunity.

While it is understood such policy making focuses on a 'top-down' approach of governance and lawmaking, at a local level, particularly with regards to local residents and intended residents of the proposed development strengthening of social cohesion, stability and character may be achieved through routines of daily life including participation in informal social networks, tolerance of others, and participation in the democratic process at

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| | various levels. | |
|----|---|---|
| 14 | <p>The proposed development is to be undertaken on a vacant residential allotment within an established urban area. Although it is acknowledged that the subject site is located adjacent to Tuggerah/Budgewoi Lakes and includes a number of environmental sensitivities, it is anticipated that should the development application be approved, it would be subject to strict conditions of approval imposed by Wyong Shire Council to ensure any environmental impact created as a result of the proposed development is mitigated against.</p> | Will the proposal affect the local natural environment? |
| 15 | <p>Although it is acknowledged there may be some passing impacts in the short term while the proposed development is constructed, and while residents within the local area adjust to the new development on the subject site, it is considered that in the long term social benefits of the proposed development will outweigh these short term impacts.</p> <p>The particular long term benefits of the proposed development that have been identified include, wider housing choice for the local area, additional affordable rental housing, the provision of more modern housing stock, urban consolidation to make use of existing services and infrastructure, and potential benefits on the local economy.</p> | Will the proposal affect well-being of local residents? |
| 16 | <p>As outlined in Wyong Shire Council's 'Promoting Choice: A Local Housing Strategy for Wyong Shire' document, the Central Coast is characterised by a steady growth in household numbers, a high proportion of people on low incomes or unemployed and a sizable over 55s population. As the changing demographics of the Central Coast and especially the Wyong Shire have created more demand for housing choice, the level of affordability has steadily decreased. With the extensive level of greenfield development in the Wyong Shire there has been no lack of supply of housing. The problem appears to be that the housing stock is not a good match for the current and future demographic profile of the Wyong Shire, particularly for the very low, low and moderate income section of the population.</p> <p>The proposed development will provide for additional dwellings within the Central Coast region to help alleviate the reported undersupply of affordable rental housing stock within the Wyong LGA. Additionally, the proposed development will provide housing choice for future generations within the area as dwelling choice over the current urban landscape that is predominantly limited to single dwelling houses.</p> | Will the change affect future generations? |

11.0 Strategies to Monitor and Mitigation Measures

11.1 Key probable positive impacts and how they can be enhanced

| | Type of Social Change | Plans/Strategies to Enhance Positive Impacts |
|---|--|--|
| 1 | The proposed development is compatible with the character of the surrounding area. | <ul style="list-style-type: none"> Wyong Shire Council to include condition of approval that binds proposed development to the revised materials and finishes schedule submitted which is more in character with the materials and finishes of the surrounding area. Wyong Shire Council ensures a similar condition to the abovementioned is placed on any approval of the proposed development in relation to creation and maintenance of the proposed landscaping. |
| 2 | The proposed development is unlikely to lead to a drop in property value. | <ul style="list-style-type: none"> No plans/strategies are required to monitor this positive/neutral impact. |
| 3 | The proposal is unlikely to give rise to a significant increase in the number of people in the area. | <ul style="list-style-type: none"> No plans/strategies are required to monitor this positive/neutral impact. |
| 4 | The proposal is unlikely to disadvantage or benefit any particular social group? | <ul style="list-style-type: none"> As per the requirements of the ARHSEPP, Wyong Shire Council place a condition on the development consent to ensure that 50% of the gross floor area of the proposed development is provided as low-rental housing. This is to be done via a restriction that will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919. The Community Housing Provider (CHP) undertake ongoing assessments of rental levels for the local area to ensure that the proposed development is affordable for the intended residents. |

| | | |
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| 5 | The proposal will likely have a positive effect on employment opportunities in the locality. | <ul style="list-style-type: none"> • <i>No plans/strategies are required to monitor this positive/neutral impact.</i> |
| 7 | The proposal is likely to have a significant positive impact on existing housing stock in the locality, particularly low rental housing. | <ul style="list-style-type: none"> • The Community Housing Provider (CHP) undertake ongoing assessments of rental levels for the local area to ensure that the proposed development is affordable for the intended residents. |
| 8 | The proposal is unlikely to negatively impact upon existing community facilities or services in the locality and require an increase in community facilities or services. | <ul style="list-style-type: none"> • Wyong Shire Council to impose a condition of approval that development contributions are required to be paid under section 94 of the EP&A Act 1979 to ensure any minor impact on demand for public amenities and services in the area will be catered for. |
| 10 | The proposal likely to enhance and not detract from the cultural life of the community. | <ul style="list-style-type: none"> • <i>No plans/strategies are required to monitor this positive/neutral impact.</i> |
| 11 | The proposal is unlikely create areas of risk for residents or pedestrians within or adjacent to the proposal. | <ul style="list-style-type: none"> • Wyong Shire Council to ensure appropriate conditions of approval are included which require the adoption of any recommendations by the RMS and Wyong Shire Council traffic engineers in relation to traffic and pedestrian safety to ensure this potential impact is mitigated against. |
| 12 | The proposal unlikely to give rise to increased community concern regarding public safety. | <ul style="list-style-type: none"> • <i>No plans/strategies are required to monitor this positive/neutral impact.</i> |
| 14 | The proposal is unlikely to significantly have a negative affect the local natural environment. | <ul style="list-style-type: none"> • Wyong Shire Council to ensure strict compliance with conditions of approval imposed to ensure any environmental impact created as a result of the proposed development is mitigated against. |
| 16 | Will the change affect future generations? | <ul style="list-style-type: none"> • <i>No plans/strategies are required to monitor this positive/neutral impact.</i> |

11.2 Key probable negative impacts and the key actions in the mitigation plan that will manage these

| Type of Social Change | Key Plans/Actions to Manage Probable Negative Impacts |
|---|--|
| <p>6 Will the proposal increase traffic or impact on parking in the area?</p> | <ul style="list-style-type: none"> • The Community Housing Provider (CHP) include as part of the tenancy agreement/contract signed by the residents that only one (1) vehicle per unit be allowed. Any breach of this requirement would result in a breach of the tenancy agreement and termination of the contract. • The Community Housing Provider to monitor ownership and usage of private vehicles of residents every three (3) months to determine whether there has been any change in the level of car ownership to determine whether this may lead to adverse traffic or parking impacts within the immediate area. • Council may place a condition on the development consent to ensure that restrictions on the construction hours of work may be placed on the proposed activity to ensure any temporary additional traffic generated as part of the construction of the proposed activity will be restricted to normal daylight hours to ensure minimal disturbance to surrounding residents. • A detailed Construction Management Plan is to be prepared to ensure all parking of construction vehicles are maintained on the subject site and does not result in on-street parking or adversely affect traffic flow. • The Community Housing Provider (CHP) to regularly consult with the principal of Rydalmere East Public School to obtain any information regarding whether there has been any impact of the safety of the school children as a result of the proposed development. |

| | | |
|----|---|---|
| 9 | Is the proposal likely to give rise to increased conflict in the community or adversely impact upon community identity? | <ul style="list-style-type: none"> The owner of the proposed development ensures the Community Housing Provider addresses any potential negative impacts that may arise such as noise, parking and other amenity impacts and ensure the safety and security of the proposed development during operation. |
| 13 | Will the proposal affect local cohesion, stability, or character? | <ul style="list-style-type: none"> The Community Housing Provider (CHP) to consult with the owners of adjoining properties on a regular basis to ensure any negative impact is temporary and regularly review the complaints register. Council place conditions on the development consent to control noise, vibration, air quality and construction work conditions to ensure the proposed additions and alterations do not interfere with the amenity of the local residents during construction. |
| 15 | Will the proposal affect well-being of local residents? | <ul style="list-style-type: none"> Implementation of proposed management practices such as the establishment of a Plan of Management and use of tenancy agreements that results in if a resident is in breach of the agreement, the resident's contract will be terminated immediately without notice. Implementation of the proposed management practice to rigorously screen all proposed residents by the Community Housing Provider (CHP) including background Police checks. |

12.0 Draft Conclusion

Throughout NSW there is a strong need for a range of affordable housing options amongst the community. This is reflected in figures which show that in February 2010 there were over 47,000 people in NSW on waiting lists for suitable housing accommodation.

Wyong has a significant number of private renters in receipt of Commonwealth Rent Assistance (CRA) and in housing stress. In fact, there are only four local government areas in NSW with more CRA recipients in housing stress (Sydney, Newcastle, Fairfield and Blacktown). Of all those receiving CRA in Wyong, 35% are in housing stress.

From the 2006 Census, 56% of all low and moderate income households renting in the private rental market in Wyong are in housing stress.

This represents an increase of almost a thousand low and moderate income households renting and in stress from the 2001 Census and is exactly on the average of 56% across the Greater Metropolitan Region.

Accordingly, there is an identified need to work toward minimising housing stress in the Wyong Shire local government area by retaining and expanding the provision of diverse housing forms.

As a key stakeholder, the NSW Government has responded to this need by introducing the ARHSEPP on 31 July 2009 to increase supply and diversity of affordable rental housing in NSW.

A key component of the ARHSEPP is provisions for 'infill affordable rental housing' developments. Infill affordable rental housing includes dual occupancy, multi-dwelling housing or residential flat building development. In the context of the ARHSEPP it relates to development that contains an minimum affordable rental housing component of 50% as provided for in Division 1 of the ARHSEPP.

The proposed development is being undertaken pursuant to the provisions of the ARHSEPP (historical version for when DA-308/2011 was lodged), is permitted on the site pursuant to the ARHSEPP, and meets the design standards as prescribed by the ARHSEPP.

This Social Impact Assessment has collated and reviewed a range of reports and investigations, reviewed the planning context, undertaken a demographic analysis, undertaken extensive community consultation and subsequently identified the key potential social impacts and changes that may be brought about by the proposed development.

These issues have been thoroughly assessed and where potential concerns have been identified recommendations given on strategies to monitor and manage, if required, positive and negative impacts and/or mitigation measures to reduce negative impacts and enhance positive impacts.

Accordingly, on balance, it is considered that the proposed development will have a net social benefit to identified stakeholders and the local community and as a result should be supported by Wyong Shire Council from a social planning point of view.

13.0 Appendices