

SOCIAL IMPACT ASSESSMENT

DOYALSON WYEE RSL CLUB



17 DECEMBER 2018
SA7099
FINAL
PREPARED FOR DOYALSON WYEE RSL CLUB



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EXECUTIVE SUMMARY

Urbis Pty Ltd. (Urbis) was engaged by The Doyalson Wyee RSL Club (The Club) to prepare a Social Impact Assessment (SIA) in relation to the Planning Proposal and Indicative Concept Plan (Concept Plan) for 100 – 120 Pacific Highway, Doyalson (the site).

The Planning Proposal seeks to amend the Wyong Local Environmental Plan 2013 (WLEP 2013) to facilitate the future redevelopment of the site for an integrated retail, recreation, community and residential precinct, centred around the Club.

The Club is located in the suburb of Doyalson, within the amalgamated Central Coast Council local government area (LGA). The site is generally surrounded by rural and low density residential as well as vegetated Crown land dividing 110 and 120 Pacific Highway, with the Pacific Highway bordering the western edge of the site.

LEGISLATIVE REQUIREMENT

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act), the likely impacts of a development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are required to be considered and addressed as part of the planning process.

This report accompanies a Planning Proposal for a rezoning. There is no development at this stage. Notwithstanding, impacts of the rezoning are addressed in this SIA.

ASSESSING SOCIAL IMPACT

This SIA identifies and analyses potential positive and negative social impacts associated with the Planning Proposal. It also identifies mitigation measures and provides recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations.

The significance of potential positive and negative social impacts of the proposal have been assessed by considering the level of impact and the likelihood of the impact occurring.

SUMMARY OF POTENTIAL IMPACTS

- **Access to seniors housing:** The proposal will deliver a long-term positive impact by improving access to appropriate housing for seniors (up to 110 dwellings) in the Central Coast LGA and to help meet the projected growth in people over 55 years.
- **Improved access to local services and facilities:** The proposal will provide a medical centre, child care centre, support services and a diverse range of recreational facilities. The proposal will deliver a long term positive impact to residents in the local community by increasing the availability of local services and facilities in the suburb.
- **Increased employment and economic opportunities:** If approved, the proposed Concept Plan includes the provision of a total of 920 jobs on site, reflecting a net increase of 690 additional jobs on site. The proposal will deliver a long term positive impact by significantly increasing the availability of local jobs within the Central Coast LGA and providing more opportunities for local economic spending.
- **Change in residential amenity and character:** The proposal will intensify the use of the site but will provide greater separation between residents on Wentworth Avenue from the Club operations. Amenity and noise impacts are considered most pronounced for the dwelling at 130 Pacific Highway. Based on the recommendations in the Acoustic Assessment, it is considered that this impact can be managed subject to future assessment during the detailed DA stage.
- **Increased pressure on local infrastructure and services:** The proposal includes a wellness centre and medical centre, promoting health and wellbeing for residents and the broader community. Child care centres are also proposed.

- **Increased pressure on local infrastructure:** The proposal will result in a significant number of residents, staff and visitors accessing the site. The needs of this incoming population will largely be met on site through the provision of on-site services, however demand on larger services including transport, hospital and retail services are likely to increase.

CONCLUSION

This Social Impact Assessment (SIA) has been undertaken to assess the potential positive and negative impacts of the proposal.

Based on the assessment in this report, it is expected that the proposal will deliver a long-term positive impact for Central Coast LGA residents by increasing access to local services and employment opportunities, as well as delivering appropriate housing in well connected environment.

However, a change in amenity is expected to be experience by existing residents at 130 Pacific Highway which should be managed where appropriate.

RECOMMENDATIONS

Based on the assessment in this SIA, it is recommended the following additional management measures are considered:

- Preparation of a noise impact study during the detailed development application phase to reduce noise impacts to residents at 130 Pacific Highway. Ongoing consultation with this resident should also be considered during this process.
- Preparation of a local employment strategy to provide employment opportunities to the local area where appropriate.
- Ongoing consultation with residents and local businesses in future planning for the site.
- Any future changes to liquor and gaming use in the Club operations will be subject to further assessment as required by the Office of Liquor and Gaming.

1. INTRODUCTION

Urbis Pty Ltd. (Urbis) was engaged by The Doyalson Wyee RSL Club (The Club) to prepare a Social Impact Assessment (SIA) in relation to the Planning Proposal and Indicative Concept Plan (Concept Plan) for 100 – 120 Pacific Highway, Doyalson (the site).

1.1. LEGISLATIVE REQUIREMENT

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act), the likely impacts of a development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are required to be considered and addressed as part of the planning process. This report accompanies a Planning Proposal for a rezoning. There is no development at this stage. Notwithstanding, impacts of the rezoning and proposed Concept Plan are addressed in this SIA.

1.2. ASSESSING SOCIAL IMPACT

An SIA is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations. In line with international best practice guidelines, social impacts can involve changes to people's:

- Health and wellbeing;
- Economic livelihood;
- Safety and security;
- Community and belonging;
- Environment and surrounds; and
- Social equity¹.

The significance of potential positive and negative social impacts of the proposal have been assessed by considering the level of impact and the likelihood of the impact occurring.

1.3. METHODOLOGY

The following process is undertaken to inform this SIA:

Background review	<ul style="list-style-type: none">• Review of surrounding land uses• Policy review
Social baseline	<ul style="list-style-type: none">• Review of demographic data to understand the existing and projected community profile
Assessment and reporting	<ul style="list-style-type: none">• Review of technical studies• Assessment of potential positive and negative impacts from the proposal• Identification of management measures to enhance benefits and minimise impacts

¹ Adapted from the International Association for Impact Assessment (IAIA).

2. THE PROPOSAL

The Planning Proposal seeks to amend *Wyong Local Environmental Plan 2013* (WLEP 2013) for 100-120 Pacific Highway, Doyalson. The Club Ltd is seeking to diversify its offer to meet the needs of a growing local community and to enhance its unique landscape setting to create a new leisure experience – the Australian Resort. This Planning Proposal seeks to facilitate the future redevelopment of the site for an integrated retail, recreation, community and residential precinct, centred around Doyalson Wyee RSL Club.

The current zoning permits a limited range of land uses, including rural and recreational uses. The Planning Proposal seeks to deliver a broader range of retail, recreation, community and residential uses by changing the zoning from RU6 Transition to B4 Mixed Use Zone across the entire site. The Planning Proposal also seeks to change the minimum lot size requirements to allow a future subdivision that reflects the future land uses.

A Concept Plan has been developed to support the Planning Proposal. The Concept Plan includes the following land uses:

- RSL Club – containing club space, function centres, cafes and restaurants.
- Wellness and fitness centre – providing 10,500 sqm of area for a fitness centre, swimming pool and allied health facilities.
- Indoor and outdoor recreational facilities including:
 - Go-Kart track
 - ‘Raw Challenge’ obstacle course
 - Recreational warehouse and arrival centre
- Tourism and accommodation comprising of a 102 room hotel and 72 villa style accommodation at the rear of the club.
- Restaurants and cafes
- Medical centre
- Childcare centres
- Seniors living for approximately 110 dwellings with access to private open space car parking and communal facilities.
- Landscaping and open space including a publicly accessible ‘Central Park’ and footpaths.

Figure 1 overleaf outlines the Concept Plan for the site.

Figure 1 – Indicative concept plan

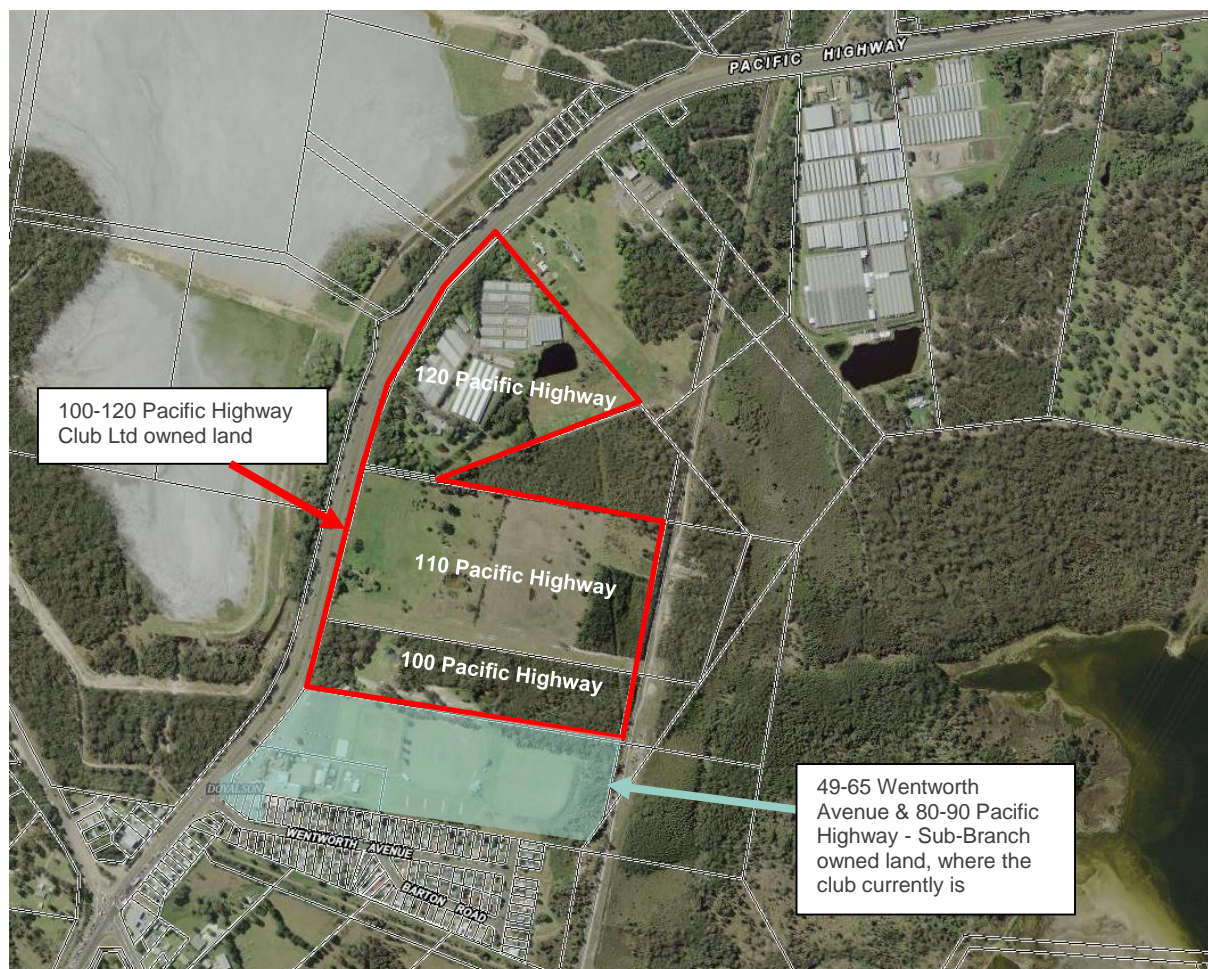


3. SITE CONTEXT

The site is located at 100 -120 Pacific Highway, Doyalson (refer to **Figure 2**) and comprises three lots legally described as Lot 49. DP 707586, Lot 7. DP 240685 and Lot 62. DP755266. The site is located approximately 110 kilometres north of the Sydney CBD and 27 kilometres south of Lake Macquarie.

The site is bounded by the Pacific Highway to the west and is predominately surrounded by rural and low density residential. Large private lots are located to the north, consisting of a small number of residential dwellings and large areas of cleared/agricultural land. Vegetated Crown land is located to the east and Mannering Lake is located to the north west of the site.

Figure 2 – Subject Site (outlined in red)



Source: Six Maps

3.1. EXISTING DEVELOPMENT

The site comprises the following:

- A strip of partly cleared vegetation at 100 Pacific Highway, measuring approximately 6.5 hectares.
- Cleared and levelled land measuring approximately 11 hectares at 110 Pacific Highway. Part of this land currently holds the Raw Challenge Obstacle Course.
- Two greenhouses, an adjoining café, and small body of water around 3,000m² is located at 120 Pacific Highway.
- The remainder of the site is undeveloped vegetated land.

3.2. ACCESS

The site comprises three formal and informal access points from Pacific Highway on 100 Pacific Highway, 110 Pacific Highway and 120 Pacific Highway.

The site is located within walking distance (400m) from several bus stops on Pacific Highway. The bus stops are serviced by the Central Coast Bus Network Route 95 and 97, providing connectivity to Lake Haven, Wyee and Mannering Park.

The closest railway station is situated at Wyee, approximately 5km to the northeast, which is serviced by the Central Coast and Newcastle Train Line.

3.3. SITE VISIT

A site visit was undertaken to inform the potential future provision of social services on site and to understand any potential impacts. Key observations from the site visit including:

- The site is primarily accessed by vehicles and fronts a primary road. This is a consideration when assessing future pedestrian access to the site.
- There is no shared pathway providing pedestrian access to the site.
- There is a large amount of public open space to the rear of the site allowing for a number of recreational activities.
- The site is surrounded by residential and other social infrastructure developments (Fire & Rescue NSW Doyalson Fire Station).
- The site is easily accessible via public transport.

3.4. SURROUNDING SERVICES

The following section presents an audit of existing social infrastructure services and facilities which offer social services to the community within a 20km radius of the site. **Figure 3** maps the surrounding social infrastructure with a complete data table contained in **Appendix C**.

Table 1 – Types of social infrastructure

Category	Types of Social Infrastructure
Sports and recreation facility	Sportsgrounds and recreational facilities including facilities owned by council or private organisations
Community facility	Community centres, halls, meeting rooms or libraries Art galleries, cultural centres and performances spaces
Childcare facility	Childcare or early learning centres
Health facility	Community health centres
Aged care facility	Nursing homes and assisted living facilities

Sports and recreation

There is one sports facility within 5km of the site, and eight located within 10km, with 6 beyond to 20km. Most facilities generally relate to courts or small clubs and are located within Lake Haven and Toukley suburbs.

Community

Community facilities are generally located within 10km of the site, and beyond to 20km in Central Coast areas (The Entrance). The facilities generally relate to halls and Council services.

Childcare

There is a significant amount of child care and pre-school facilities within 5km and 10km of the site. The majority of these facilities are located in Lake Haven servicing the local community.

Health

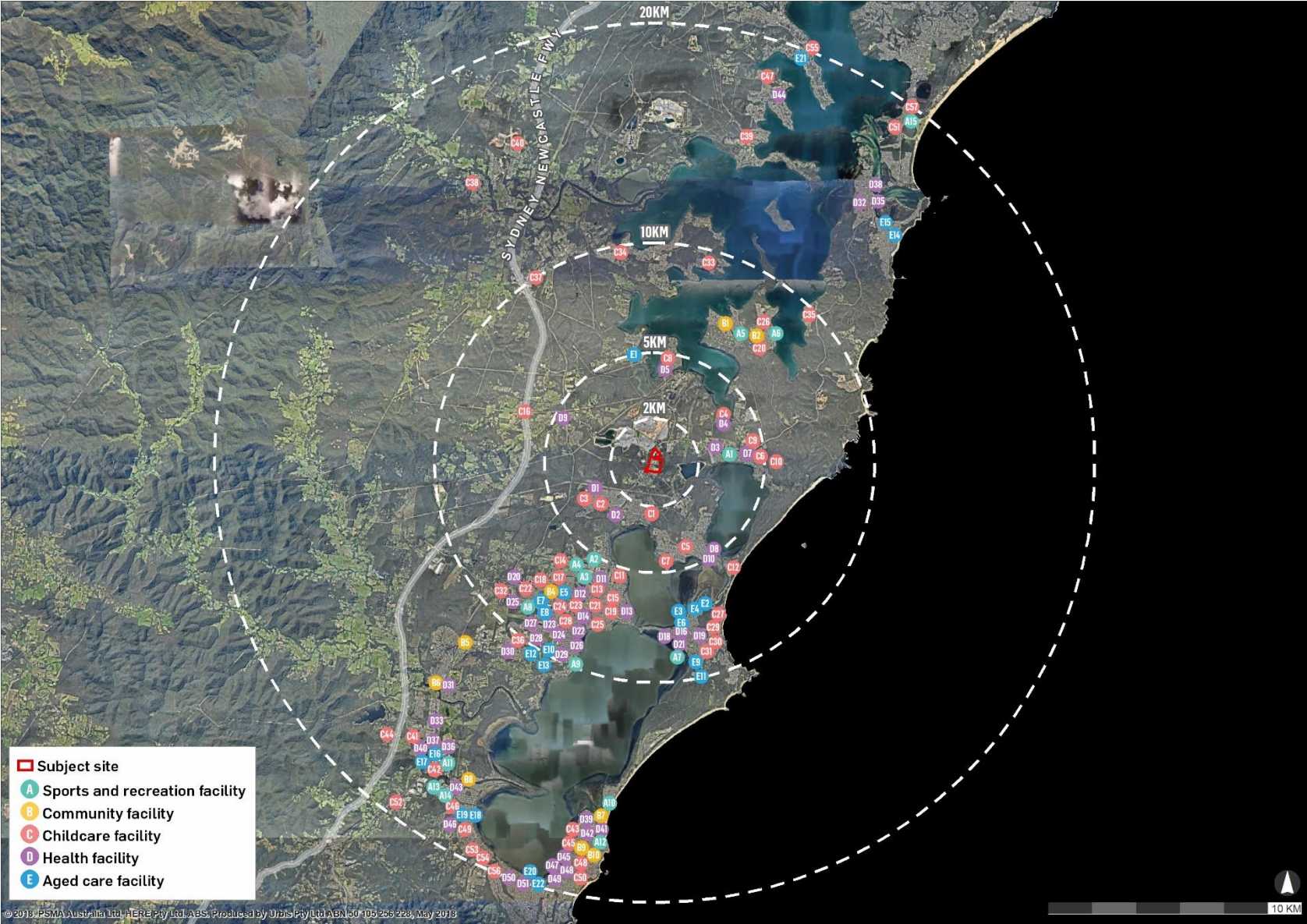
There are no health facilities within 2km of the site. There are 9 facilities located 5km of the site including a mix of public and private. There are a further 17 sites located 10km from the site and 19 beyond to 20km.

These relate to health centres, GPs and specialised clinics.

Aged Care

There are 11 aged care and support facilities within 10km of the site. The facilities offer a mix of low and high level care.

Figure 3 – Audit map of social infrastructure



4. POLICY CONTEXT

The following policies were reviewed to understand the strategic context of the proposed development and to understand any potential impacts arising from the proposal.

NSW Department of Planning and Environment Central Coast Regional Plan 2036

The NSW Department of Planning and Environment *Central Coast Regional Plan* (the Regional Plan) outlines the economic, social and environmental opportunities for the region and will guide the planning priorities and decisions over the next 20 years.

The Regional Plan anticipates the Central Coast region will increase by 75,500 people by 2036, with 55% of this growth across people aged 65 years and older. The majority of the population growth is expected to be contained to the region's South Growth Corridor (Somersby to Erina) and the Northern Growth Corridor (Tuggerah to Warnervale). Doyalson is not located within either growth corridors.

The Regional Plan is structured around four key goals. The goals and actions of relevance to this proposal are summarised as follows:

Goal 1 – A prosperous Central Coast with more jobs close to home

- Capitalise on the region's location and coastline to enhance the visitor economy with a focus on events-based tourism and updated planning controls.
- Enhance the competitive value of the region by encouraging business and employment activities that leverage the major inter-regional transport connections to Sydney and the Hunter Regions.
- Facilitate economic development that will lead to more local employment opportunities on the Central Coast.

Goal 4 – A variety of housing choice to suit needs and lifestyles

- Monitor land and housing delivery to accelerate housing supply and to meet projected housing demand of 41,500 additional dwellings by 2036.
- Encourage housing diversity including studio, and one and two-bedroom dwellings, to match forecast changes in household sizes and provide greater housing choice.

Central Coast Council Community Strategic Plan 2018 – 2028 (2018)

Central Coast Council *Community Strategic Plan 2018 – 2028 (2018)* (the CSP) outlines the priorities of the community and details how Council aims to achieve these goals over the next 10 years.

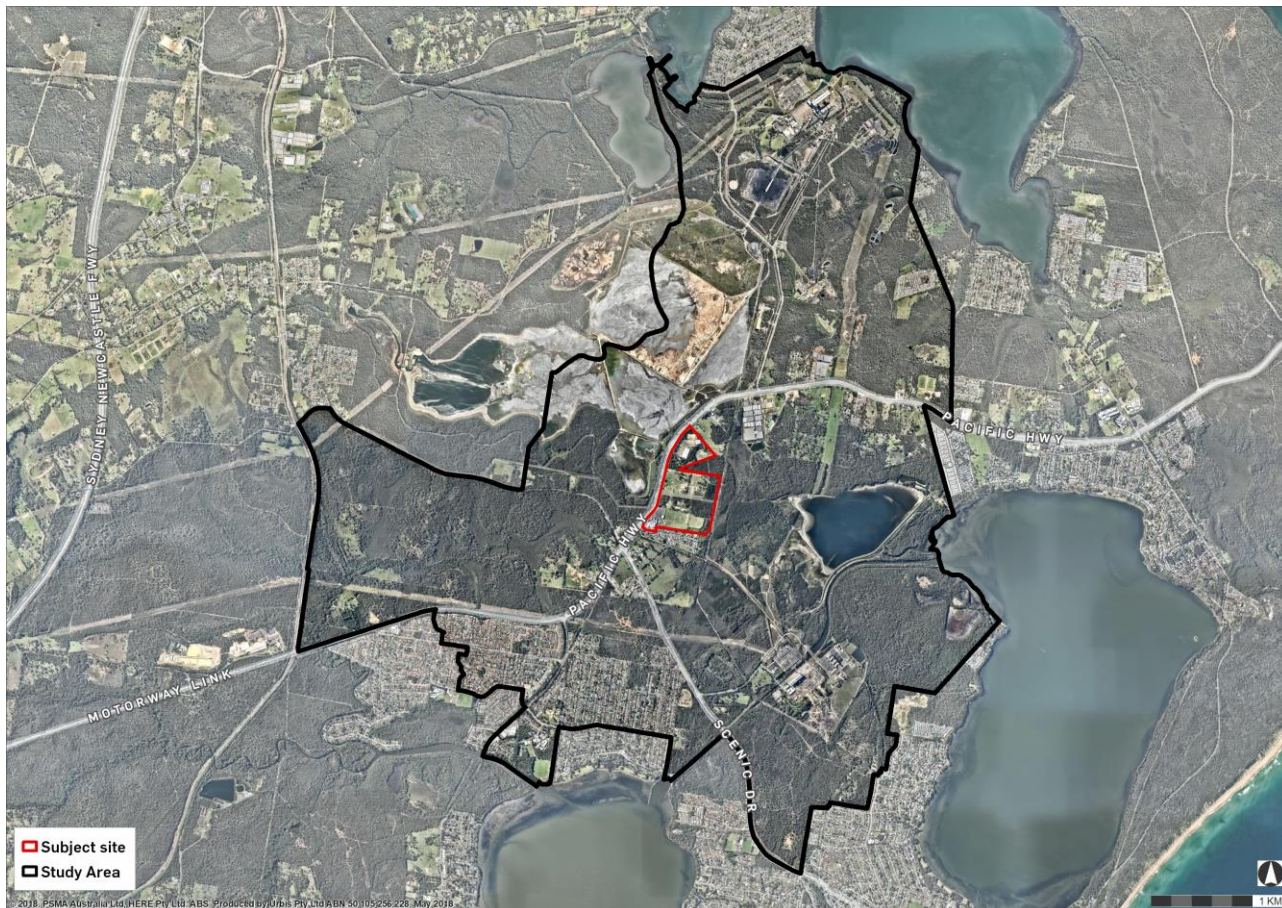
The CSP is structured around five key themes and associated objectives. The key objectives of relevance to this proposal include:

- Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people.
- Promote and provide more sporting, community and cultural event and festivals, day and night, throughout the year.
- Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents.
- Ensure all new developments are well planned with good access to public transport, green space and communities facilities and support active transport.
- Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.

5. COMMUNITY PROFILE

The following section provides an analysis of the current community profile of the study area (2km radius around the site), based on 2016 census data from the Australian Bureau of Statistics (ABS). For comparison purposes, the demographic profiles of the Central Coast LGA and Greater Sydney have been included in this profile.

Figure 4 – Study Area



In 2016, the study area had a population of 6,540 people. Key characteristics of the study area's population are:

Age and family structure

- The age structure of the study area is largely consistent with Greater Sydney, with a slightly higher aging population aged 40 and above. The largest five-year age groups are 5-9, 10-14, and 15-19 the next highest are 40-44 and 45-49, reflecting the number of family households in the area.
- Couples with children is the dominant household type in the study area (41%), followed by couple with no children (33.72%) and one parent families (24.52%). This is consistent with the Central Coast LGA.

Income and employment

- The study area is generally characterised by the medium socio-economic class, with a medium tier household income. Nearly half (45.88%) of all households within the study area earn a weekly income of between \$1,000-\$2,500, which is greater than the Central Coast LGA (42.5%) and Greater Sydney (35.5%).
- Within the study area, 2.35% of households had a weekly income of \$4,000 or more, which is significantly less than the Central Coast LGA (5.2%) and slightly less than Greater Sydney (2.7%).
- Unemployment rates are high within the study area, with 9.2% of the population unemployed compared to 6.7% in Central Coast LGA and 5.7% in Greater Sydney.

Household tenure

- The population of the study area and broader Central Coast LGA is characterised by low levels of renting and high levels of home ownership.
- A third (33.77%) of houses within the study area are owned outright, which is consistent with the Central Coast LGA (34.7%) and higher than Greater Sydney (27.7%).
- Fewer people are renting in the study area (27.3%) and Central Coast LGA (26.8%) compared to Greater Sydney (32.6%).

Cultural diversity

- The study area has low levels of cultural diversity, which is consistent with the Central Coast LGA.
- A large portion of the study area (88.0%) and the Central Coast LGA (78.8%) were born in Australia, compared to 57.1% across Greater Sydney.
- More than 90% of the population within the study area (94.94%), Central Coast (88.4%) speak only English at home, compared to (58.4%) across Greater Sydney.

Car Ownership

- The study area has high levels of multiple car ownership, with more than 40% of all households owning 2 cars and nearly 20% owning 3 or more.

5.1. POPULATION PROJECTIONS

Population projections are based on Forecast.id analysis for the Central Coast LGA. The area is expected to experience moderate population growth, increasing by 23.65% from 335,309 people in 2016 to 414,615 people in 2036.

Overall, the Central Coast LGA will continue to be an area of families with children. However, there will also be a growth in the aging population, with more people over the age of 60 compared to Greater Sydney.

Key characteristics of the future Central Coast LGA population are:

- Youth and families will continue to characterise the LGA population, with 18.4% of the population expected to be aged between 0 – 14 years in 2036 and 18.2% aged 35 – 49 years.
- The area will have an increasingly older population, with the following age brackets experiencing the largest growth between 2016 to 2036: 75-79 (61.9%), 80-84 (72.3%), 85+ (69.7%). More than 29.6% of the population will be aged over 60 years.
- Household size will decrease reflecting an aging population and change housing type, with more apartments entering the market.

6. STAKEHOLDER AND COMMUNITY CONSULTATION

Urbis Engagement was engaged by The Club to undertake stakeholder and community engagement to invite feedback on the Planning Proposal and overall vision for the Club, and to inform the finalisation of the proposed Concept Plan for lodgement.

Community and stakeholder engagement was undertaken from October 2018 to November 2018 and involved a range of activities including:

- A doorknock with near neighbours (approximately 30) along Wentworth Avenue, Barton Road, Denman Street, the Pacific Highway and Wye Road.
- Distribution of a newsletter to approximately 10,000 residents, 200 business and 30,000 club members.
- Briefings with:
 - Neighbouring State Member for Swansea, Yasmin Catley, on 29 October 2018
 - Federal Member for Shortland, Pat Conroy, on 31 October 2018
 - Briefing notes were also provided to Central Coast Councillors, State Member for Wyong, David Harris, and Federal member for Dobell, Emma McBride. These were provided on request in lieu of briefings offered to these stakeholders.
- A three hour community Open Day held at the Club on 3 November 2018, attended by more than 60 people including a number of Central Coast Councillors.
- Additional feedback channels comprising of a dedicated project email and 1800 phone number.

6.1. KEY FEEDBACK

Key themes which emerged from this feedback included:

Overall Comments

- There was positive support for the strategic vision of the Club and the offer of more services on the northern end of the central coast.

Seniors Living

- There was strong support for seniors living, and the co-location of supporting facilities and services
- There was a keen interest in the availability, timeframe and cost of seniors living apartments.

Traffic and access

- All participants, in particular Residents of Wentworth Ave, supported the proposed access to and from the Club via the Pacific Highway.

Sports and recreational facilities

- Many participants suggested that the Concept Plan consider the inclusion of a heated pool.
- There was support for the current sporting fields to be maintained in some form.
- Support for general indoor and outdoor sporting facilities was expressed
- There was a desire for more activities for young children to be reflected in the Concept Plan.

Community facilities and services

- There was support for the range of community facilities and services shown in the Concept Plan.
- Several people offered new suggestions such as a men's shed, a tribute to local Indigenous culture and a mentoring program for returned ex-service men and women that the Club could consider.

Economic development and jobs

- There was support for the inclusion of local jobs.
- There was some, limited concern raised about the potential impact on small local businesses.
- Health and wellbeing services
- There was broad support for the inclusion of health and wellbeing services outlined in the concept plan. In particular, ancillary services such as physiotherapy, massage and hydrotherapy were supported.

Hospitality

- There was support for the development of affordable and diverse hospitality options, ranging from fast food, to bistros, cafes and restaurants.
- There was support for the inclusion of fast food, both on the basis of a diversity of food options and local employment.

7. REVIEW OF TECHNICAL STUDIES

The following section provides a summary of the technical studies that were reviewed to inform this SIA.

Acoustic Assessment, Marshall Day (December 2018)

An Acoustic Assessment was prepared by Marshall Day to examine the acoustic impacts associated with the proposed rezoning and land uses, both on the site as well as on adjacent land uses. The report has assessed impacts in accordance with the requirements of the Liquor & Gaming NSW Standard Noise Conditions, NSW EPA Noise Policy for Industry Modelling, EPA, NSW Road Noise Policy (RNP), and SEPP (infrastructure) 2007 & DPE Interim Guidelines.

The report states noise impacts from new commercial and recreational uses would likely require few controls to address impacts to existing residential areas but would need to be managed to any new sensitive uses on the site (such as seniors living or tourist accommodation). In particular, the Noise Impact Assessment identified the following impacts:

- The existing resident at 130 Pacific Highway is likely to be impacted by higher noise recreational activities such as go-karting.
- Lot 7 of the seniors housing will have direct line of site to the RSL and Tourist Accommodation carparking and will require acoustic mitigation to provide internal amenity.
- Noise from the commercial car park and club operation is expected to impact on the seniors living accommodation and will likely require mitigation.

The Acoustic Assessment provides a number of recommendations which can be incorporated in future development of the site to mitigate potential noise impacts including noise barriers, screening, management controls, building treatments and building design. The Acoustic Assessment concludes that, based on the site designs and assumptions within the report, if the re-zoning for the site is approved, the site is capable of complying with relevant noise criteria.

Transport Impact Assessment, TTPP (December 2018)

A Transport Impact Assessment was prepared by TTPP to assess the carparking requirements of the site and provide an assessment of the traffic impacts of the Structure Plan (concept plan).

The Transport Impact Assessment identified the following:

- Based on an assessment of DCP parking requirements and cumulative parking demand for each proposed land use, the commercial and recreational land uses will generate a peak parking demand of 1,108 spaces.
- A parking provision of 1,244 spaces is proposed to accommodate the development which is above peak parking demand.
- The proposal is anticipated to generate a net increase of 928 vehicles per hour (vph), 1,040 vph and 1,347 vph to the road network in the morning, afternoon and Saturday peak periods.
- The Pacific Highway, Wyee Road and Scenic Drive intersection is currently operating at capacity. The addition of general background traffic growth and the proposed development traffic would put further pressure on the intersection.
- The volume of traffic at the Pacific Highway and Wentworth Avenue intersection is expected to be minimal due to the relocation of the club.
- The relocation of the club and associated resident turning traffic movements at Wentworth Avenue would improve safety and reduce the occurrence of accidents at the Pacific Highway and Wentworth Avenue intersection.
- The intersection of Ruttleys Road and Pacific Highway currently operates well with spare capacity. The intersection is anticipated to continue operating satisfactorily to year 2038 following completion of the full Doyalson Structure Plan.

- The proposed signalised access as part of the masterplan has been designed to operate at a Level of Service B (good with acceptable delays and spare capacity) following the completion of the full development.

Economic Impact Assessment, Urbis (December 2018)

An Economic Impact Assessment was prepared by Urbis to assess the level of employment that can be delivered on site through the proposed rezoning and to identify the broader economic impacts associated the proposed rezoning.

Based on data provided by The Club, there are currently 40 – 50 staff hired for each RAW Challenge event held twice a year on the subject site. There are 185 people employed by The Club, including 35 jobs in the gym and 150 jobs.

The Economic Impact Assessment identified the following economic benefits and future economic trends:

- The proposal could deliver up to 690 additional jobs across the subject site, taking into account the displaced jobs at the existing Club premises at 90 Pacific Highway. This compares to an estimate of between 259 and 519 jobs on site in the North Wyong Shire Structure Plan under the proposed long term development of the site as employment land.
- Employment uplift at the proposal to equate to approximately 2.3% of the 29,500 additional jobs projected for the LGA by 2036, and around 5.6% of the additional 2,600 additional tourism and recreation jobs projected for the LGA by 2036.
- The proposed 100 seniors living units, housing an estimated 156 seniors, could generate up to \$2.4 million in expenditure in 2025 based on current spending of Central Coast LGA residents.
- Moderate growth in Central Coast LGA jobs that is not keeping pace with population growth in the region, resulting in more residents commuting for work.
- Increasing demand for skilled and knowledge workers, in sectors such as financial, professional, health care services and construction.

Based on the above, as well as additional findings contained within the report, the Economic Impact Assessment concludes the proposal can make a positive contribution towards employment and economic conditions in the Central Coast LGA.

Preliminary Site Investigation, GHD (December 2018)

A Preliminary Site Investigation has been undertaken to identify potential sources of contamination and to provide recommendations for further detailed site investigations, if required.

Potential sources of contamination have been identified at the site. These include:

- Storage of chemicals in un-bunded areas across several areas of the site
- Imported fill from unknown sources used for landscaping, building up sports fields and backfilling waterways
- Potential former industrial use at 110 Pacific Highway
- Uncontrolled dumping and stockpiles of waste materials located in several areas across the site
- Leaking irrigation systems
- Incinerator and associated coal bunker and ash/coke stockpile.
- In addition, the proximity of the site to Mannering Lake and the adjacent PFAS investigation area associated with Munmorah and Colongra Power Stations, indicate that off-site sources of contamination may exist.

The report recommended the following actions to be taken during the detailed design stage to determine whether any contamination exist at the site:

- A detailed site investigation (DSI) targeting the potential on-site contaminant sources to characterise the nature and extent of contamination at the site.

- Assessment of groundwater flow direction to identify whether contamination associated with the adjacent PFAS investigation has the potential to migrate to within the site boundaries

A hazardous materials (HAZMAT) survey on existing buildings to determine whether they contain potentially hazardous materials (i.e. asbestos) to inform management of these buildings during future redevelopment works undertaken at the site.

8. ASSESSMENT OF SOCIAL IMPACTS

The significance of potential positive and negative impacts of the project have been assessed by comparing the level of impact (low, moderate and high) against the likelihood (unlikely to very likely) of the impact occurring. For any impacts identified, consideration is also given to their potential contribution to cumulative impacts.

8.1. LEVEL OF IMPACT

The following criteria is used to assess the level of impact:

- **Duration** – The timeframe over which the impact occurs or the frequency of potential impacts.
- **Extent** – The geographical area or the number of people affected.
- **Severity** – Scale or degree of change from the existing condition as a result of an impact.
- **Sensitivity** – The extent to which people or an environment can adapt to or mitigate the impact.

8.2. LIKELIHOOD

The following outlines a matrix for understanding the likelihood of an impact:

- **Unlikely** that the impact will occur throughout the project lifecycle
- **Likely** that the impact will occur throughout the project lifecycle
- **Very likely** that the impact will occur throughout the project lifecycle

8.3. STAKEHOLDER MAPPING

Identifying stakeholders who may be impacted by a proposal is an essential process to understanding and assessing the level of impact generated by the development. Potential stakeholders are summarised in **Table 2** and were identified through a desktop analysis.

Table 2 – Stakeholder identification

Stakeholder group	Stakeholders	Impact
Community	<ul style="list-style-type: none"> • Surrounding local residents, particularly Wentworth Avenue • Central Coast LGA residents • Over 55 years old population in the Central Coast 	<ul style="list-style-type: none"> • Potential change to local amenity during construction and operation. • Increased access to recreational and community facilities. • Potential increased pressure on local infrastructure. • Potential increase for local employment opportunities. • Increased availability of seniors living housing.
The Club	<ul style="list-style-type: none"> • Club Members • RSL Sub Branch members and operations 	<ul style="list-style-type: none"> • Potential disruption to amenity and services during construction and relocation.

Stakeholder group	Stakeholders	Impact
Surrounding services	<ul style="list-style-type: none"> • Existing local business in Doyalson 	<ul style="list-style-type: none"> • Potential concern for the economic impact on small local businesses. • Potential for increased spending generation in local area from incoming residents.
Government	<ul style="list-style-type: none"> • Central Coast Council 	<ul style="list-style-type: none"> • Increased availability of seniors living housing and on-site facilities. • Suitability of proposal with surrounding local context.

9. SOCIAL IMPACT ASSESSMENT

The following section provides an assessment of the relevant potential impacts based on the criteria outlined in **Section 8**.

9.1.1. Access to seniors housing

Description of impact	Impacted groups
Improved access to seniors housing, to help meet existing and future demand.	Over 55 years old population in the Central Coast LGA
Assessment of the impact	
<ul style="list-style-type: none"> Central Coast LGA is expected to experience an ageing population. The number of people aged 55 years and over will increase by 36,302 persons from 2016 to 2036, representing 35.2% of the LGA population. The proposal will provide approximately 110 seniors living dwellings which have access to a range of on-site recreational, community, health and amenity services. The proposal is located in a location that is connected to range of other services in Lake Haven and Wyee via the public bus network. The proposal aims to facilitate positive social connections between community groups of all ages through the co-location of multi-generational uses such as the child care and Central Park with the seniors living. The proposal aligns with the Central Coast Community Strategic Plan to increase housing diversity and provide new housing supply in locations with access to community facilities, green space and public transport. 	
Management measures	
<ul style="list-style-type: none"> None identified 	
Summary of impact	
The proposal will deliver a long-term positive impact by improving access to appropriate housing for seniors in the Central Coast LGA and to help meet the projected growth in people over 55 years.	

9.1.2. Improved access to local services and facilities

Description of impact	Impacted groups
Improved access to local community services and medical and recreational facilities.	Central Coast LGA residents. Surrounding local residents.
Assessment of the impact	
<ul style="list-style-type: none"> The Central Coast LGA is expected to experience moderate population growth increasing by 23.65% from 2016 to 2036 (an increase of 79,306 persons). Population projections indicate the LGA will have two distinct age groups – families and retirees – which is expected to place additional demand on recreational and health and wellbeing services. 	

- Community facilities and services are limited in the local area. The Club is the major community service provider within 2km of the site and there are no other community facilities within 2km. Community facilities are typically located in larger centres with only three located in 10km.
- Medical centres are also limited, with no health facilities within 2km of the site and 9 within 5km.
- Consultation also indicates there are limited services in the area, with strong support for the provision of more services on the northern end of the Central Coast.
- The proposal includes several services which will be available to the public including a medical centre, child care centre, wellness and fitness centre, go-kart track, recreational warehouse and an outdoor obstacle course. The new club facilities will also have function rooms to hire and will continue to provide associated social services offered by the RSL club.

Management measures

- None identified.

Summary of impact

The proposal will deliver a long term positive impact to residents in the local community by increasing the availability of local services and facilities in the suburb.

9.1.3. Increased employment and economic opportunities

Description of impact	Impacted groups
Net increase in employment opportunities facilitated by the proposal.	Central Coast LGA residents. Existing local businesses.
Assessment of the impact	
<ul style="list-style-type: none"> • Unemployment rates are high within the study area (2km radius from the site) with 9.2% of the population unemployed compared to 6.7% in the Central Coast LGA. • Forecasted economic trends indicate that moderate growth in Central Coast LGA jobs is not keeping pace with population growth in the region, resulting in more residents commuting for work. • The Club premises currently employ 185 people, including 150 jobs in the Club and 35 jobs in the gym. Approximately 40 – 50 staff are hired twice a year for the RAW Challenge event. This is the only employment generated on the site. • The Economic Impact Assessment considers the proposal could deliver up to 920 jobs, reflecting a net uplift of 690 additional jobs across the site. • The proposal aligns with the Central Coast Regional Plan to grow more local employment opportunities on the Central Coast. • Community consultation indicated there was some limited concern raised about the potential impact on small local businesses. • The Economic Impact Assessment identified the seniors living units, housing an estimated 156 seniors, could generate up to \$2.4 million in expenditure in 2025. 	
Management measures	

- The Club is communicating its plans early and staging delivery of the concept plan across 12 years to allow for people or businesses to be informed and make alternative plans if required.

Summary of impact

The proposal will deliver a long term positive impact by significantly increasing the availability of local jobs within the Central Coast LGA and providing more opportunities for local economic spending.

9.1.4. Change in residential amenity and character

Description of impact	Impacted groups
Change to the current residential amenity and character of the local area.	Residences on Wentworth Avenue and 130 Pacific Highway.
Assessment of the impact	
<ul style="list-style-type: none"> • The Club is currently located at 49 – 65 Wentworth Avenue and 80 – 90 Pacific Highway and is boarded by residents on Wentworth Avenue to the south and Pacific Highway to the east. • The proposal seeks to relocate the club operations further north to 100 – 120 Pacific Highway, Doyalson. This site currently contains cleared and level land, as well as the Raw Challenge Obstacle Course and associated facilities. • The proposal will intensify the use of the site but will also provide greater separation between residents at Wentworth Avenue from the Club operations. • A dwelling is located to the rear of the proposal at 130 Pacific Highway next to the proposed go-kart track. The amenity at this dwelling is most likely to be impacted by the proposal. • The Acoustic Assessment considered noise impacts from the proposal would require few controls to address existing residential areas. Noise impacts are most likely to be experience by new sensitive uses on site (e.g. the seniors living or tourist accommodation). • The Acoustic Assessment provides several noise mitigation measures to manage impacts, including several relating to the go-kart operation. Based on the implementation of this recommendations, it is considered the site is capable of complying with relevant noise criteria. 	
Management measures	
<ul style="list-style-type: none"> • Noise generating activities, including the Club operation and proposed land uses, are located away from dwellings on Wentworth Avenue, where the majority of the surrounding residential population resides. • Implementation of the noise mitigation measures as outlined in the Acoustic Assessment Report. 	
Summary of impact	
<p>The proposal will intensify the use of the site but will provide greater separation between residents on Wentworth Avenue from the Club operations. Amenity and noise impacts are considered most pronounced for the dwelling at 130 Pacific Highway. Based on the recommendations in the Acoustic Assessment, it is considered that this impact can be managed subject to future assessment during the detailed DA stage.</p>	

9.1.5. Increased pressure on local infrastructure and services

Description of impact	Impacted groups
Increased demand on local transport infrastructure, health and general services.	Users of the road network. Residents and businesses.
Assessment of the impact	
<ul style="list-style-type: none"> • The site is located in a relatively small population area. The study area (2km radius from the site) had a population of 6,450 in 2016. • The proposal includes plans for approximately 110 senior living dwellings and tourist accommodation for a 102 room hotel and 72 villa style accommodation. This is expected to introduce a significant number of people, both residents, staff and visitors, into the local area. • Incoming residents and tourists are likely to require regular access to transport facilities, amenities, retail, food and general support services. Senior living residents are also expected to require regular access to medical and social support services. • The Pacific Highway, Wyee Road and Scenic Drive intersection is currently operating at capacity. The Traffic Impact Assessment expects the proposal will place further pressure on this intersection. • The volume of traffic generated by the proposal is expected to be accommodated adequately at the other major intersections surrounding the site. 	
Management measures	
<ul style="list-style-type: none"> • The proposal includes several on-site services to meet the needs of the incoming population including a medical centre, child care centre, wellness and fitness centre, recreational facilities and open space. • Incoming residents and visitors will have access to on site Club services including cafes, restaurants and function space. • Planned provision of 1,224 parking spaces which is higher than the expected peak parking demand (1,108 spaces). • Proposed signalised access on Pacific Highway at the main site entrance which has been designed for the intersection to operate at a Level of Service B (good with acceptable delays and spare capacity) at the completion of the full development. • Relocation of the club and associated resident turning traffic movements at Wentworth Avenue would improve safety and reduce the occurrence of accidents at the Pacific Highway and Wentworth Avenue intersection. 	
Summary of impact	
<p>The proposal will result in a significant number of residents, staff and visitors accessing the site. The needs of this incoming population will largely be met on site through the provision of on-site services, however demand on larger services including transport, hospital and retail services are likely to increase.</p>	

10. CONCLUSION

This Social Impact Assessment (SIA) has been undertaken to assess the potential positive and negative impacts of the proposal.

Based on the assessment in this report, it is expected that the proposal will deliver a long-term positive impact for Central Coast LGA residents by increasing access to local services and employment opportunities, as well as delivering appropriate housing in well connected environment.

However, a change in amenity is expected to be experience by existing residents at 130 Pacific Highway which should be managed where appropriate.

10.1. RECOMMENDATIONS

Based on the assessment in this SIA, it is recommended the following additional management measures are considered:

- Preparation of a noise impact study during the detailed development application phase to reduce noise impacts to residents at 130 Pacific Highway. Ongoing consultation with this resident should also be considered during this process.
- Preparation of a local employment strategy to provide employment opportunities to the local area where appropriate.
- Ongoing consultation with residents and local businesses in future planning for the site.
- Any future changes to liquor and gaming use in the Club operations will be subject to further assessment as required by the Office of Liquor and Gaming.

DISCLAIMER

This report is dated 17 December 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Doyalson Wyee RSL Club (**Instructing Party**) for the purpose of Social Impact Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHICS

Table 3 – Demographic Data

Data Item	Study Area (2km)	Central Coast (LGA)	Greater Sydney (GCCSA)
Total Population	6,397	327,740	5,029,768
Male (%)	N/A	48.4	49.3
Female (%)	N/A	51.6	50.7
Age Distribution (%)			
Aged 0-4	6.91	5.9	6.4
Aged 5-9	7.31	6.4	6.4
Aged 10-14	7.26	6.2	5.8
Aged 15-19	7.69	6.1	6.0
Aged 20-24	6.66	5.5	7.1
Aged 25-29	5.9	5.2	7.9
Aged 30-34	5.71	5.5	8.1
Aged 35-39	5.9	5.6	7.4
Aged 40-44	6.67	6.4	7.1
Aged 45-49	6.81	6.6	6.7
Aged 50-54	5.52	6.7	6.3
Aged 55-59	5.88	6.7	5.8
Aged 60-64	5.32	6.2	5.0
Aged 65-69	5.31	6.1	4.4
Aged 70-74	4.28	5.1	3.3
Aged 75-79	3.52	3.8	2.4
Aged 80-84	1.93	2.8	1.8
Aged 85+	1.44	3.1	2.0
Country of Birth and Indigenous Identification (%)			
Australia born	88.04	78.8	57.1
Overseas born	11.96	21.2	36.7
Aboriginal and Torres Strait Islander population	1.0	3.8	0.21

Language Spoken at Home (%)			
English only	94.94	88.4	58.4
Non-English	5.06	8.3	35.8
Weekly Household Income (%)			
Negative/Nil income	1.3	0.9	1.9
\$1-\$149	0.15	0.5	0.7
\$150-\$299	1.8	0.7	1.8
\$300-\$399	2.85	0.8	2.4
\$400-\$499	9.1	3.1	4.9
\$500-\$649	6.3	3.3	3.4
\$650-\$799	11.96	9.1	5.5
\$800-\$999	8.0	7.1	5.4
\$1,000-\$1,249	11.01	8.7	6.9
\$1,250-\$1,499	10.06	8.5	6.4
\$1,500-\$1,749	7.65	6.6	5.6
\$1,750-\$1,999	6.85	6.6	5.5
\$2,000-\$2,499	10.31	12.1	11.1
\$2,500-\$2,999	5.5	7.9	7.1
\$3,000-\$3,499	2.7	4.7	5.1
\$3,500-\$3,999	2.1	3.0	5.3
\$4,000 or more	2.35	5.2	2.7
Car Ownership (%)			
0 Cars	4.22	6.9	10.7
1 Car	39.66	36.6	35.4
2 Cars	40.92	35.0	31.1
3+ Cars	19.66	17.4	14.9
Household Structure (%)			
Couples with no children	33.72	38.1	22.4
Couples with children	41.00	41.3	35.3

One parent families	24.52	19.2	10.4
Other families	0.76	1.4	1.3
Group	3.3	3.1	4.7
Lone Person	21.63	26.4	21.6
Housing Tenure (%)			
Fully owned	33.77	34.7	27.7
Mortgage	41.78	34.0	31.5
Renting	27.3	26.8	32.6
Tenure type not stated - Not stated	N/A	1.4	7.4
Other tenure type	N/A	3.0	0.8
Mortgage and Rent			
Median mortgage repayments (\$/monthly)	\$1,563	\$1,750	\$2,298
Median rent (\$/weekly)	\$348	\$350	\$443
Labour Force (%)			
% Unemployed	9.22	6.7	5.7
Labour Force Participation	58.98	45.6	61.7
Occupation (%)			
Managers	8.46	11.2	13.3
Professionals	8.77	18.6	25.5
Technicians & trades workers	15.17	15.5	12.2
Community & Personal Service Workers	15.25	12.4	8.8
Clerical & Administrative Workers	12.96	13.7	16.2
Sales Workers	11.93	10.6	9.0
Machinery operators & Drivers	11.3	6.0	5.7
Labourers	16.16	10.4	7.3

Tertiary Education (%)			
Bachelor Degree or Higher	5.26	14.0	24.1
Advanced Diploma or Associate Degree	5.95	9.2	9.0
Highest Level of Schooling Achieved (%)			
Year 9 or Below	18.99	9.6	8.9
Year 10 or Equivalent	40.0	15.5	17.1
Year 11 or Equivalent	7.79	3.8	5.0
Year 12 or Equivalent	32.43	13.0	60.0
Did not go to School	0.18	0.3	1.4
Dwelling Structure (%)			
Separate House (%)	98.15	78.5	55
Semi-detached (%)	1.58	12.7	20
Flat, Unit or apartment (%)	0.14	7.6	23

Source: 2016 ABS Census Data.

APPENDIX B POPULATION PROJECTIONS

Table 4 – Population projections

Central Coast LGA	Year					
	2016	2021	2026	2031	2036	% Change 2016-2036
Aged 0 to 4	20,647	21,803	22,659	23,729	24,968	20.9
Aged 5 to 9	21,799	22,348	23,507	24,621	25,810	18.4
Aged 10 to 14	20,765	22,723	23,476	24,661	25,813	24.3
Aged 15 to 19	20,623	20,981	22,615	23,486	24,632	19.4
Aged 20 to 24	19,535	19,779	20,376	21,798	22,783	16.6
Aged 25 to 29	18,755	19,513	20,094	21,039	22,328	19.1
Aged 30 to 34	19,021	20,089	21,024	21,974	23,070	21.3
Aged 35 to 39	19,016	21,347	22,513	23,647	24,781	30.3
Aged 40 to 44	21,423	21,254	23,067	24,302	25,534	19.2
Aged 45 to 49	21,914	21,891	21,999	23,628	24,828	13.3
Aged 50 to 54	22,122	22,067	22,255	22,569	24,077	8.8
Aged 55 to 59	22,072	22,421	22,427	22,793	23,261	5.4
Aged 60 to 64	20,133	22,499	22,930	23,170	23,746	17.9
Aged 65 to 69	19,766	20,434	22,587	23,248	23,728	20.0
Aged 70 to 74	16,339	19,003	19,804	21,892	22,727	39.1
Aged 75 to 79	12,338	14,670	16,973	18,000	19,983	61.9
Aged 80 to 84	8,899	10,388	12,287	14,199	15,332	72.3
Aged 85 +	10,142	11,705	13,332	15,263	17,214	69.7
Total persons	335,309	354,915	373,925	394,019	414,615	23.65
Change	-	19,606	19,010	20,094	20596	-
Growth rate (%)	-	5.85%	5.36%	5.37%	5.23%	-

Central Coast LGA	Year					
	2016	2021	2026	2031	2036	% Change 2016- 2036
Couple families with dependents	37,872	39,496	41,152	43,103	45,225	19.4
Couples without dependents	37,602	41,395	44,290	47,087	49,739	32.3
Group households	3,598	3,738	3,925	4,127	4,332	20.4
Lone person households	34,155	35,979	38,552	41,089	43,710	27.9
One parent family	16,470	17,108	17,831	18,661	19,550	18.7
Other families	3,169	3,363	3,540	3,727	3,917	23.6

Source: Forecast.id

APPENDIX C

SOCIAL INFRASTRUCTURE AUDIT

Table 5 – Existing social infrastructure within 20km of site

No	Name
A	Sports and recreation facility
A1	Lake Munmorah Netball Courts
A2	LakeSpa Wellness Centre
A3	Central Coast Gymnastics Academy
A4	Charmhaven Aqua Centre
A5	Tunkuwallin Tennis & Sports Club
A6	Gwandalan Bowling Club
A7	Toukley Sailing Club
A8	Hamlyn Terrace Community Centre
A9	Wyongah Tennis Courts
A10	The Breakers
A11	Alinta Gymnastics
A12	Pro Dive Central Coast
A13	Berkeley Vale Aquatic Centre
A14	Martial Arts Centre
A15	Belmont Golf Course
B	Community facility
B1	Summerland Point Community Hall
B2	Tunkuwallin Community Hall
B3	The Entrance Neighbourhood Centre
B4	Warnervale Family & Community Centre
B5	Young Parents Hub
B6	Central Coast Community Legal Centre
B7	Wyong Shire Council
B8	Chittaway Community Hall
B9	The Entrance Community Centre
B10	RSL Library & Museum
C	Childcare facility
C1	Northlakes Pre-School And Children's Centre
C2	Goodstart Early Learning Blue Haven
C3	Blue Haven Jelli-Beanz Kindergarten
C4	Developing Dreams Early Learning Centre
C5	Budgewoi Jelli-Beanz Kindergarten
C6	Lake Munmorah Pre-School
C7	Bambini Pre-School (Buff Point) Pty. Ltd.
C8	Mission Australia Early Learning Services Ltd Mannering Park
C9	Diocese of Broken Bay Early Learning Centre - Lake Munmorah
C10	Goodstart Early Learning Lake Munmorah
C11	Spotted Frog Kindergarten
C12	Budgewoi/Halekulani Pre-School Kindergarten
C13	Kids Haven Pre-School And Long Day Care Centre
C14	Warnervale Wallabies Pre-School
C15	Dinky Di Childrens Learning Centre
C16	Wye Child Care Centre
C17	Goodstart Early Learning Woongarra
C18	Kids Academy Warnervale
C19	Shining Star Pre-School
C20	Gwandalan Pre-School
C21	Kindy Kollege
C22	Kids Academy Woongarra
C23	Kanwal Preschool And Children's Centre Kanwal
C24	Possum Magic Cottage
C25	Gorokan Pre-School
C26	Gumnut Grove Preschool (Gwandalan)
C27	Play To Learn Early Learning Centre
C28	Strawberry Patch Care & Learning Centre CLOSED
C29	Karinya Preschool And Children's Centre Toukley
C30	Toukley Public School
C31	Toukley Pre-School Kindergarten
C32	Active Littlies Child Care Centre
C33	Mirrabooka Early Childhood Centre
C34	Kindy Patch Bonnells Bay
C35	Nords Wharf Community Pre-School
C36	Juniors at Wadalba
C37	Dinky Di Childcare
C38	Mission Australia Early Learning Services Ltd Cooranbong
C39	Arcadia Vale Care And Early Education Centre
C40	Avondale Early Learning Centre
C41	Mission Australia Early Learning Services Ltd Woodbury Park
C42	Goodstart Early Learning Tuggerah
C43	The Entrance Public School
C44	Kids Korner Tuggerah
C45	The Entrance Pre-School Kindergarten
C46	Glenning Valley Child Care Centre
C47	Rathmines Preschool
C48	Long Jetty Pre-School
C49	Tom Stone Preschool And Children's Centre Berkeley Vale
C50	Little Souls Early Learning Centre
C51	Marks Point Pre-School
C52	Ourimbah Follyfoot Farm Child Care Learning Centre
C53	Berkeley Vale Pre-School
C54	Noah's Ark Care & Learning Centre
C55	Carey Bay Pre-School
C56	Killarney Vale Pre-School Kindergarten
C57	Jowen Pre School Kindergarten
D	Health facility
D1	NHS Australia Medical Centre
D2	Northlakes Medical Centre
D3	Lake Munmorah - Coastal Lakes Medical Practice
D4	Chain Valley Bay Community Centre
D5	Southlakes Medical Group
D6	Lake Munmorah Doctors' Surgery
D7	Lake Munmorah Health Specialists
D8	Budgewoi Medical Centre
D9	Tristar Medical Group Wye
D10	Chris Strong Dental Surgery
D11	Lake Haven - Coastal Lakes Medical Practice
D12	Family Care GP

D13	Wallarrah Bay Medical Centre
D14	Kanwal Village Medical Centre
D15	Toukley Specialist Medical Centre
D16	Toukley Specialist Medical Centre
D17	Angela Green Podiatry
D18	Toukley Community Health Centre
D19	Hammond Road Medical Centre
D20	Super Clinic
D21	Wyong Shire Skin Cancer Clinic
D22	Waratah Medical Services
D23	Wyong Hospital
D24	I-MED Radiology
D25	Catholic Healthcare Our Lady of Loreto Gardens
D26	William Cape Gardens
D27	Kanwal Family Practice
D28	Wyong Health Centre
D29	Magnolia Monar
D30	Wadalba Medical Center
D31	Northern Women's Health Centre
D32	Swansea Medical Centre
D33	Wyong Family Practice
D34	Wyong Family Practice
D35	Eastlakes Medical Centre
D36	Mariners Medical
D37	Ramanathan Mythily Dr
D38	Swansea Channel Practice
D39	Practice at The Bay
D40	Tuggerah Medical Centre
D41	Coastal Health Medical Centre
D42	The Entrance Medical Centre
D43	Chittaway Bay Medical Centre
D44	Westlakes Medical Centre
D45	Jetty Medical Centre

D46	Berkeley Vale Medical Centre
D47	Family Doctor Medical Centre
D48	Jetty Medical Centre
D49	NSW Medical Centre
D50	Killarney Vale Physiotherapy & Sports Injury Cent*
D51	Killarney Vale Medical Centre
E	Aged care facility
E1	Wye Point Lifestyle Community camelia
E2	Opal Norah Head
E3	Toukley Aged Facility
E4	Norah Head Nursing Home
E5	SOS Nursing & Home Care Service
E6	Toukley Aged Care
E7	Warnervale Self Care Units
E8	Starrett Lodge Aged Care Facility
E9	RSL LifeCare Lakefront Retirement Village
E10	Arcare Kanwal Aged Care
E11	Vietnam Veterans Keith Payne Hostel
E12	Principal Aged Care
E13	Opal Glenmere
E14	Southern Cross Tenison Apartments
E15	Southern Cross Care Tenison Residential Aged Care
E16	Bungree Aboriginal Association Inc
E17	Compass Housing Services Central Coast
E18	Opal Berkeley Village
E19	Berkeley Village Residential Faci
E20	Opal Killarney Vale
E21	Anglican Care Carey Bay Gardens
E22	Killarney Vale Residential Facility



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