Killingworth Local Environmental Study

Social and Economic Impact Assessment

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Job No: 106293
Version/Date: Final, September 2011
## Document Status

<table>
<thead>
<tr>
<th>Version</th>
<th>Purpose of Document</th>
<th>Orig</th>
<th>Review</th>
<th>Review Date</th>
<th>Format Review</th>
<th>Approval</th>
<th>Issue Date</th>
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<td>Draft</td>
<td>Draft for Client Review</td>
<td>SR</td>
<td>TP</td>
<td>15.08.11</td>
<td>BJ 28.07.11</td>
<td>TP</td>
<td>18.08.11</td>
</tr>
<tr>
<td>Final</td>
<td>For submission with final LES</td>
<td>SR</td>
<td>TP</td>
<td>29.09.11</td>
<td>BJ 29.09.11</td>
<td>RD</td>
<td>30.09.11</td>
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I Introduction

This Social and Economic Impact Assessment (SEIA) has been prepared by RPS as part of a Local Environmental Study (LES) for the proposed rezoning of land at Killingworth from 10 Urban Conservation to 2(1) Residential.

The purpose of this study is to identify and report on the potential social and economic impacts of the proposed rezoning.

1.1 Structure

This Introduction sets out the methodology for the assessment and following this, the structure is as follows:

- Section 2 describes the proposal.
- Section 3 outlines the strategic overview.
- Section 4 presents the baseline information including population and housing projections.
- Section 5 identifies the likely social, housing, economic and accessibility impacts of the proposal.
- Section 6 provides the conclusions of the study.

1.2 Assessment Methodology

1.2.1 Scope

The site is located within the local government area of Lake Macquarie City Council (LMCC).

The assessment addresses the following:

- social issues including population characteristics; crime; health; community services and facilities; recreation, sport, park and open space; and Aboriginal and European heritage;
- housing;
- economic issues including employment and industry; and,
- accessibility.

1.2.2 Baseline Information

Data about the existing situation has been compiled from a site visit and a desk top study. A range of sources have been used for the desk top study as follows:

- Census data from the Australian Bureau of Statistics (ABS).
- Review of relevant LMCC strategic documents.
- LMCC website including the Community Directory and statistical information.
- The findings of other relevant assessments that form part of the LES.
- Study Areas for assessment purposes are identified and baseline information described in Section 4.
1.2.3 **Consultation**

In March 2011, the following organisations were consulted as part of the preparation of this report:

- NSW Education and Training: Asset Management Unit
- Local Medical Practice
- Local Child Care Centres in Barnsley, Holmesville and West Wallsend
- Lake Macquarie City Council

1.2.4 **Assessment**

The assessment considers potential social and economic impacts on the community (existing and future). It identifies both negative and positive impacts and potential mitigation measures are set out to minimise negative impacts and maximise positive impacts.

Significance is informed by both the scale/size of the impact together with the sensitivity of the receiving environment. In the case of SEIA, the level of importance attributed to a particular issue in a particular area will also guide the determination of significance.

As this is a proposal for rezoning, a detailed scheme is not available at this stage. Preliminary specialist investigations available at present have indicated that the site may be suitable for residential zonings that could support up to 90 dwellings. It is envisaged release and development of the land will be gradual (in keeping with past trends for Killingworth) and as such population increases generated will be relatively slow.

Please note, that any lot or dwelling yield is at this stage hypothetical and would be the subject of a development application/s should the land be rezoned.
2 The Site and the Proposal

2.1 The Site

Killingworth is a small village with a population of approximately 720 people (ABS Census 2006). It is located on the western outskirts of the Lake Macquarie Local Government Area (LGA) and is one of four small settlements historically established around mining operations in the area (the other settlements are West Wallsend, Holmesville and Barnsley).

The villages of West Wallsend and Holmesville have developed over time to form one (1) urban footprint. A buffer of green space separates these settlements from Barnsley. Connectivity between the three suburbs is good given the topography, road network (including a cycle path) and short distances involved. Killingworth is considered a little isolated from the other three (3) suburbs given its distance and physical separation by native vegetation. All four settlements however are connected in a social sense by schools, sporting activities and leisure facilities.

The F3 Sydney to Newcastle Freeway is located in close proximity to the west, Energy Australia’s Newcastle Substation is located to the north, and West Wallsend No. 2 Colliery is situated to the east. The village is predominantly surrounded by native vegetation with the occasional cleared area being used for agricultural or mining pursuits.

Killingworth and surrounds is identified in the Department of Planning’s Newcastle – Lake Macquarie Western Corridor Planning Strategy as an area which may be suitable for future residential and employment growth. The Strategy also identifies a potential on/off ramp from the F3 Freeway in this general location.

The built form of Killingworth consists of detached dwellings (of varying materials and architectural themes) on large residential lots. The village does not have any retail or commercial functions and all formal social services are provided externally.

An open space reserve is located in a central location on the southern edge. The Reserve is predominantly native vegetation with a cleared area fronting Park Street which accommodates a Rural Fire Service (RFS) Station, tennis court and playground equipment. The subject area consists of two (2) sites which effectively straddles the open space reserve.

The subject land is a historical paper subdivision which consists of the following parcels:

- Lots 1-10, 13-20 Section N DP4339
- Lots 1-9, 13-16 Section P DP4339
- Lots 1-10, Section O DP4339
- Lots 19-21 Section M DP4339
- Lots 1-3, Section J DP4339
- Lots 1-6, 9 Section K DP4339
- Lots 1-8, 18-25 Section H DP4339
- Lot 1 DP795370

The subject land is partly owned by private interests and partly owned by Lake Macquarie City Council.
The paper subdivision shows a grid pattern consistent with the existing street network and a yield of 113 lots. Given the site’s physical constrains (ecology, bushfire, flooding, infrastructure servicing) this lot yield is unlikely to be achieved.

2.2 The Proposal

Under Lake Macquarie Local Environmental Plan 2004, the land is currently zoned 10 Urban Conservation. The planning proposal seeks to rezone the land to 2(1) Residential.
3 Strategic Overview

3.1 Introduction
The following national, state and local strategies are of relevance to the proposal and are outlined in this Section:

- Department of Planning’s Lower Hunter Regional Strategy
- Department of Planning’s Newcastle – Lake Macquarie Western Corridor Strategy
- Lake Macquarie City Council Social Plan 2009-2014
- Lake Macquarie Community Plan 2008-2018
- Lake Macquarie City Council’s Lifestyle 2020
- National Rental Affordability Scheme
- SEPP (Affordable Rental Housing) 2009
- Lake Macquarie City Council Development Control Plan No. 1

3.2 Lower Hunter Regional Strategy
This Strategy provides a big picture outlook to land use planning in the Lower Hunter for the next 25 year period. It identifies potentially suitable areas within the Region to accommodate a projected population increase of 160,000 people and an additional 115,000 new homes.

3.3 Newcastle – Lake Macquarie Western Corridor Planning Strategy
This Strategy falls within the Lower Hunter Regional Strategy and provides greater detail on the intended planning outcomes for the western area of the Newcastle and Lake Macquarie Local Government Areas (LGAs). It identifies Killingworth and surrounds as having potential scope for further residential and employment development. It also identifies a potential on/off ramp for the Sydney – Newcastle F3 Freeway in this general location.

3.4 Lake Macquarie City Council Social Plan 2009-2014
This Plan identifies key issues which affect the liveability of Lake Macquarie including demographics, housing, health, education, employment, childcare, transport, community safety, leisure, recreation and culture. It sets out key actions which the Council can either be responsible for or will have an advocacy or facilitation role in achieving them.

3.5 Lake Macquarie City Council Community Plan 2008-2018
This Plan sets out five (5) key focus areas for action which include:

1. Caring for the environment.
2. Caring for the community.
3. Sport, recreation and culture.
Transport, roads and drainage.

Urban and economic development.

The objective for Focus Area 2 is “Advocate for and develop opportunities that will ensure all residents have an equal opportunity to participate in the economic and social life of the community.” For focus area 3 the objective is “To provide a balanced range of well-maintained and accessible recreational, community, educational, sporting, arts and cultural facilities across the city”. Focus area 5’s objective is “The city’s economy prospers, under managed growth that enhances the quality of life while balancing employment and environmental objectives”. This demonstrates the importance of these social and economic issues in the area.

3.6 National Rental Affordability Scheme

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative that aims to stimulate the supply of new affordable rental dwellings by up to 50,000 by June 2012. This demonstrates the importance of supplying affordable housing.

3.7 State Environmental Planning Policy (Affordable Rental Housing) 2009

The aims of State Environmental Planning Policy (Affordable Housing) 2009 are:

- To provide a consistent planning regime for the provision of affordable rental housing.
- To facilitate the effective delivery of new affordable rental housing by providing incentives by the way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards.
- To facilitate the retention and mitigate the loss of existing affordable rental housing.
- To employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing.
- To support local business centres by providing affordable rental housing for workers close to places of work.
- To facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

This demonstrates promotion of and the importance of the provision of affordable housing.

3.8 Lake Macquarie City Council Development Control Plan No. 1

Section 2.2 of the DCP provides guidance on the need to undertake social impact assessments. This guidance has been taken into account in the preparation of this SEIA.
4 Existing Situation

4.1 Study Area

For the purposes of this SEIA, the impacts of the proposal are addressed using three study areas, that correspond to available Census data as follows:

- Local Study Area – the village of Killingworth as shown in Figure 4.1. This area would potentially experience the most direct impacts.
- Wider Suburbs Study Area – as shown in Figure 4.2 the suburbs of Barnsley, Holmesville and West Wallsend. This area is used for the consideration of community issues.
- Regional Study Area – the Local Government Area of Lake Macquarie as shown in Figure 4.3. This area is used for any impacts on wider services and markets.

Where Census data is used, the report uses “place of usual residence”. Data is sourced from the 2006 Census unless otherwise stated.

This section presents the existing situation for the following:

- Social
- Housing
- Economic
- Accessibility

This is followed by information about local development trends and a description of the “Do Nothing” scenario.
FIGURE 4-1: LOCAL STUDY AREA

WARNING
No part of this plan should be used for critical design dimensions. Confirmation of critical positions should be obtained from RPS Newcastle.
4.2 Social

4.2.1 Population

Table 4.1 shows the number of persons recorded in 2001 and 2006. In the Local Study Area (Killingworth) the population has increased from 705 in 2001 to 720 in 2006. The Wider Study Area (Barnsley, Holmesville and West Wallsend) have experienced small declines in population. In the Regional Study Area the number of persons living in the Lake Macquarie LGA has increased by 5953.

Table 4-1: Total Persons Data from 2001 and 2006 Census (Source: ABS QuickStats)

<table>
<thead>
<tr>
<th>Year</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie LGA</th>
<th>NSW</th>
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<tr>
<td>2001</td>
<td>705</td>
<td>1835</td>
<td>1542</td>
<td>1635</td>
<td>177,185</td>
<td>6,311,168</td>
</tr>
<tr>
<td>2006</td>
<td>720</td>
<td>1799</td>
<td>1505</td>
<td>1606</td>
<td>183,138</td>
<td>6,549,177</td>
</tr>
</tbody>
</table>

Population data from 1981 to 2006 for the Lake Macquarie LGA indicates that the 45-64 year old age group is the most populous age group, whilst the proportion of 25-44 and 0-11 years is in decline.

The Department of Planning’s Statistical Local Area Population Projections 2006-2036 was released in 2010. Table 4.2 below provides information on the population of the Lake Macquarie LGA. The population is forecasted to increase from 192,000 in 2006 to 232,500 in 2036. The population of Lake Macquarie – West SLA is expected to increase from 53,500 in 2006 to 68,800 in 2036.

Table 4-2: Past and Projected Population of Lake Macquarie LGA 1996-2036 (Source: DoP, 2010)

<table>
<thead>
<tr>
<th>Year</th>
<th>Lake Macquarie LGA Total Population (30th June for the year shown)</th>
<th>Lake Macquarie – West SLA Total Population (30th June for the year shown)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Past</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>176,800</td>
<td>48,300</td>
</tr>
<tr>
<td>2001</td>
<td>187,800</td>
<td>52,000</td>
</tr>
<tr>
<td>2006</td>
<td>192,000</td>
<td>53,500</td>
</tr>
<tr>
<td>Projected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>197,000</td>
<td>55,700</td>
</tr>
<tr>
<td>2016</td>
<td>202,300</td>
<td>57,800</td>
</tr>
<tr>
<td>2021</td>
<td>210,100</td>
<td>60,600</td>
</tr>
<tr>
<td>2026</td>
<td>218,200</td>
<td>63,500</td>
</tr>
<tr>
<td>2031</td>
<td>226,000</td>
<td>66,300</td>
</tr>
<tr>
<td>2036</td>
<td>232,500</td>
<td>68,800</td>
</tr>
</tbody>
</table>

4.2.2 Age

Table 4.3 provides information on each age group as a percentage of the population. The figures show Killingworth has a relatively young population with the 5-14, 15-24 and 25-54 year age
groups all being higher than Lake Macquarie and NSW. This is reflected in the median age for Killingworth at 31 years when compared to Lake Macquarie at 40 years and NSW at 37 years.

Barnsley and Holmesville also have relatively young populations. West Wallsend is more in keeping with the NSW averages for each age group and based on these statistics has a significantly larger percentage of its population over 65 years when compared to the other three (3) study areas.

Of interest is the observation from the local medical centre that the older population appears to be leaving the area to find more appropriate accommodation elsewhere and families with young children are moving into the area (generational change).

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4 years</td>
<td>5.7%</td>
<td>7.7%</td>
<td>7.8%</td>
<td>6.8%</td>
<td>5.8%</td>
<td>6.4%</td>
</tr>
<tr>
<td>5-14 years</td>
<td>18.6%</td>
<td>15.3%</td>
<td>15.9%</td>
<td>14.9%</td>
<td>13.8%</td>
<td>13.4%</td>
</tr>
<tr>
<td>15-24 years</td>
<td>18.8%</td>
<td>17.2%</td>
<td>14.2%</td>
<td>14.9%</td>
<td>12.6%</td>
<td>13.3%</td>
</tr>
<tr>
<td>25-54 years</td>
<td>46.4%</td>
<td>45.2%</td>
<td>44%</td>
<td>41.7%</td>
<td>38.4%</td>
<td>42%</td>
</tr>
<tr>
<td>55-64 years</td>
<td>7.4%</td>
<td>9.8%</td>
<td>11.3%</td>
<td>8.7%</td>
<td>12.5%</td>
<td>11%</td>
</tr>
<tr>
<td>65 years and over</td>
<td>3.1%</td>
<td>4.7%</td>
<td>6.9%</td>
<td>13%</td>
<td>16.8%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Median age</td>
<td>31 years</td>
<td>32 years</td>
<td>34 years</td>
<td>35 years</td>
<td>40 years</td>
<td>37 years</td>
</tr>
</tbody>
</table>

**4.2.3 Country of Birth and Indigenous Population**

Table 4.4 shows the percentage of the population as being Indigenous Australians and the percentage of the population born in Australia. In Killingworth, the percentage of Indigenous Australians and those born in Australia are broadly similar to the figures for Lake Macquarie. Holmesville has a higher percentage of Indigenous population than Lake Macquarie and NSW.

The percentage of the population in the Local Study Area, Wider Suburbs Study Area and Regional Study Area which were born in Australia is significantly higher than for NSW.

<table>
<thead>
<tr>
<th></th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indigenous persons</td>
<td>2.4%</td>
<td>2.4%</td>
<td>4.1%</td>
<td>2.5%</td>
<td>2.3%</td>
<td>2.1%</td>
</tr>
<tr>
<td>Birthplace Australia</td>
<td>93.1%</td>
<td>90.3%</td>
<td>91.4%</td>
<td>89.9%</td>
<td>85.4%</td>
<td>69%</td>
</tr>
</tbody>
</table>
4.2.4 Family Characteristics

Table 4.5 provides information on family characteristics. Killingworth, Barnsley, and Holmesville all have a higher percentage of couple families with children than Lake Macquarie and NSW. West Wallsend has a higher percentage than Lake Macquarie and NSW for one parent families.

Table 4-5: Family Characteristics (% of total families): 2006 Census (Source: ABS QuickStats)

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple families with children</td>
<td>66.3%</td>
<td>52.3%</td>
<td>51.8%</td>
<td>41.7%</td>
<td>43.6%</td>
<td>46.2%</td>
</tr>
<tr>
<td>Couple families without children</td>
<td>19.5%</td>
<td>28.6%</td>
<td>28.5%</td>
<td>32.9%</td>
<td>38.4%</td>
<td>36%</td>
</tr>
<tr>
<td>One parent families</td>
<td>14.2%</td>
<td>18.5%</td>
<td>18.8%</td>
<td>23.3%</td>
<td>16.8%</td>
<td>16.1%</td>
</tr>
<tr>
<td>Other families</td>
<td>0%</td>
<td>0.6%</td>
<td>0.9%</td>
<td>2.1%</td>
<td>1.1%</td>
<td>1.7%</td>
</tr>
</tbody>
</table>

4.2.5 Crime

The Local Government Area Crime Report for Lake Macquarie 2008 (NSW Bureau of Crime Statistics and Research) provides the following information:

- Out of 143 LGAs, Lake Macquarie ranks between 27 and 93. The ranking of 27 relates to motor vehicle theft. The next ranking at 42 is for stealing from retail stores followed by a ranking of 50 for stealing from motor vehicles.
- The report contains maps showing hot spots for different types of crime across the Lake Macquarie LGA. No hot spots are shown for the Local Study Area or the Wider Suburbs Study Area.

NSW Police have a station at Toronto which services the Local and Wider Suburb Study Area.

4.2.6 Health Services

The LMCC Social Plan provides a range of facts and statistics including the following:

- In 2007, approximately 66% of the adult male population in the Hunter New England Health area were classified as being obese or overweight - this is higher percentage than for NSW which is 59%.
- In 2007, approximately 53% of the adult female population in the Hunter New England Health area were classified as being obese or overweight – this is a higher percentage than for NSW which is 45%.
- Between 2000-2004, the Hunter New England Health area recorded the highest rate of new cases of colorectal cancer in NSW. Diagnosed rates of melanoma and lung cancer were also higher than the state average.

The Social Plan identifies a number of actions to address these issues including providing appropriate infrastructure to encourage healthy lifestyles and lobbying for improved access to medical facilities (e.g. GPs).
The Social Plan identifies a lack of General Practitioners (GPs) and services in the area. Council in 2009 reported that in the Westlakes statistical area there is one GP per 1762 persons. This is above the ideal ratio of one GP per 1200 persons. The Social Plan recognises the lack of GPs in the area and responds through its Action Plan by identifying the need to establish stronger relations with GP Access to encourage additional GPs to the area whilst maintaining existing levels of service.

Contact was made with the local medical centre (located in West Wallsend) which services the Local and Wider Suburb Study Areas. The centre indicated that capacity currently exists to accept more patients within the local area (Killingworth, Barnsley, Holmesville, West Wallsend and surrounds) on their books. The centre advised that members of their medical staff provide an afterhours service at Wallsend Hospital during the week and on a part-time basis over the weekend. A chemist is also located in the West Wallsend shopping strip. A Child & Family Health Centre and a private insurance company dental clinic are located at nearby Edgeworth. The NSW Ambulance Service have a station at Boolaroo which services the Local and Wider Suburb Study Area.

4.2.7 Community Services and Facilities

The LMCC Social Plan identifies a need to ensure that new development provides adequate facilities for an incoming population and the resulting actions include a review of the existing section 94 Contribution Plans – it is understood that Council has recently engaged consultants to undertake this task. The Social Plan also identifies a need to ensure that the growing population has adequate access to services to meet their needs and the actions include assisting services to attract grants to provide additional services.

Local community services and facilities are identified below and the approximate locations of those within proximity of the site are shown on Figure 4.4.

Local Centres for Shopping and Services

West Wallsend is the main commercial centre servicing the Local and Wider Suburb Study Area and provides an adequate range of goods including a supermarket, newsagent, chemist, bottle shop, service station, veterinary clinic, hairdressers and real estate agent. Holmesville and Barnsley have neighbour shops offering takeaway food, groceries and hairdressers. There are no shops or commercial activities in Killingworth. Larger centres at nearby Edgeworth and Glendale offer higher order goods and services. Access to these centres is relatively good; however, the bus service from Killingworth is somewhat infrequent.

Child Care Facilities

The Social Plan identifies inefficiencies in the supply of childcare in the LGA (place numbers in some areas are oversupplied whilst in other areas there is an undersupply) there is also a lack of before and after school care (Oosh).

The number of children in Lake Macquarie in long day care centres and pre-schools increased between 2006 and 2007. The fewest vacancies are in the birth to 2 year age group, followed by the 2-3 year age group whilst pre-schools have fewer vacancies in the 2-3 year age group than for the 4-6 year age group.

The Social Plan sets out an action to identify areas of need to support the development of new child care services in these areas. The Action Plan includes a strategy to identify areas of need and support the development of new child care services in these areas and to lobby and support applications for before and after school care services. Council was contacted regarding the progress in identifying areas of need and was informed that this is currently underway, a survey has been undertaken and the results are being collated but are not yet publicly available.
Killingworth does not have any child care centres. The Wider Suburb Study Area has six (6) centres. Based on inquiries with each child care centre the following information was gathered:

**Fairyland Pre-School at 33 George Street, Barnsley**

The centre offers 25 places. Long Day Care services are provided for children aged 3 years to 5 years.

**Appletree Early Education & Pre-school at 40 Government Road, Barnsley**

The centre offers 72 places. Care is provided from 6 weeks to 6 years of age. The centre is at near capacity; however, vacancies are available in 2011 in the 3 to 4 year age group. A majority of the children who are cared for live in the area. The centre has attracted higher numbers in 2011 than in recent years.

**Holmesville Playhouse Pre-School at 24 William Street, Holmesville**

The centre offers 28 places. Care is provided from 2 years to 5 years of age. Current capacity varies depending on the day of the week with some days being near full and other days having vacancies. An observation from the centre’s Director suggests that there has been an obvious increase in the number of young families in the area.

**Karrawong Kindy 0-3 at 11 Withers Street, West Wallsend**

The centre offers up to 16 places. Care is provided from 0 to 3 years of age.

**Karrawong Kindy 3-6 at 75 Carrington Street, West Wallsend**

The centre offers up to 25 places. Care is provided from 3 to 6 years of age.

**Lake Macquarie Family Day Care**

Lake Macquarie Family Day Care (LMFDC) provides care for children from birth to 12 years of age. The facility is sponsored by Council and based at offices in Boolaroo.

Based on information provided by LMFDC Killingworth has one (1) Family Day Care Educator providing care for 10 families (13 children) residing in Killingworth, the Wider Study Area and beyond. Family Day Care Educators are also located at Barnsley (2) and Holmesville (1).

**Education**

Killingworth does not have a primary or high school. Barnsley Primary School (294 students) and West Wallsend High School (582 students) are the public schools which capture Killingworth. Other public schools in the area include West Wallsend Primary School (215 students) and Wakefield School (21 students).

Inquiries with the Department of Education and Training (Asset Management Unit) indicate that scope exists to accommodate an increase in student numbers at the schools.

**Services for Young People**

The Sugar Valley Neighbourhood Centre located in West Wallsend offers a range of services across most age groups. For young people in provides play groups for children in the 0 to 5 year age group. For the 12 to 25 year age group it provides assistance with pursuing employment opportunities, counselling and information and referral on youth issues. The Centre works closely with West Wallsend High School.

A representative of the Centre indicated that the skate park at Barnsley was very popular with local youth and an important piece of infrastructure for this age group. Organised sport was also seen as a positive, however, should a person not be involved in this form of activity the area offered few (if any) alternative recreational choices. A lack of public transport servicing the area (particularly
Killingworth) was identified as restricting young people to recreational activities in the local area which often lead to boredom.

The Northlakes Youth Project Inc is located at the Edgeworth Memorial Neighbourhood Centre. Lake Macquarie City Council’s Social Plan (2009) identifies a lack of activities for young people. Its Actions include assisting services to attract grants to provide additional services.

**Services for Older People**

The Sugar Valley Neighbourhood Centre located in West Wallsend offers a range of services across most age groups including for older people residing in the Local Study and Wider Suburbs Study Area. A representative of the Centre indicated that this age group was very well catered for.

**Community Centres**

A Community Centre is located at West Wallsend and a Community Hall is located at Holmesville.

**Libraries and Cultural Centres**

There are no libraries in the Local or Wider Suburbs Study Areas. The closest library is located at Edgeworth.

With the exception of a community hall and hotel at Holmesville, all other cultural activities in the wider area are located in West Wallsend. These include a hotel, Workers Club, Community Centre, Scout Hall, and Masonic Centre.

### 4.2.8 Recreation, Sport, Park and Open Space

**Open Space**

Within the Wider Suburb Study Area there is good provision of open space (both passive and active). West Wallsend has a swimming complex, lawn bowl greens and playing fields at Gregory Park. Rugby league fields are located at Johnston Park and a nine (9) hole golf course. Holmesville is well catered for with a skate park, soccer grounds and two (2) pocket parks. Barnsley has Taylor Park which provides for active recreation through its soccer fields.

Killingworth has fewer facilities. A pocket park is located on the corner of The Broadway and Brooks Street. The park appears well maintained and accommodates a War Memorial. A Reserve is located off Park Street. The Reserve is relatively large in area and contains mostly native vegetation. The Reserve accommodates a Rural Fire Service Station, tennis court and children’s play equipment. The tennis court is in poor condition and requires either repair or removal.

**Sport and Recreational Facilities**

LMCC *Sports Facility Strategy 2009 – 2014* (adopted February 2010) identifies the following facilities in the planning district of West Wallsend (which includes the suburb of Edgeworth):

- **Athletics:** 1 (Edgeworth)
- **Cricket:** 4 (1 turf pitch and 3 synthetic pitches)
- **Netball:** 3 courts
- **Rugby League:** 1 field
- **Football (soccer):** 12 fields

A Sports Facility Audit was undertaken by LMCC in 2008 which examined levels of facility use by clubs in the area. The following Table provides information from the audit.
Table 4-6: Level of Use of Facilities by Clubs (LMCC, 2010)

<table>
<thead>
<tr>
<th>Club</th>
<th>Facility</th>
<th>Level of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgeworth Little Athletics</td>
<td>Edgeworth Oval</td>
<td>High</td>
</tr>
<tr>
<td>Barnsley United Junior Soccer Club</td>
<td>Taylor Park, Barnsley</td>
<td>Medium</td>
</tr>
<tr>
<td>Barnsley Senior Soccer Club</td>
<td>Taylor Park, Barnsley</td>
<td>Medium</td>
</tr>
<tr>
<td>West Wallsend Junior Football Club</td>
<td>Gregory Park, West Wallsend</td>
<td>Medium</td>
</tr>
<tr>
<td>West Wallsend Senior Soccer Club</td>
<td>Johnston Park, West Wallsend</td>
<td>Low</td>
</tr>
<tr>
<td>West Wallsend Senior Rugby League Club</td>
<td>Les Wakeman Field, West Wallsend</td>
<td>Medium</td>
</tr>
<tr>
<td>West Wallsend Junior Rugby League Club</td>
<td>Les Wakeman Field, West Wallsend</td>
<td>Medium</td>
</tr>
</tbody>
</table>

The *Sports Facility Strategy* addresses the potential future provision needs, its aims include:

“Enable Council to quantify and prioritise financial resources that will be required over a 5-10 year period to provide sports facility infrastructure that meets user requirements;

*Identify the adequacy (or otherwise) of the condition and supply of existing outdoor sports facilities to meet current and future needs;*” (page 4)

The Sports Facility Strategy (LMCC, 2010) addresses the potential impact of the changing population on sports participation within Lake Macquarie and forecasts that the West Wallsend Planning District will have an increase from just over 35,000 in 2006 to over 42,000 by 2028. The Strategy identifies future works within a 3 year period for the construction of an amenities building and car park at Gregory Park, West Wallsend.

As stated previously, the Social Plan (2009) recognises a lack of facilities for young people and identifies actions to put in place to work with local youth networks and assist in attracting grants for additional services and facilities.

**Cycleways and Pedestrian Pathways**

The Local Study Area does not have any formal cycle or pedestrian pathways. In the Wider Suburb Study Area a cycle and pedestrian pathway links Taylor Park in Barnsley with Joseph Holmes Memorial Reserve via the skate park at Kevin Evans Soccer Grounds.

**4.2.9 Aboriginal and European Heritage Issues**

An Archaeological Heritage Assessment for the site was recently undertaken by RPS Archaeology for incorporation into the LES. The report considered the environmental and archaeological context of the project area, developed a predictive model and reported on the results of an archaeological survey of the project area.

The assessment formulated management recommendations with consideration of the significance of Aboriginal heritage, as well as, potential impacts in accordance with the relevant legislation. The
recommendations apply to the overall management of any proposed works within the project area, and therefore should be considered prior to future development of the sites. For further detail refer to the Archaeological Heritage Assessment contained within the LES.

4.3 Housing

Tenure type is set out in Table 4.7 below. The Local Study Area (Killingworth) has a lower percentage of dwellings which are fully owned when compared to the Lake Macquarie LGA. Killingworth however has a very high percentage of dwellings being purchased and a very low percentage of dwellings being rented. On this basis Killingworth could be described as a “mortgage belt” area.

Table 4-7: Tenure Type (% of total occupied private dwellings) (Source: ABS 2006 Census QuickStats)

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fully owned</td>
<td>32.2%</td>
<td>29.5%</td>
<td>36.1%</td>
<td>35.4%</td>
<td>38.6%</td>
<td>33.2%</td>
</tr>
<tr>
<td>Being purchased</td>
<td>58.8%</td>
<td>51.8%</td>
<td>48.5%</td>
<td>43.5%</td>
<td>33.4%</td>
<td>30.2%</td>
</tr>
<tr>
<td>Rented</td>
<td>7.1%</td>
<td>15.1%</td>
<td>12.0%</td>
<td>15.6%</td>
<td>21.9%</td>
<td>28.4%</td>
</tr>
<tr>
<td>Other</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.5%</td>
<td>1.1%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Not stated</td>
<td>3.8%</td>
<td>3.9%</td>
<td>3.6%</td>
<td>5.1%</td>
<td>4.9%</td>
<td>7.4%</td>
</tr>
</tbody>
</table>

Dwelling characteristics are set out in Table 4.8 below. The Local and Wider Suburbs Study Areas have a high number of occupied private dwellings. The dominant form of housing in the area are detached dwellings with other forms of housing (e.g. semi-detached) making a very low percentage when compared to Lake Macquarie LGA or NSW.

Table 4-8: Dwelling Characteristics (Number of dwellings and % of total occupied private dwellings) (Source: ABS 2006 Census QuickStats)

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total private dwellings (No.)</td>
<td>223</td>
<td>624</td>
<td>555</td>
<td>625</td>
<td>74,740</td>
<td>2,728,719</td>
</tr>
<tr>
<td>Occupied private dwellings (No.)</td>
<td>211</td>
<td>597</td>
<td>534</td>
<td>591</td>
<td>69,322</td>
<td>2,470,451</td>
</tr>
<tr>
<td>Separate house (%)</td>
<td>211</td>
<td>593</td>
<td>527</td>
<td>568</td>
<td>87</td>
<td>69.7</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house, townhouse etc (%)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>6.9</td>
<td>9.8</td>
</tr>
<tr>
<td>Flat, unit or apartment (%)</td>
<td>0</td>
<td>4</td>
<td>7</td>
<td>9</td>
<td>4.6</td>
<td>19</td>
</tr>
</tbody>
</table>
The Department of Planning’s *New South Wales Household and Dwelling Projections 2006-2036* (2008) reported the following:

- the number of households in NSW is projected to increase by 41% from 2006 (2.65 million) to 2036 (3.72 million);
- average household size is projected to fall from 2.53 persons per household in 2006 to 2.38 by 2036;
- annual household growth is expected to be between 33,700 and 38,300;
- the greatest growth is anticipated for the lone person household. Projected increases are from 646,500 in 2006 to 1.06 million by 2036 – an increase of 64%. This will be driven in part by the significant increase in the elderly population;
- ageing will also generate significant growth in households containing couples without children – projected increase from 654,900 in 2006 to 1 million by 2036;
- family households are expected to increase by 34% from 1.91 million in 2006 to 2.56 million in 2036. In 2006 family households accounted for 72% of all households and by 2036 the share is expected to fall to 69%;

LMCC’s Social Plan (2009) identifies a lack of accessible, affordable and appropriate housing and the strategy for LMCC includes addressing planning provisions for affordable housing in the DCP and conducting a review of land availability for a diverse range of housing types (e.g. aged and affordable housing).

The median house price in 2009 for Planning District 5 – West Wallsend was $262,000 and for the Lake Macquarie LGA $345,000 (LMCC *Lake Macquarie Key Facts 2010*). Based on figures sourced from [www.realestate.com.au](http://www.realestate.com.au), the median house price for Killingworth in 2010 was $370,000.

### Building Activity

Between 2004-05 and 2008-09 over 500 new houses are approved for construction each year in Lake Macquarie LGA (Table 4.9). In 2006-07 and 2007-08 over 600 new houses were approved, but this dropped back slightly to 540 in 2008-09 reflecting more general market conditions. The number of new ‘other residential’ dwellings has varied over the same time period.

In the 2006-07 and 2007-08 reporting periods the value of residential building works approved in Lake Macquarie was over $200 million, and this only decreased to $185 million in 2008-09. In 2006-07 and 2007-08 the total value of building approvals in Lake Macquarie was over $500 million. In 2008-09 despite the GFC the value of total building work was still exceeded $300 million.
Table 4-9: Lake Macquarie LGA Building Approvals in $ for year ended 30 June (Source: ABS website)

<table>
<thead>
<tr>
<th></th>
<th>04</th>
<th>05</th>
<th>06</th>
<th>07</th>
<th>08</th>
<th>09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private sector houses</td>
<td>655</td>
<td>626</td>
<td>510</td>
<td>641</td>
<td>594</td>
<td>534</td>
</tr>
<tr>
<td>Total dwelling units</td>
<td>1,008</td>
<td>743</td>
<td>780</td>
<td>1,216</td>
<td>802</td>
<td>668</td>
</tr>
<tr>
<td>Value of private sector</td>
<td>121.0</td>
<td>129.5</td>
<td>114.7</td>
<td>142.5</td>
<td>138.8</td>
<td>123</td>
</tr>
<tr>
<td>Value of new residential</td>
<td>183.6</td>
<td>147.2</td>
<td>164.6</td>
<td>273.2</td>
<td>187.2</td>
<td>151</td>
</tr>
<tr>
<td>Value of total residential</td>
<td>228.4</td>
<td>199.0</td>
<td>215.3</td>
<td>311.2</td>
<td>225.4</td>
<td>185</td>
</tr>
<tr>
<td>Value of total non-</td>
<td>46.0</td>
<td>73.5</td>
<td>61.6</td>
<td>192.4</td>
<td>281.0</td>
<td>120</td>
</tr>
<tr>
<td>residential building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Value of total building</td>
<td>274.5</td>
<td>272.5</td>
<td>276.9</td>
<td>503.6</td>
<td>506.4</td>
<td>305</td>
</tr>
</tbody>
</table>

4.5 Economic

4.5.1 Employment and Industry

Table 4.10 shows the labour statistics at 2006 (it should be noted that these figures may have been affected by the GFC). Levels of full time employment in 2006 within the Local Study Area and Wider Suburb Area were similar to those for the Regional Study Area and for NSW.

Unemployment rates in Killingworth were below that of the Wider Suburb Study Area, the Regional Area and NSW.

Table 4-10: Labour force (% of employed persons aged 15 years or over) from 2006 Census (Source: ABS QuickStats)

<table>
<thead>
<tr>
<th>Employment Type</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed full time</td>
<td>61.1%</td>
<td>60.6%</td>
<td>59.1%</td>
<td>55.0%</td>
<td>56.2%</td>
<td>60.8%</td>
</tr>
<tr>
<td>Employed part time</td>
<td>28.6%</td>
<td>27.1%</td>
<td>29.7%</td>
<td>28.8%</td>
<td>30.8%</td>
<td>27.2%</td>
</tr>
<tr>
<td>Employed away from work</td>
<td>3.4%</td>
<td>3.2%</td>
<td>3.2%</td>
<td>5.2%</td>
<td>3.7%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Employed hours not stated</td>
<td>2.1%</td>
<td>3.4%</td>
<td>2.4%</td>
<td>3.4%</td>
<td>2.7%</td>
<td>2.7%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>4.8%</td>
<td>5.7%</td>
<td>5.7%</td>
<td>7.6%</td>
<td>6.7%</td>
<td>5.9%</td>
</tr>
</tbody>
</table>
Lake Macquarie Council’s *Key Facts of 2010* provides key statistics about employment, business and industry including:

- the workforce has increased from 75,000 in 1996 to 93,000 in 2009;
- the unemployment rate of 5.2% is the lowest in the Lower Hunter;
- 71% jobs in Lake Macquarie are filled by Lake Macquarie residents;
- leading industries (as a proportion of employment) include:
  - Health care and social assistance employing 10,045 (13.1%)
  - Retail trade employing 9,803 (12.8%)
  - Manufacturing employing 8,512 (11.1%)
- There has been substantial growth in health and community services and also in construction in recent years.

Regarding local business development, LMCC produce a range of information about the local area including an Investment Prospectus providing information to businesses considering locating to Lake Macquarie, produce newsletters and organise business seminars and events.

### 4.5.2 Income

Table 4.11 shows income levels. The Local Study Area has a higher median income level (household and family) compared to the Wider Suburb Study Area, Lake Macquarie LGA and NSW.

**Table 4-11: Income Levels ($ weekly) from 2006 Census (Source: ABS QuickStats)**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median individual</td>
<td>$401</td>
<td>$414</td>
<td>$396</td>
<td>$354</td>
<td>$394</td>
<td>$461</td>
</tr>
<tr>
<td>household income</td>
<td>$1252</td>
<td>$840</td>
<td>$1054</td>
<td>$840</td>
<td>$922</td>
<td>$1036</td>
</tr>
<tr>
<td>family income</td>
<td>$1314</td>
<td>$1080</td>
<td>$1117</td>
<td>$994</td>
<td>$1102</td>
<td>$1181</td>
</tr>
</tbody>
</table>

### 4.5.3 Industry of Employment

Of those employed persons in the Local Study Area higher proportions work in Retail Trade, Manufacturing, Construction and Transport, postal and warehousing when compared with Lake Macquarie and NSW (Table 4.12). This may be explained by these industries being in closer proximity to the study area - Cameron Park and Cardiff/Glendale.

Conversely, there are lower proportions of persons who are employed in Administrative and Support Services, Education & Training, Professional Scientific & Technical Services and Health Care & Social Assistance in the study area when compared with Lake Macquarie.
Table 4-12: % Employment by Industry (number of persons aged 15 years or over) (Source: ABS Census Tables)

<table>
<thead>
<tr>
<th>Industry</th>
<th>K'worth</th>
<th>Barnsley</th>
<th>H'ville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry &amp; fishing</td>
<td>0%</td>
<td>0.6%</td>
<td>2.2%</td>
<td>1.3%</td>
<td>&lt;1%</td>
<td>3%</td>
</tr>
<tr>
<td>Mining</td>
<td>4.2%</td>
<td>2.7%</td>
<td>2.2%</td>
<td>1.9%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>16.2%</td>
<td>14%</td>
<td>15.5%</td>
<td>14%</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>Electricity, gas, water &amp; waste services</td>
<td>3.6%</td>
<td>1.6%</td>
<td>1.4%</td>
<td>1.3%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Construction</td>
<td>10.3%</td>
<td>11%</td>
<td>8.5%</td>
<td>10.6%</td>
<td>9%</td>
<td>7%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>4%</td>
<td>4.2%</td>
<td>4.2%</td>
<td>4.3%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>13%</td>
<td>15.5%</td>
<td>14.4%</td>
<td>11.6%</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>Accommodation &amp; food services</td>
<td>3.3%</td>
<td>4.6%</td>
<td>4.7%</td>
<td>7%</td>
<td>6%</td>
<td>7%</td>
</tr>
<tr>
<td>Transport, postal &amp; warehousing</td>
<td>8.1%</td>
<td>4.9%</td>
<td>5%</td>
<td>5.3%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Information media &amp; telecommunications</td>
<td>1.6%</td>
<td>0.3%</td>
<td>0.7%</td>
<td>0.8%</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Financial &amp; insurance services</td>
<td>1.7%</td>
<td>2.3%</td>
<td>3%</td>
<td>1.3%</td>
<td>3%</td>
<td>5%</td>
</tr>
<tr>
<td>Rental, hiring &amp; real estate services</td>
<td>3.4%</td>
<td>1.6%</td>
<td>1.5%</td>
<td>1.3%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Professional, scientific &amp; technical services</td>
<td>3.6%</td>
<td>3.2%</td>
<td>4.3%</td>
<td>2.4%</td>
<td>5%</td>
<td>7%</td>
</tr>
<tr>
<td>Administrative &amp; support services</td>
<td>0%</td>
<td>2.5%</td>
<td>3.8%</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Public administration &amp; safety</td>
<td>2.2%</td>
<td>4.4%</td>
<td>4.2%</td>
<td>5%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Education &amp; training</td>
<td>6.1%</td>
<td>5.3%</td>
<td>4.8%</td>
<td>5%</td>
<td>8%</td>
<td>8%</td>
</tr>
<tr>
<td>Health care &amp; social assistance</td>
<td>9%</td>
<td>11%</td>
<td>10%</td>
<td>12.3%</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>Arts &amp; recreation services</td>
<td>0%</td>
<td>0.9%</td>
<td>0.4%</td>
<td>1.6%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Other services</td>
<td>7%</td>
<td>5.9%</td>
<td>6.7%</td>
<td>6.2%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Inadequately described/Not stated</td>
<td>2%</td>
<td>2.5%</td>
<td>2.1%</td>
<td>3.4%</td>
<td>2%</td>
<td>3%</td>
</tr>
</tbody>
</table>

4.6 Accessibility

4.6.1 Existing Traffic and Public Transport

The Traffic Impact Assessment for the Killingworth LES identifies the following characteristics:

- Existing traffic flows on the local roads in the immediate vicinity of the site are low and well within acceptable limits. During peak periods existing traffic on the local roads experience acceptable delays.
• Killingworth and surrounding suburbs is operated by Hunter Valley Buses. A bus stop is located on The Broadway, which is in relatively close proximity to the subject site. Due to patronage numbers the service is infrequent. The existing bus route provides access to West Wallsend shopping centre, Glendale shopping centre, Wallsend shopping centre and the University of Newcastle. Glendale shopping centre also acts as an interaction for other bus routes. There is no railway station within a reasonable distance of Killingworth or the Wider Suburbs Study Area. The nearest train stations are Teralba and Cockle Creek.

4.6.2 Vehicle Ownership

Table 4.13 shows the number of motor vehicles per dwelling in 2006. The Local Study Area has a higher proportion of dwellings with multiple motor vehicles than the Wider Suburb Study Area, the Regional Study Area and NSW. This reflects the dependence on motor vehicles of residents in Killingworth given the infrequent bus service and its relative distance from employment and services.

Table 4-13: Motor Vehicles Per Dwelling (%) 2006 (Source: ABS Community Profile)

<table>
<thead>
<tr>
<th>Number of vehicles</th>
<th>Killingworth</th>
<th>Barnsley</th>
<th>Holmesville</th>
<th>West Wallsend</th>
<th>Lake Macquarie</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>No cars</td>
<td>0%</td>
<td>3.2%</td>
<td>4.69%</td>
<td>9.6%</td>
<td>9%</td>
<td>12%</td>
</tr>
<tr>
<td>1 motor vehicle</td>
<td>14.9%</td>
<td>25.7%</td>
<td>27%</td>
<td>34.1%</td>
<td>38%</td>
<td>40%</td>
</tr>
<tr>
<td>2 motor vehicles</td>
<td>43.2%</td>
<td>43.7%</td>
<td>39.2%</td>
<td>35.3%</td>
<td>37%</td>
<td>34%</td>
</tr>
<tr>
<td>3 motor vehicles</td>
<td>21.1%</td>
<td>16.4%</td>
<td>15.7%</td>
<td>12%</td>
<td>11%</td>
<td>9.4%</td>
</tr>
<tr>
<td>4 or more motor vehicles</td>
<td>18.7%</td>
<td>8.4%</td>
<td>8.0%</td>
<td>5%</td>
<td>4.8%</td>
<td>4%</td>
</tr>
</tbody>
</table>

4.7 No Development Scenario

In the event of the proposals not proceeding it is anticipated that the site would continue much as it is at present – bushland.

An opportunity to provide housing at this site for a growing population would not be realised although there would not be an increased demand on local services and facilities from those that might have lived at the site.
5 Impact Assessment

5.1 Introduction

This section identifies the potential social, housing, economic and accessibility impacts and potential measures to ameliorate negative impacts and enhance positive impacts. It then describes the broad cumulative impacts and provides a discussion about Section 94 contributions.

5.2 Social Impacts

5.2.1 Demographics

The local study area has the following key features:

- The population has remained almost the same from 2001 (705 persons) to 2006 (719 persons) most likely due to minimal development occurring in the area. Similarly, Holmesville experienced a very minor increase where Barnsley and West Wallsend experienced minor decline in population.
- A lower proportion of indigenous people compared to the wider and regional study areas.
- A relatively low proportion of couples families with children and one parent families.
- Unemployment rates in Killingworth were below that of the Wider Suburb Study Area, the Regional Area and NSW.
- The Local Study Area has a higher median income level (household and family) compared to the Wider Suburb Study Area, Lake Macquarie LGA and NSW.
- Of those employed persons in the Local Study Area higher proportions work in Retail Trade, Manufacturing, Construction and Transport, postal and warehousing when compared with Lake Macquarie and NSW.

The information above is based on Census 2006.

It is anticipated that the proposed rezoning would provide for between 80 and 90 new dwellings. Based on an average size household of 2.53 (DoP, 2008), the proposed rezoning would create a potential increase in the population of approximately 202 - 227 persons within the local study area. The anticipated age make up of the new residents can be based upon the proportions of age groups of the current population in Lake Macquarie i.e. it is assumed that those moving to the area might be of similar age groups to those already living in Lake Macquarie. The age groups in Lake Macquarie in 2006 are set out in Table 5.1 below together with the predicted number of persons per age group from a total of 506.

Table 5-1: Predicted Age Groups

<table>
<thead>
<tr>
<th>Age Group</th>
<th>% of persons in Lake Macquarie (Source: ABS, Census 2006)</th>
<th>Predicted approximate number of persons at the site from total of 220 (figures rounded)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4 years</td>
<td>5.8</td>
<td>13</td>
</tr>
<tr>
<td>5-14 years</td>
<td>13.8</td>
<td>30</td>
</tr>
<tr>
<td>15-24 years</td>
<td>12.6</td>
<td>28</td>
</tr>
<tr>
<td>Age Group</td>
<td>% of persons in Lake Macquarie (Source: ABS, Census 2006)</td>
<td>Predicted approximate number of persons at the site from total of 220 (figures rounded)</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>25-54 years</td>
<td>38.4</td>
<td>84</td>
</tr>
<tr>
<td>55-64 years</td>
<td>12.5</td>
<td>27</td>
</tr>
<tr>
<td>65 years and over</td>
<td>16.8</td>
<td>37</td>
</tr>
</tbody>
</table>

5.2.2 Amenity

During construction, there is potential for short term negative effects on local residents and in the local study area of Killingworth. Potential negative impacts of dust, noise and construction traffic movements should be minimised through management measures set out in an appropriate Construction Environmental Management Plan, or similar.

As the sites have been originally identified for residential development as evident on the paper subdivision it is not anticipated that rezoning of the subject sites for residential purposes will have a significant impact on the existing amenity of the area.

5.2.3 Child Care and Education

The additional residents could be anticipated to include approximately 13 0-4 year olds, 30 5-14 year olds and 28 15-24 year olds.

There are few vacancies for childcare for particular age groups and it is currently unknown as to whether the site is within an area of need (research is currently underway by LMCC in accordance with the Social Plan although is not yet available). Therefore, subject to the findings of the LMCC’s research on areas of need for childcare, there could be potential effects on local people and their children that currently use these facilities. Therefore, it might be appropriate for the scheme for the site to consider the provision of or contribution to childcare facilities.

The NSW Education and Training Department (Asset Management Unit) were contacted by RPS regarding capacity at the Barnsley Primary School and West Wallsend High School to accommodate up to around 60 additional children. RPS was advised that scope exists to accommodate an increase in student numbers at the schools.

5.2.4 Health Services

As there is an existing lack of GPs in the area, an additional 202 - 227 residents would increase pressure for existing services and therefore a negative impact that could affect current users of the GP facilities when accessing GP services. LMCC identify priority action to address the existing lack of GPs in their Social Plan (LMCC, 2009) comprising monitoring the availability of GP services and liaising with the GP Access to encourage additional GPs to the area and to maintain existing levels of service. Nevertheless, the scheme for the site could consider a contribution to community health facilities, potentially to be used to assist LMCC’s priority action, to mitigate the impact to enable equity and access for all.

5.2.5 Crime

The guidance within the Department of Urban Affairs and Planning’s ‘Crime Prevention and the Assessment of Development Applications’ should be taken into account during the design of a scheme.
5.2.6 **Cultural Heritage Issues**

The Archaeological Heritage Assessment by RPS has found that the area has minor Aboriginal heritage significance. The assessment formulated management recommendations with consideration of the significance of Aboriginal heritage, as well as, potential impacts in accordance with the relevant legislation. The recommendations apply to the overall management of any proposed works within the project area, and therefore should be considered within the design of the scheme.

5.2.7 **Recreation, Sport, Park and Open Space**

There are no sport and recreation facilities currently located in the immediate vicinity of Killingworth, however, an existing public reserve (bushland) links the two sites providing sufficient open space to accommodate additional development. Furthermore, within the draft LEP 2011, the land south of the existing reserve (upon which paper subdivision occurs) has been earmarked to be zoned RE1 Public Recreation along with the existing reserve. A pocket park is located on the corner of The Broadway and Brooks Street. The park appears well maintained and accommodates a War Memorial.

Within the wider suburb study area there is good provision of open space (both passive and active) as addressed within Section 4.2.8 of this report. The additional residents would be located within proximity of utilising such recreational facilities including a cycle and pedestrian pathway which links Taylor Park in Barnsley with Joseph Holmes Memorial Reserve via the skate park at Kevin Evans Soccer Grounds.

The Council is investigating the adequacy and supply of existing sports facilities to meet current and future needs and is undertaking staged redevelopment of a number of recreation facilities in the area (LMCC, 2010).

5.3 **Housing Impacts**

The population within the regional study area is predicted to increase and therefore this site would contribute to accommodating this demand, providing from 80 to 90 new dwellings and therefore a significant positive impact on those seeking housing in the area.

The local study has a very high percentage of dwellings being purchased and a very low percentage of dwellings being rented. The vast majority of dwellings in the local study area are separate houses and therefore a lack of diversity in housing stock. The site has potential to further enhance the positive impact by increasing the diversity of housing types in the local study area to meet local needs. Whilst there is a need for dwellings suitable for older people the site is separated to an extent by open space and therefore such housing might be better located closer to existing facilities. However, the provision of affordable housing is identified as being particularly important within the regional study area as well as at state level and the rezoning may be able to include an affordable housing component within a detailed scheme. Such a component would represent a significant positive impact for those seeking affordable housing in the area.

5.4 **Economic Impacts**

5.4.1 **Employment/Retail/Commercial Industry**

Although it is expected that many of the new residents of working age would already have employment, the new population would provide an increased labour force in the area which has relatively low unemployment levels in comparison with the region levels and therefore a long term...
positive effect on local businesses. Potential commuter locations include the central business district light industrial areas of Newcastle which is approximately 17km from the site, Charlestown town centre approximately 12km from the site, Cardiff approximately 8km to the east and Glendale approximately 7km to the north east.

The construction of the scheme would provide temporary construction employment and therefore a short term positive effect in terms of employment opportunities for construction workers in the region. In 2006 there was a particularly high number of construction businesses in Lake Macquarie at 2,688 or 22.3% of businesses (LMMC, Key Facts, 2010). Post construction employment opportunities are minimal. However, the new population would be expected to make use of the existing retail and commercial facilities in the wider suburb study area and therefore a long term positive impact on the local economy in terms of potentially sustaining and enhancing it due to expenditure and the generation of indirect employment resulting from spending by the new residents.

5.5 Accessibility Impacts

The main access to Killingworth is provided by The Broadway, which feeds onto Wakefield Drive. A second access is available via Killingworth Street that feeds into Boundary Street, West Wallsend. Killingworth Street is a gravel road and is only suitable for emergency access. The proposed residential land areas are included in the overall subdivision of Killingworth and will be serviced by the existing road network.

Preliminary site investigations have indicated that the existing intersections will perform satisfactorily in year 2021 with the existing layout for a 78 Lot residential development (Ron Brown, 2011).

The local area shows that there are no households without cars, consistent with the regional area having proportions of 2+ cars.

Killingworth and surrounding suburbs is operated by Hunter Valley Buses. A bus stop is located on The Broadway, which is in relatively close proximity to the subject site. Due to patronage numbers the service is infrequent. The existing bus route provides access to West Wallsend shopping centre, Glendale shopping centre, Wallsend shopping centre and the University of Newcastle. Glendale shopping centre also acts as an interaction for other bus routes. The nearest railway station is approximately 6km from the site.

5.6 Cumulative Effects

Development on this site may result in up to 90 dwellings and 200 jobs. As part of the rezoning process social and economical impacts have been addressed in relation to the needs of this scheme.

This proposed rezoning would generate an increase in the population of the area and therefore increased pressure on local services and facilities and therefore the local community.

There may be potential for the developments, together, to trigger additional development with regard to services such as new or expanded retail and enhance the local economy.

5.7 Section 94 Contributions

The site falls within the remit of The Lake Macquarie Section 94 Contributions Plan Citywide No.1 – Glendale Catchment 2004 (as amended). This relates to the dedication of land or payment of
monies (or both) for development that is considered likely to require the provision of or increase the demand for public services and facilities in the area. The plan applies primarily to residential development. Contributions are set out for the following purposes:

- Open space and recreation;
- Community facilities;
- Roadworks, traffic management and facilities;
- Drainage, stormwater and water quality control; and
- Management.

The relevant contribution rates relate to:

- Lot
- 1 bed dwelling
- 2 bed dwelling
- 3 bed dwelling
- 4+ bed dwelling
- Hectare

Therefore, a residential scheme on this site would trigger Section 94 Contributions for land and/or monies towards public services and facilities.
Conclusion

This assessment has addressed the potential social and economic impact of the proposed rezoning of land at Killingworth. It is estimated that any development may result in between 80 and 90 new dwellings.

The population would potentially increase by approximately 220 people (in relation to 80 -90 dwellings). The scheme should consider the provision of or contribution to child care facilities (subject to the findings of an LMCC review of childcare provision and whether the site is within an area of need for such facilities). It is considered that the local public schools in the wider suburb area could accommodate the additional children.

There is an existing lack of GPs and an additional 220 residents would increase pressure for existing services and therefore a negative impact. LMCC identify priority action to address the existing lack of GPs in their Social Plan (LMCC, 2009).

The site has cultural heritage value that could be recognised within the detailed design of the scheme.

The site is located within proximity of a number of sports/recreational facilities and LMCC is addressing future needs under their Sports Strategy.

It is recommended that a Construction Environmental Management Plan be required at the DA stage to minimise negative effects of construction on local residents and businesses.

Temporary employment would be generated during the construction of the scheme that would be a positive impact. The new residents would generate expenditure at local businesses and this in turn has the potential to generate indirect employment and sustain and enhance the local economy.

The scheme would provide housing and in view of the projected increase in population this would be a significant positive impact for those seeking housing in the area. There is currently a lack of diversity in local housing stock and a scheme on this site could further enhance the positive impact by providing a diversity of housing types and also by designing to accommodate local needs in particular affordable housing.

Killingworth is within proximity of a range of community facilities and services in surrounding suburbs, yet poor public transport is currently offered. The increase in traffic movements from the site is considered to be acceptable (Ron Brown, 2011). Additional dwellings may result in improvement of the efficiency of the local bus service.

The scheme would be subject to Section 94 Contributions to provide land and/or monies towards public services and facilities.

In general, the proposed rezoning is not of a scale that would create significant adverse social or economic impacts provided appropriate mitigation measures are implemented. There would be positive impacts for those seeking housing in the area (particularly if a diversity of housing types including affordable housing is provided) and the local economy could be enhanced due to additional local customers. The adverse impacts of construction can be minimised through the adoption and implementation of an appropriate CEMP. The additional population would increase pressure on local services and facilities. Section 94 contributions could assist in funding necessary services/facilities to mitigate adverse impacts due to the additional population such as for GP services.
7 References

Australian Bureau of Statistics Website
Department of Urban Affairs and Planning, 2001, Crime Prevention and the Assessment of Development Applications
Lake Macquarie City Council, Community Directory Website
Lake Macquarie City Council, June 2009, Draft Social Plan 2009-2014 (this was adopted in October 2009 and LMCC have stated that the text from this draft has remained unchanged)
Lake Macquarie Section 94 Contributions Plan Citywide – Glendale Catchment 2004 (as amended).