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## Social and Economic Impact Assessment

### 313 Magpie Lane Galambine

**Property:**

113 Magpie Lane, Galambine  
Lot 1 in Deposited Plan 174385 and  
Lot 1 in Deposited Plan 1003242

**Date:**

February 2024

# Document Control Sheet

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Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft	26/02/2024	RD/LN	SBL

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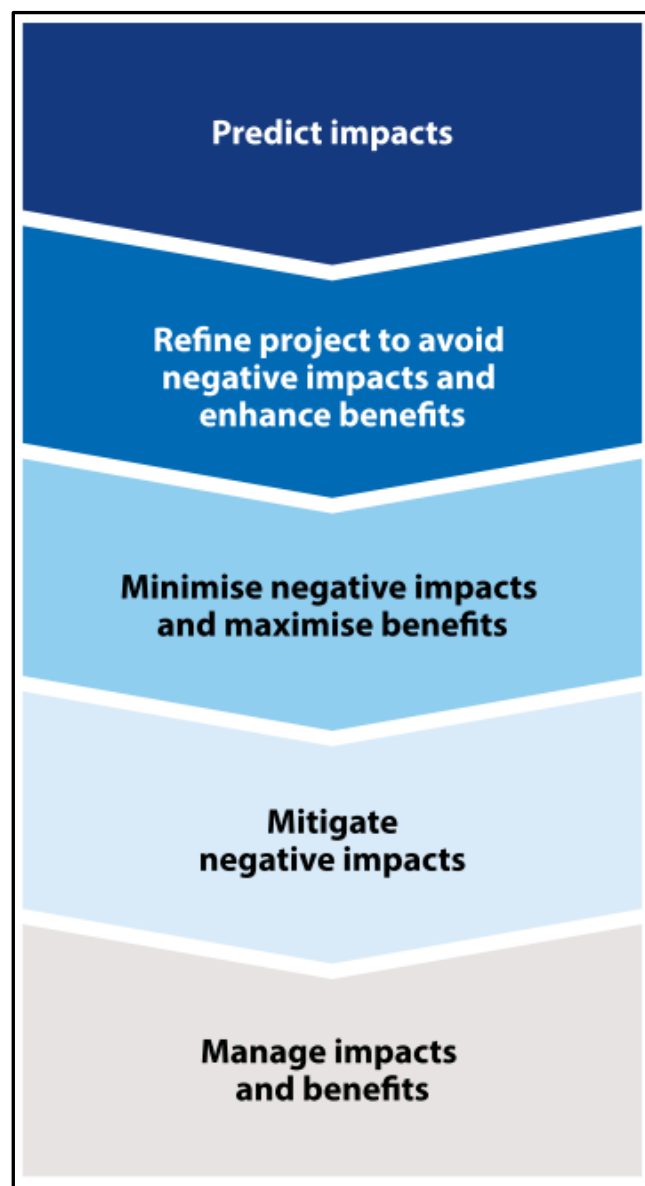
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# 1.0 Introduction

This Social Impact Assessment (SIA) has been prepared in response to Council's feedback during a pre-development application meeting held for the proposal on 2 December 2022. A SIA assists in predicting and assessing the social consequences of a proposal on groups of people and their lifestyle, life chances and culture etc.

This SIA is prepared in response to the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's Social Impact Assessment Guideline (Feb 2023). The Guideline sets out the framework to identify and manage social impacts as identified in **Figure 1**. The first phase of a SIA involves scoping and initial assessment, refining and planning, The second phase assesses identified issues then finalises responses and management measures which can, depending on the type of proposal, be just a few pages. The third phase occurs post-approval and verifies and refines how social impacts are managed depending on conditions of consent or approval (if applicable).



**Figure 1: Managing Social Impacts**  
 (Source: Social Impact Guideline).

## 2.0 Regional and Local Context

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As established, the site is located within the Mid-Western Regional Local Government Area (LGA), located in the Central West of NSW. The Central West includes many historic towns, including those in the subject LGA, such as Mudgee and Gulgong, which are located within proximity to the site.

Mudgee is located to the southeast of the site. Mudgee has a rich pastoral history which is reflected in its heritage streetscapes, consisting of wide and tree-lined streets. Mudgee is known for its wine country and is the third-largest grape-producing region in NSW. There is a heavy focus on tourism around the town and the region more broadly, with a diverse mix of wineries, restaurants, galleries and museums, and heritage more generally spread throughout the region.

Gulgong is located to the northeast of the site. Gulgong is a historic gold mining town, which is considered to be historically very well preserved, with a main street that has been largely unchanged since the 1800s. The town's claim to fame is that it is the home of famous Australian bush poet, Henry Lawson. Gulgong is also located in proximity to several wineries and contributes to the tourism of the area through its historic significance.

The site is located within proximity to two of the largest tourism-based towns of the Central West. It is considered that the proposed development is well suited to the area based on the regional and local context.

## 3.0 Proposed Development

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The proposed development is for the purposes of a caravan park, comprising:

- 147 short-term sites situated in the northern portion of the site, including 3 amenities blocks, and an office and activities building;
- 240 long-term sites situated in the southern portion of the site, including 2 community centres and an office and activities building;
- An internal road network, including main access to the site via Magpie Lane, and two one-way emergency exits, one onto Guntawang Road, and another further east along Magpie Lane from the main entrance. Internal access roads, vehicle parking spaces, vehicle cul-de-sacs, and boom gate entry and exit points to both the short and long-term areas are also proposed;
- Intersection upgrade works to the Guntawang Road/Magpie Lane intersection;
- Sewer and water infrastructure works;
- Landscaping works;
- Stormwater detention works; and
- Earthworks associated with the proposed development.

A Site Plan excerpt is included within **Figure 2**.

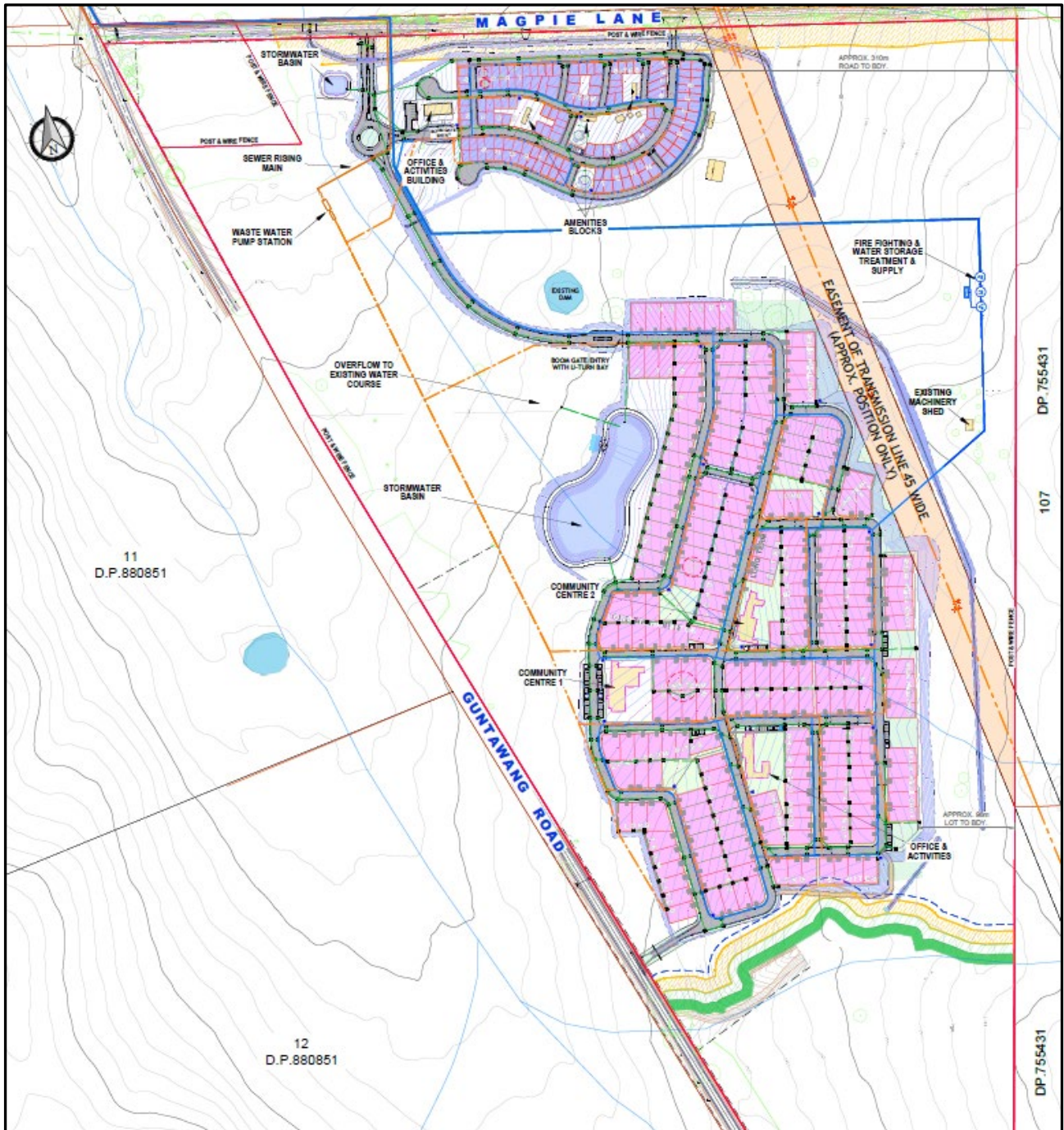


Figure 2: Site Plan Excerpt.



## 4.0 Strategic Context

The Mid-Western Regional Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land use planning in the Mid-Western Regional Council local government area (Region).

The LSPS outlines land use Planning Priorities and sets short, medium and long-term actions to deliver the Planning Priorities for the community.

To achieve the 20-year vision for the Mid-Western Region, the Council has identified 12 Planning Priorities to guide the focus of future strategic planning work within the Region. These 12 Planning Priorities are consistent with the applicable directions of the Central West and Orana Regional Plan and Council's Community Strategic Plan Mid-Western Region Community Plan – Towards 2030.

The proposal is considered to be especially consistent with regard to the following planning priorities-

- Planning Priority 2, to make available diverse, sustainable, adaptable and affordable housing options through effective land use planning; and
- Planning Priority 4, is to provide infrastructure and services to cater for the current and future needs of our community.

### **Planning Priority 2**

Planning priority 2 is centric on ensuring there is adequate housing within the LGA, specifically housing that is diverse, sustainable, adaptable and affordable. Planning Priority 2 notes that a diversity of housing is important to attract new residents to the Region and to ensure existing residents have a choice of housing to suit their needs as their circumstances change.

In the context of the proposal, the development is considered to be a direct representation of the achievement of planning priority 2. The proposal will deliver affordable, varied housing stock to the region, aligning with the idea that diversity of housing is important to attract new residents to the region. The proposed development is considered to contribute directly to such diversity and is consistent with the objectives and aims of planning priority 2.

### **Planning Priority 4**

Planning priority 4 is centric on the provision of infrastructure and services to cater for the current and future needs of our community. It is noted that well-planned infrastructure improves the functioning and liveability of communities across the Region. Infrastructure includes all the physical components that support communities such as water, sewerage, roads, and recreational and community facilities. As the Region changes and grows infrastructure must be provided in the right areas and at the right time in response to community needs.

The proposed development is considered consistent with planning priority 4 as it provides housing infrastructure to cater for the current and future needs of the community. A variation in housing stock, and housing stock that is supported by adequate infrastructure (e.g., both in terms of physical utility services- reticulated water and sewer), and on-site services (community buildings etc.), the proposal is considered to be a direct representation of the achievement of the objectives and aims of planning priority 4.

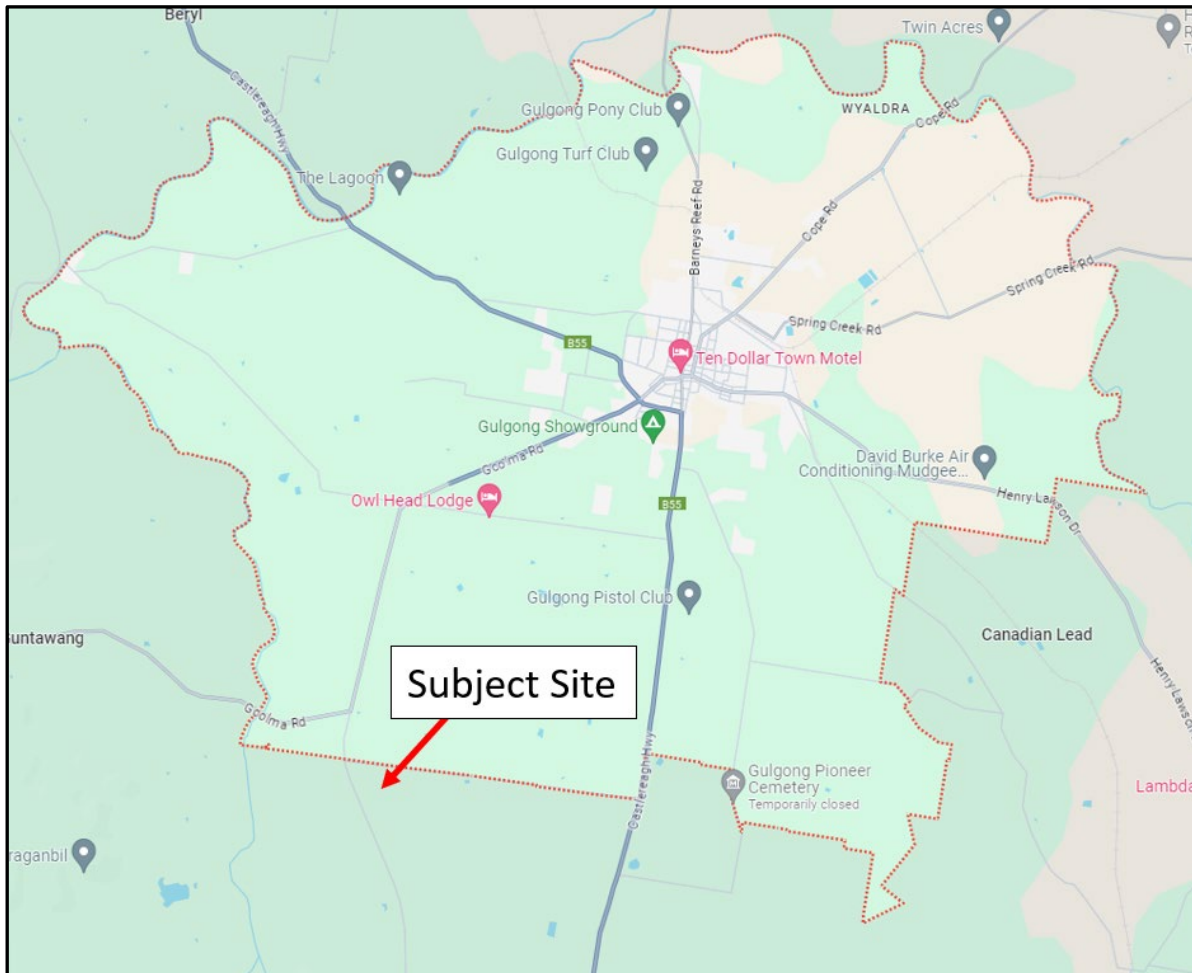
Generally speaking, it is considered that there is strategic merit to the proposal, and it is in keeping with the objectives and aims of the strategic documentation of the Mid-Western Regional Council more broadly.



## 5.0 Community Profile

### Study Area

The site is located within the suburb of Galambine but is on the border of the town of Gulgong (**Figure 3**) and approximately seven (7) minutes' drive from the town centre. As such, this social impact assessment considers the site as being a part of the Gulgong township.



**Figure 3: Locality Map.**

In 2021, the population of Gulgong was 2,680, constituting approximately 10% of the population share of Mid-Western Regional Council. The median age for Gulgong is 41 years of age which suggests there is an older, more established population. Council's *Mudgee and Gulgong Urban Release Strategy* (2023 update) demonstrates that over recent years a higher proportion of new residents are choosing to live in Gulgong than previously and that using 'observed growth' population projections from ABS data, Gulgong's population is predicted to grow by 722 people, or 1.2% growth per annum.

The Strategy also includes population impact assumptions as outlined in **Figure 4**.

**Table 18: Employment-generating project workforce: population impact assumptions**

Item	Assumption(s)
	It is assumed that the majority of the anticipated additional workforce would consist of workers who currently reside outside the MWR LGA, with the remainder sourced locally (during both the construction and operational phase).
<b>Local/non-local workforce</b>	Two scenarios have been considered for this assumption: <ul style="list-style-type: none"> <li>• <b>Low estimate:</b> 80 per cent of additional workforce would be non-local, 20 per cent would be local</li> <li>• <b>High estimate:</b> 90 per cent of additional workforce would be non-local, 10 per cent would be local.</li> </ul>
<b>Construction worker accommodation</b>	<ul style="list-style-type: none"> <li>• 90 per cent of non-local construction workers would be accommodated in purpose-built temporary worker accommodation.</li> <li>• 10 per cent of non-local construction workers would require accommodation in market housing.</li> </ul>
<b>Operational worker accommodation</b>	<ul style="list-style-type: none"> <li>• 100 per cent of non-local operational workers would require accommodation in market housing.</li> </ul>

**Figure 4: Population Impact Assumptions.**

The proposal includes 147 short-term sites and 240 long-term sites, the use of which will be broken into several different population categories. It is anticipated that the short-term sites will be tourism-based, whilst the long-term may accommodate longer-term residents and potentially transient-type workers. The proposed development is anticipated to be able to accommodate a variety of population types and is anticipated to fit in with the existing community profile and provide further variation in housing stock and accommodation. The proposal is also anticipated to provide housing for expected population growth and is anticipated to serve a variety of demographics.

## 6.0 Impact Analysis

Social impacts of the assessment have been assessed using the Department's Social Impact Assessment Guideline as outlined in **Table 1**. Levels of impact have been assessed using the Department's Guidelines which are: *minor, standard, detailed and not relevant*

Category	Level of Impact	Comment
<p><b>Way of life</b> Including how people live, how they get around, how they work, how they play, and how they interact each day.</p>	Minor	The proposal seeks to accommodate 147 short-term and 240 long-term sites which have the potential to affect people's way of life positively. It is anticipated that the persons who may be taking up residence in the proposed development will be subject to a greater sense of community, positively impacting how they interact each day.
<p><b>Community</b> Including composition, cohesion, character, how the community functions, resilience and people's sense of place.</p>	Standard	<p>The proposal will likely be utilised by tourist and non-local transient workers in a location that is not within walking distance of the Gulgong township. Services and facilities will be located on-site and where alternative facilities are required such as medical facilities, these can be provided by services in Gulgong township and the neighbouring regional town of Mudgee.</p> <p>The proposal will facilitate an increase in the local population; however, as services, facilities and recreation will be provided on-site it is not expected that residents on-site will result in an exponential increase or demand for existing recreational services in Gulgong or Mudgee.</p>
<p><b>Accessibility</b> Including how people access and use infrastructure, services, and facilities, whether provided by a public, private or not-for-profit organisation</p>	Standard	<p>The proposal will principally cater to tourists and workers residing in the area on a short- to long-term basis but not permanently, and who have arrived from outside the Gulgong area or LGA.</p> <p>As a result, it is anticipated that all residents will have a private use vehicle to arrive at the site and move about in the local area. In this regard, accessibility to infrastructure, services and facilities which are not provided on-site will be easily accessible from the Gulgong township which is located approximately 8 minutes drive away.</p> <p>The proposal will also upgrade the intersection of Magpie Lane and Guntawang Road which will provide a positive impact for the site and increased safety for the surrounding area.</p> <p>A Traffic Impact Assessment has been undertaken to this effect which supports this notion. Refer to <b>Appendix M</b> of the SEE for further information.</p>

<p><b>Culture</b> Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories and connections to Country, land, waterways, places and buildings</p>	<p>Minor</p>	<p>Due to the proximity of the site being 8 minutes' drive from the Gulgong, the site is not likely to have any adverse impact on the culture of the area whether indigenous culture or non-indigenous culture.</p> <p>The separation of short- and long-term residents and provision of facilities also enables a community network to develop for those utilising the longer-term sites, and allowing those who live there to form a connection with the place in which they reside.</p>
<p><b>Health and Wellbeing</b> Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health</p>	<p>Standard</p>	<p>A caravan park provides more affordable accommodation for persons from various walks of life.</p> <p>The proposal includes two community buildings. Community Building No.1 includes a multi-purpose room, amenities, heated pool, bar/café &amp; kitchen, and outdoor seating area.</p> <p>Community Building No.2 includes a multi-purpose room, bar/café &amp; kitchen, gymnasium, BBQ area and croquet &amp; lawn bowls area.</p> <p>Within the site, there are also extensive open-air areas for passive recreation.</p> <p>The proposed on-site amenities can adequately ensure that residents have sufficient opportunity to maintain good physical and mental health and well-being.</p> <p>An Operational Plan of Management for the caravan park sets out the rules and regulations and expected behaviours of the residents and visitors. A resident manager will also ensure that appropriate management of the site is maintained. This is included in <b>Appendix Y</b>.</p>
<p><b>Surroundings</b> Including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment and aesthetic value and amenity</p>	<p>Minor</p>	<p>Within the site will be extensive passive recreation areas which will provide an enhanced surroundings compared to vacant pasture land which characterises the broader area.</p> <p>Regarding public safety and security, the proposal will include separate boom gates for access to the short-term and longer-term sections of the site. A separate emergency exit is provided for both short- and long-term sites which will restrict everyday access by way of a chain link fence.</p> <p>The short-term site area will include shade areas amenities and BBQ facilities.</p>

<p><b>Livelihoods</b> Including people's capacity to sustain themselves through employment or business</p>	<p>Minor</p>	<p>The development is expected to cater principally toward non-local residents who are staying in the area for employment or tourist opportunities and as such people moving to the site will have employment already.</p> <p>Alternatively, it may provide accommodation for people employed by rural industries based on seasonal work, road and infrastructure projects including mining and future solar and wind farm developments, road and infrastructure.</p>
<p><b>Decision-making systems</b> Including the extent to which people can have a say in decision that affect their lives and have access to complaint, remedy and grievance mechanism.</p>	<p>Minor</p>	<p>Community Building 1 will have an office reception and it is anticipated that relevant persons will be available at all times to receive feedback on issues, if any, and be able to respond to issues.</p> <p>The LUCRA assessment addresses any potential or perceived conflict between land uses. The SoHI address any potential impacts on heritage items within the locality. Consequently, any development impacts can be managed and minimised following conditions of consent and any recommendations of reports.</p>

### Summary

The proposal will facilitate 147 short-term sites that will cater to tourists coming to the area and are unlikely to require specific services and facilities beyond what is to be provided for this component of the proposal at the site, being shade areas, open space recreation areas, BBQ and amenity facilities. This component of the proposal will assist with the provision of tourist accommodation and visitors to explore the region, supporting economic development and work for local tourist operations which will have a positive impact on the local economy.

The long-term sites which will be expected to be principally utilised by non-local workers who will be living in the area for unknown periods but are less likely to be permanent locals and the caravan park provides access to extensive on-site services and facilities to cater for day-to-day needs. As people are expected to utilise the site if local employment has already been secured, it is anticipated that residents will have access to a private use vehicle if other services, such as Allied health services, are required. The caravan park will contribute positively to the provision of affordable accommodation, enabling residents to secure housing in the larger towns and communities.

In consideration of the likely cohorts of people who will use the site and proposed on-site facilities, the site can be considered relatively self-sufficient and will not have any adverse impacts on the surrounding area including Gulgong township.

## 7.0 Conclusion

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In summation, it is anticipated that the development will result in positive outcomes, both socially and economically. The proposed development is anticipated to provide a form of affordable housing and is expected to cater to persons from all walks of life. The construction of the development itself is expected to contribute positively to the local economy, and the ongoing operation of the caravan park once established will have a similar effect.

Generally speaking, the proposed development is anticipated to be positive and is considered suitable for development approval in terms of social and economic considerations.