Social & Economic Impact Assessment
Windella Retirement Community
16 Denton Close, Windella, NSW

Mavid Development Pty Ltd

December 2023

AIGIS GROUP

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Abbreviations

ABS	Australian Bureau of Statistics
AED	Automated External Defibrillator
AHURI	Australian Housing and Urban Research Institute
ANEF	Australian Noise Exposure Forecast
BOCSAR	Bureau of Crime Statistics and Research (NSW)
BHI	Bureau of Health Information (NSW)
CCTV	Closed Circuit Television
CMP	Construction Management Plan
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
DPE	Department of Planning and Environment (NSW)
FACS	Department of Family and Community Services (NSW)
HIA	Housing Industry Association of Australia
HNEH	Hunter New England Health
ILU	Independent Living Unit
LEP	Local Environment Plan
LGA	Local Government Area
LHD	Local Health District
MCC	Maitland City Council
MHE	Manufactured Home Estate
NEH	New England Highway
NML	Noise Management Level
POA	Postal Area
PoM	Plan of Management
SA2	Statistical Area Level 2 (ABS)
SA3	Statistical Area Level 3
SA4	Statistical Area Level 4
SAL	Suburbs and Localities (ABS)
SEIFA	Socioeconomic Indexes for Areas (ABS)[1]
SEIA	Socioeconomic Impact Assessment
SES	Socioeconomic Status
SIAG	Social Impact Assessment Guideline (DPE)
URA	Urban Release Area

[1] Comprising: IRSAD (Index of Relative Socioeconomic Advantage and Disadvantage); IRSD (Index of Relative Social Disadvantage; IEO; Index of Education and Occupation; IER (Index of Economic Resources).

Contents

PART A – INTRODUCTORY MATERIAL

1 Project description material

1.1 Purpose of report

This report presents social and economic impact assessments for the proposed development of a Manufactured Home Estate (MHE), 'Windella Retirement Community', on land nominally described as 16 Denton Close and 10 River Road Windella, NSW. The report is part of the Development Application (DA) being lodged by the Applicant, Mavid Development. The site is located in the Maitland City Council (MCC) Local Government Area (LGA).

1.2 Project description

As stated in Section 1.1, the consolidated site comprises land with Title Reference Parcel 21597, DP553872, and known as 16 Denton Close, Windella; and land with Title Reference Lot 1, DP245953, known as 10 River Road, Windella. The project provides for the development of the site to accommodate 284 lots for the construction/installation of manufactured dwellings. The project also incorporates communal infrastructure for the use of residents, roadways and parking provision, other services infrastructure, and landscaping.

1.3 Approach to assessments

The MCC Development Control Plan (DCP) was referenced with respect to social and economic impact assessment for relevant projects proposed in the LGA. Section 2.2.1 of the DCP cites Section 4.15 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act), which provides for assessment of 'environmental, historical, social, and economic impacts' of projects. This report has been prepared to meet these general requirements.

1.3.1 Social Impact Assessment

In the absence of more detailed MCC guideline, the Social Impact Assessment (SIA) component of the report adopts relevant practice guidance from NSW Department of Planning and Environment (DPE) *Social Impact Assessment Guidelines for State Significant Projects* (SIAG) to the extent that this is relevant to the project and the particulars of the project. This approach is submitted as being appropriate, given the foundational role of the EP&A Act for the SIAG and the MCC DCP. The reliance on the SIAG principally relates to the definitions of the social locality and social baselines for the project, and the assessment of social risks relating to the project.

1.3.2 Economic Impact Assessment

The economic impact assessment principally addresses the direct effects of the project. These are most likely to centre on the development and construction stages, which will create and/or support short term economic stimulus commensurate with the scale of the project. The development stage will also support the employment of sales and marketing staff.

There will also be a small number of continuing positions created. These include retirement community management, and maintenance and upkeep staff. There will also be occasional work created on maintenance and upkeep of common assets and individual dwellings, however the frequency and thus value of this cannot be determined with any certainty. This element is therefore addressed qualitatively in the assessment.

PART B: SOCIAL IMPACT ASSESSMENT

2 Regional planning context

This section presents a summary of the potential contribution of the proposed development to the stated aims of regional strategic planning instruments published by DPE, and plans published by MCC.

2.1 DPE strategic planning documents

2.1.1 Hunter Regional Plan 2041

The Hunter Regional Plan 2041 (HRP) is the NSW Government's overarching strategy for the development of the region to 2041. As noted in Table 1, Maitland is a strategic growth centre for the region. This is particularly relevant from the perspective of accommodating projected regional housing demand. This will also create demand for provision of the supporting infrastructure and services the increased populations will create.

Table 1: Relationship of proposed independent seniors living development to Hunter Regional Plan 2041

Plan Ref.	Hunter Region Plan element	Relevance of proposal to element
P.8	As the Hunter grows, the region can become a healthy, sustainable, and thriving place for everyone. This requires a strategic approach to provide greater housing diversity and affordability, in a region that offers equity and opportunity.	Proposed addition of 284 dwellings to regional housing stock will contribute to increased diversity and relative affordability for some residents.
P.9	Hunter Regional Plan Principles: Equity; Communities should be safe and healthy with residents having opportunities for economic advancement, housing choices and a secure retirement.	The proposal is consistent with the principle of equity, providing housing choices and secure retirement to older residents likely to form part of the future community in the proposed retirement community.
P.53	Objective 5, Performance outcomes, including *inter alia*. A variety and choice of housing types for existing and future housing needs. A diversity of housing provides for choice, independence, and affordability to match the specific needs of different communities	The proposal is consistent with these aims, particularly from the perspective of providing additional smaller lot housing for older households.
P.54	The Hunter's population is projected to increase to 949,850 people by 2041 requiring an additional 101,800 dwellings . . . Maitland 25,200 dwellings (HRP, Table 6)	The proposed project would contribute to projected additional demand in the LGA and the region generally. MCC LGA has the highest projected housing task in the region by a substantial margin.

Plan Ref.	Hunter Region Plan element	Relevance of proposal to element
P.101	Western Maitland is one of the largest growth areas in the Hunter, is a fast-growing residential and employment area from Rutherford to Lochinvar. It is expected to house more than 30,000 people over the next 20 years and critical industrial and specialised retail precincts. Challenges include providing infrastructure and services, ensuring connectivity along the New England Highway into Maitland . . .	The proposed development would diversify housing in this growth area. It may also provide longer term opportunities for downsizing, and 'ageing in place' for residents in the West Maitland area. Development of the site will require careful planning to address the extent to which the project might contribute to managing the identified challenges. MCC has mechanisms at its disposal to ensure that the development provides for increased demand on infrastructure.

2.1.2 Greater Newcastle Metropolitan Plan (GNMP)

Table 2: Relationship of proposed MHE to GNMP 2036

Plan ref.	GNMP element	Relevance of proposal to element
P.39	Demographic household changes are also creating the need for a more diverse mix of homes to meet a wide range of lifestyle needs and budgets, including young families, older people, and singles. This means a range of housing types, tenures and price points are required to make it easier for people to own their own home.	The proposed development will contribute to housing diversity through providing an increase in accommodation for generally older households, which is one of the key elements of projected demographic change in the LGA.
P.44	Providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and support the reduction of household size.	Declining household size is a direct consequence of population ageing. The housing to be provided in the development will contribute to diversity, choice, and potentially affordability for some older households.
P.44	There is also a need to increase housing diversity in urban areas. This plan sets a target of 25% small lot and multi-dwelling housing by 2036. This may include a mix of apartments, dual occupancies, townhouses, villas, and homes on lots less than 400 square metres, by 2036.	The proposed development addresses these objectives, through provision of small 'lot' sizes and dwellings.
P.44	Local strategies should be used to consider local housing needs . . . These strategies should plan for a range of housing choices including retirement villages, nursing homes and opportunities to modify existing dwellings to enable occupants to age in place.	As it will principally cater to older residents, the proposed development is one of the forms of housing choice promoted in this statement.

2.2 MCC strategic planning documents

Relevant MCC planning strategies, and in particular the Maitland Local Strategic Planning Statement 2040+ (LSPS), were examined with respect to consistency of the proposal with planned development strategies as they relate to Windella. No specific material was identified. However, it is noted that the LSPS states that the nearby Rutherford Aerodrome 'will need protection from future land use conflicts' (2021:29). This matter is discussed in Section 4.4, Engagement *with Rutherford Aerodrome representatives*.

2.2.1 MCC Local Strategic Planning Statement 2040+ (LSPS)

Table 3: Relationship of proposed project to LSPS

Plan Ref.	LSPS element	Relevance of proposal to element
P.18	Although, there is a limited diversity in terms of housing types across the city, the LGA does contain a diverse range of residential contexts, ranging from conventional suburban areas, rural lifestyle living, rural villages and vibrant city.	The proposed development would contribute to increasing the observed limited housing diversity.
P.29	Rutherford Aerodrome - privately owned facility that offers pilot training for recreational, private, and commercial flights and will need protection from future land use conflicts.	The proximity of the site to this facility is a matter for consideration of MCC during the assessment process, in terms of potential land use conflict.

2.2.2 MCC Local Housing Strategy (LHS)

Table 4: Relationship of proposed project to LHS

Ref.	LHS element	Relevance of proposal to element
P.20	The Hunter Regional Plan 2041 recognises Central Maitland as a regionally significant strategic centre and East Maitland as an emerging strategic centre and local centres at Rutherford, East Maitland, Thornton, and Lochinvar (proposed) with potential to accommodate significant growth within the Greater Newcastle district.	The site's location between Rutherford and Lochinvar places it near to both of these emerging strategic centres. Most of the recent residential development in the area is separate houses of 3- and 4 or more-bedroom construction. Therefore, the project would increase housing diversity in the area.
P.21	The majority of Maitland's growth is expected to occur in the existing urban release areas including Anambah, Lochinvar, Thornton North, Gillieston Heights, Farley, Aberglasslyn, and investigation areas throughout the city. The ability to reach the forecast long term population growth will depend on infrastructure and housing supply being adequately planned early in the process, and opportunities for densification and infill development in suitable locations throughout Maitland are realised.	Windella is in the same area of the LGA as the identified development areas of Anambah, Lochinvar, Aberglasslyn and Farley, noting that ABS includes all of these localities in the same Statistical Area Level 2 (SA2), with the exception of Farley. The development would both increase and diversify supply within this residential growth area.
P.29	Greenfield housing accounts for approximately 90% of total dwellings in Maitland. The continuation of low-density detached dwellings in greenfield release areas means there is limited housing diversity and choice and leads to pressures for expansion of the urban footprint encroaching into our rural areas. This is an issue for residents ageing in place and small households or individuals looking for smaller and more affordable housing product in the market. Demographic characteristics influences the types of housing that are needed for an area. The evidence suggests that there are several aspects of housing supply in the city that are not well matched with the housing needs of its current residents. Limited supply of smaller dwellings in the city means that some households will be forced to pay for a dwelling that is larger than they need, which will contribute to affordability issues. Approximately 48% of dwellings have two or more spare bedrooms. This suggests that households may be to paying for dwellings that are larger than they need or are unable to find suitable size dwellings to meet their needs.	As noted above, the project would diversify housing stock in the residential growth area. The proposed development may also contribute to more efficient housing outcomes, increase affordability, and facilitate ageing in place for some people.

2.2.3 MCC 'Maitland + 10' Community Strategic Plan (CSP)

Table 5: Relationship of proposed project to CSP

Plan Ref.	CSP element	Relevance of proposal to element
P.15	Population growth is catered for in new urban release areas (Thornton North, Aberglasslyn, Lochinvar, Farley, Anambah, Gillieston Heights), which are significant contributors to the supply of greenfield housing for the Greater Newcastle area, complemented by infill developments in already established suburbs.	The site is in close proximity to Lochinvar, and relatively near to other URAs including Aberglasslyn, Anambah, and Farley, and is thus located in the residential growth area for greenfield development.
P.16	We want: to afford the house we want in the neighbourhood we like. Together we will: access different housing options in new and old suburbs, villages, and townships. Manage growth sustainably, integrating the new and old while respecting our rural amenity and character	The proposed development will provide a different housing option in Windella and its surrounds. The project will occupy previous open space that is mainly overlooked by a small number of rural residential properties. This may alter the character of the immediate surrounds to some extent, however there are substantial areas of other open space near these properties. As noted in Table 3, MCC identifies protection of Rutherford Aerodrome from potential land use conflicts. This matter is addressed in Section 4.4 of the SIA and in the Aviation Impact Assessment lodged as part of the DA.
P.16	We will have access to a range of affordable housing.	The project will contribute to the stock of comparatively affordable housing in the LGA. (Refer to Section 3.7 of the SIA)

2.3 Summary comments on consistency with planning strategies

The future need for diverse and affordable housing options in the LGA and the region more generally is a consistent theme throughout the strategic planning documents examined. The area in which the development site is located is within one of the main local and regional future growth areas. The SIA subsequently discusses potential projected demand and relative affordability that the proposed development may contribute to addressing. However, it is acknowledged that it is Council's prerogative to interpret and decide the suitability of any particular site to accommodate this form of development. In this respect, it is also recognised that, as identified in the LSPS, proximity to the aerodrome is a matter that will have bearing on Council's assessment of this project.

3 Social baseline study

3.1 Determination of 'social locality' and relevant communities for social baseline study

The DPE SIA guideline requires identification of the social locality for projects subject of an SIA. DPE states that; 'There is no prescribed meaning or fixed, predefined geographic boundary (e.g. the local suburb, or 'within 500m') to a social locality; rather, the social locality should be construed for each project, depending on its nature and its impacts' (2021:16). This definition has been considered in determining a social locality for the planning proposal site. Matters considered were:

- The nature and scale of potential impacts at the immediate local area level.
- Suitability of resident access to the main areas of Maitland where the majority of services for potential residents are likely to be accessed (mainly assessed as commercial/retail/service provision areas including Rutherford, central Maitland, and East Maitland).
- Potential for impacts on residents and other land users in the immediate surrounds of the site, with specific emphasis on residents in Windella, and occupants and users of Rutherford Aerodrome.
- Potential effects on the broader community in the surrounding areas, particularly in relation to possible impacts on the ability of the rest of the community to access services, infrastructure, and employment without impediment from the project, and potential cumulative effects of the project.

Because it is a distinctive nearby land use, discussion of site proximity to Rutherford Aerodrome is included in Section 4.4 and the impact assessment section of this report (Section 5). It is noted however, that the aerodrome's operations include a number of commercial and recreational use tenants, as distinct from the resident populations examined in assessment of the social locality. The social baseline profile therefore focuses on the relevant resident populations.

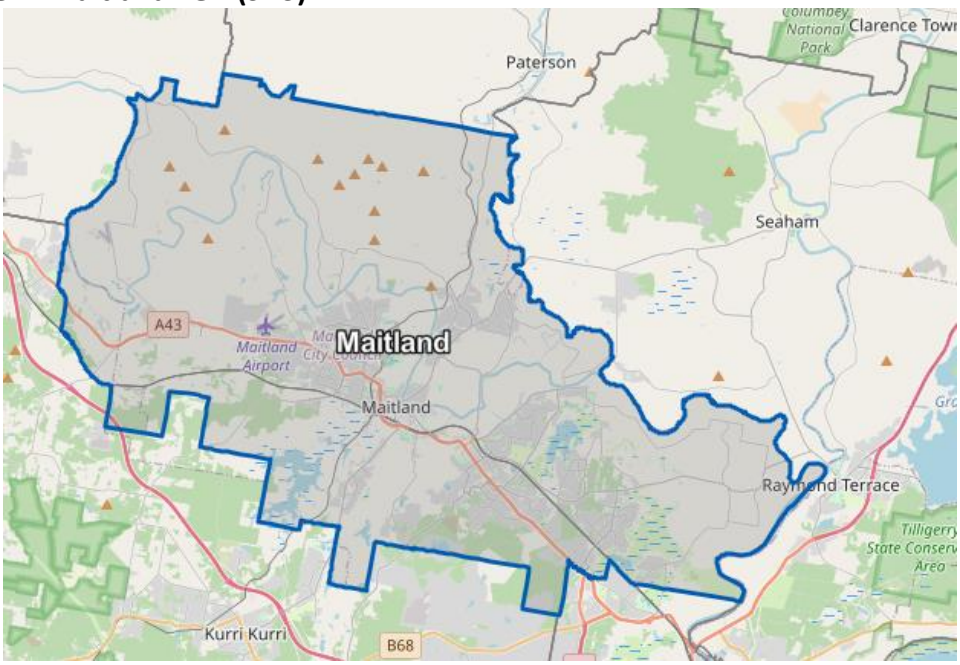
Based on these considerations, there are several areas that are apparent as elements of the social locality. The Maitland LGA (also equating to the Australian Bureau of Statistics [ABS] Statistical Area Level 3 [SA3]) is the population that will most frequently accommodate the activities of eventual residents on the site, in terms of their activities in the community generally. Based on proximity and the location of suitable retail and related services access in the Rutherford area, the Rutherford (North) – Aberglasslyn Statistical Area Level 2 (SA2) in which the site is located, is also analysed.

MCC planning strategies recognise the broader regional importance of urban release areas (URAs) in the surrounds of the site, in accommodating projected population growth. This is also the case for regional planning strategies, emphasising the broader importance of the area in terms of regional growth. Windella is in relatively close proximity to several of these

(Aberglasslyn, Lochinvar, Farley, Anambah[2]). It is also within the Rutherford – Lochinvar residential and employment growth area identified in the HRP[3]. To account for these regional considerations, the Hunter Valley (excluding Newcastle) Statistical Area Level 4 (SA4) is also assessed as an element of the social locality, being the SA4 in which the site is located. These areas are identified in Figures 1 to 3. It is noted that the adjacent Newcastle – Lake Macquarie SA4 is also likely to be a factor in meeting the needs of future residents of the retirement community.

The resident community most exposed to potential impacts of the project is that of Windella (Suburbs and Localities [SAL], under ABS classifications). This focal element of the social locality is assessed separately in Section 3.4.

Figure 1: Maitland LGA (SA3)



[2] Refer to Table 4 'Local Housing Strategy' [p.21]; Table 5 'Community Strategic Plan' – [p.15]).
[3] Refer to Table 1, 'Hunter Regional Plan' – p.101).

Figure 2: Rutherford (North) - Aberglasslyn SA2

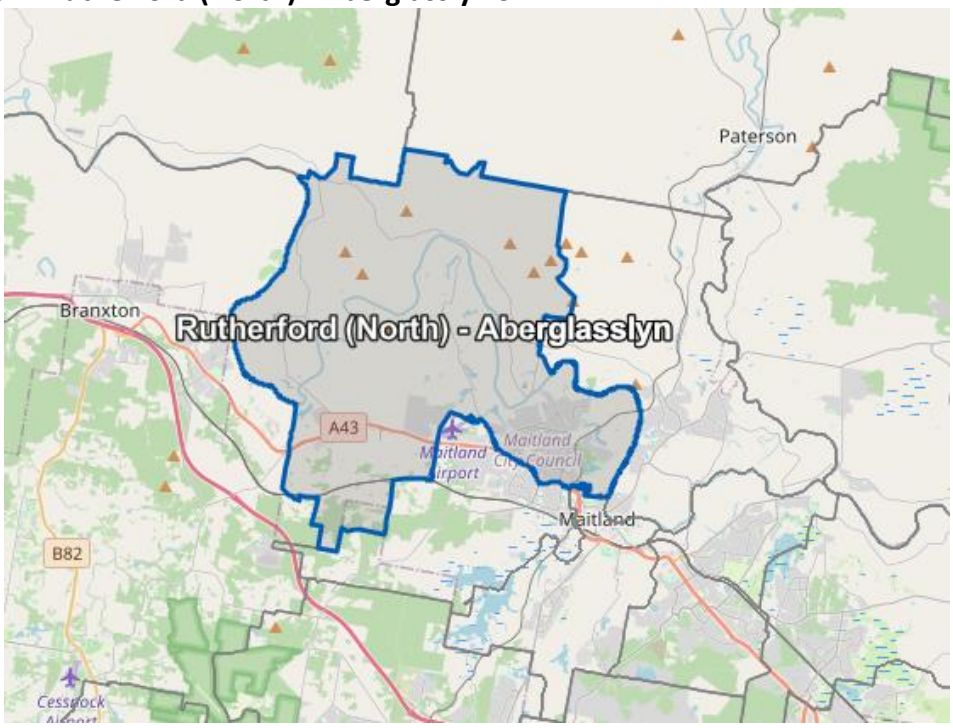


Figure 3: Hunter Valley excluding Newcastle SA4

The social baseline study assesses the social context without the project (DPE 2021:21). Impacts of the proposed project are then assessed against this baseline. The following sections present a demographic profile of the populations within the social locality, to establish this baseline situation. It is noted that, in addition to the social locality populations, the NSW population is also reported, as the reference population for assessing variances.

3.2 Social baseline - demographic profile

Social baseline data are drawn from the ABS 2021 Census, unless otherwise noted[4].

3.2.1 Population and personal characteristics

Table 6: Demographic profile; population characteristics

	SA2 (%)	LGA (%)	SA4 (%)	NSW (%)
Population	**17,730**	**90,226**	**291,946**	**8,072,163**
Male	48.6	48.7	49.7	49.4
Female	51.4	51.3	50.3	50.6
	Count	**Count**	**Count**	**Count**
Population density[5] (people/km^2)	130.9	229.7	13.6	10.1
Median Age	**35 years**	**36 years**	**40 years**	**39 years**
	%	**%**	**%**	**%**
0-14 years	23.0	21.4	19.5	18.2
15-29 years	19.1	19.2	17.6	18.7
30- 44 years	20.7	20.7	18.4	21.0
45-59 years	16.8	17.7	18.8	18.7
60-74 years	13.3	14.5	17.6	15.6
≥ 75 years	6.9	6.5	8.1	7.9
Country of Birth/Aboriginal & Torres Strait Islander status				
Aboriginal/Torres Strait Islander	7.8	7.5	8.0	3.4
Born in Australia	86.5	86.9	85.6	65.4
People of Australian Aboriginal descent	7.5	7.2	7.4	3.2
Parents' country of birth				
Both parents born overseas	11.8	11.9	11.7	39.4
Father only born overseas	5.3	5.7	5.4	6.3
Mother only born overseas	4.0	4.1	4.0	4.6
Both parents born in Australia	74.6	74.2	73.0	43.7
Language				
English (only spoken at home)	90.2	90.6	90.5	67.6
Households where non-English language spoken	6.9	6.9	5.7	29.5
Registered marital status				
Married	47.1	46.2	46.4	47.3
Separated	3.6	3.8	3.8	3.2
Divorced	8.9	9.1	9.8	8.6
Widowed	5.3	4.9	5.5	5.1
Never married	35.2	36.1	34.4	35.7
Religious affiliation, top responses				
No religion, so described	35.9	38.1	37.7	32.8
Catholic	24.8	22.9	20.6	22.4
Anglican	19.6	18.3	20.6	11.9
Not stated	5.1	4.9	6.4	6.8
Uniting Church	3.2	3.4	3.6	2.1

[4] The MCC community profile (REMPLAN) was also assessed as a data source. The data are predominantly based on 2021 Census data and therefore generally accord with the data presented and discussed in this profile. As a result, this material is not cited in this reporting.
[5] ABS Data by Region (2023) – 2021 assessment. < https://dbr.abs.gov.au/index.html >

3.2.2 Observations on personal and population characteristics

- Gender distribution is relatively consistent across each population.
- The SA2 in particular, and the LGA to a lesser extent, have younger populations than both of the larger populations. This is most clearly substantiated by the lower median age, higher proportions of residents in the two youngest age groups, and lower proportions in the three oldest age groups.
- The social locality populations have larger proportions of Aboriginal and Torres Strait Islander residents and people of Australian Aboriginal descent when compared with the general population of NSW. In other respects, the social locality populations are, generally, culturally, and linguistically homogenous. This is demonstrated by the relatively large proportions of people born in Australia, who have both parents born in Australia, and who speak only English at home.
- As further evidence of cultural homogeneity, the largest group of residents who were born overseas, were born in England (SA2 1.7%; LGA 1.8%; SA4 2.4%).
- All areas have similar structures for marital status.
- All populations reported no religion (so described) as the most common religious affiliation, with the local and regional populations being proportionally higher than NSW for this characteristic.

As noted above, generally, the local and regional populations are structurally, culturally, and linguistically homogenous. This indicates that there is a relatively reduced risk of any group being disadvantaged on these bases as a result of the proposed development.

3.2.3 Population projections

Current (released 2022) DPE population projections (Table 7) emphasise the rapidly increasing population in the social locality. The population growth rates in the SA2 and Maitland LGA are projected to substantially exceed that of NSW. This will notionally create additional demand for housing, services, and infrastructure across the LGA.

Data for the SA2 are reported under the preceding statistical geography structure, described as Maitland – West. This comprised the current SA2 plus the current 'Rutherford (South) – Telarah SA2, which recorded a 2021 Census population of 7,976.

Table 8 disaggregates the data into the same age groups as those for the baseline data (Table 6). The SA2 projections differ substantially from those for the LGA. The SA2 population will 'age' at a faster rate than the LGA population generally, although this is mainly apparent for the 75 years and older age group. This ageing may support demand for the more diversified housing advocated in the planning documents reported (Section 2) and proposed in this DA.

As a retirement community, the MHE will particularly cater for older residents. The addition of this form of dwelling may be appropriate for catering to this growing demographic group. This may also have the effect of redistributing some housing stock, which is discussed

subsequently. The projected inflow of people in the three youngest age groups indicates younger households establishing in the LGA as a whole. Compared with NSW, the increase in these age groups for the SA2 is substantially higher than for NSW, but lower than for the LGA, which also features substantial development areas in the eastern parts of the LGA (e.g. Chisholm and surrounds).

Table 7: DPE population projections 2021-2041

	2021	2026	2031	2036	2041	Cumulative Δ (%)
SA2[6]	25,901	29,394	32,927	36,376	39,748	53.5
LGA	89,746	102,690	116,485	130,423	144,536	61.0
NSW	8,166,757	8,462,770	8,933,640	9,404,886	9,872,934	20.9

Table 8: Population increase by age group 2021 - 2041 (cumulative)

	SA2		LGA		NSW	
	Count	%	Count	%	Count	%
0-14 years	1,575	27.3	8,506	44.1	91,440	6.1
15-29 years	2,038	38.6	9,321	53.6	218,850	13.9
30- 44 years	2,160	39.6	10,997	59.1	275,321	16.1
45-59 years	2,243	51.2	9,425	58.3	301,799	20.1
60-74 years	1,944	55.2	6,359	50.3	223,043	17.9
≥ 75 years	3,886	257.1	10,182	180.4	578,966	89.4

3.2.4 Family, household, income, and housing related characteristics

Table 9: Families/households, income, & housing-related data (ABS)

	SA2	LGA	SA4	NSW
Family composition	%	%	%	%
Couple family without children	35.0	36.5	40.8	37.9
Couple family with children	45.8	44.0	40.2	44.7
One parent family	18.0	18.1	17.7	15.8
Other family	1.1	1.4	1.2	1.6
Household composition				
Family households	77.9	75.3	73.1	71.2
Single or lone person households	19.7	22.2	24.5	25.0
Group households	2.3	2.5	2.4	3.8
Income	$	$	$	$
Median weekly personal income	788	802	733	813
Median weekly family income	2,079	2,088	1,925	2,185
Median weekly household income	1,835	1,766	1,557	1,829
	%	%	%	%
% households < $650 gross p.w.	13.5	15.2	17.9	16.3
% households > $3000 gross p.w.	21.9	21.8	19.5	26.9
Dwellings	%	%	%	%
Occupied private dwellings	95.4	94.9	89.2	90.6
Unoccupied private dwellings	4.7	5.1	10.8	9.4

[6] Nominally 'Maitland – West', as noted.

	SA2	LGA	SA4	NSW
Dwelling structure	**%**	**%**	**%**	**%**
Separate house	81.6	87.3	86.7	65.6
Semi-detached, row/terrace, townhouse	9.0	9.6	9.8	11.7
Flat or apartment	2.0	2.3	2.3	21.7
Other dwelling	6.6	0.7	0.9	0.7
Number of bedrooms	**%**	**%**	**%**	**%**
None (includes studio apartment/bedsitter)	0.0	0.2	0.3	0.7
1 bedroom	1.9	2.5	2.8	6.6
2 bedrooms	9.7	11.5	13.7	22.7
3 bedrooms	30.3	36.6	39.4	34.7
4 or more bedrooms	57.1	48.1	42.6	33.9
Tenure type	**%**	**%**	**%**	**%**
Owned outright	25.7	28.0	33.7	31.5
Owned with a mortgage	40.2	39.1	35.8	32.5
Rented	29.7	29.8	26.8	32.6
Other tenure type	3.3	2.1	2.4	1.9
Tenure type not stated	1.1	1.1	1.3	1.5
Average people/household	2.8	2.7	2.5	2.6
Housing costs (rental)	**$**	**$**	**$**	**$**
Median weekly rent	400	370	350	420
Median monthly mortage repayment	1,869	1,829	1,733	2,167

3.2.5 Observations on family, household, income, and housing related characteristics

- Household and family composition characteristics are broadly comparable between the social localities and NSW, however the SA2 has a higher proportion of family households than the large populations. Consistent with this, average household size (people per household) is slightly larger.
- Incomes are only marginally higher for NSW than for the social localities, with the exception of the SA4. This distinguishes Maitland from regional NSW more generally. The corresponding weekly income figures for the 'Rest of NSW' (i.e. excluding Greater Sydney) are:
    - Personal: $722
    - Family: $1,852
    - Household: $1,434

  This indicates that the population has comparatively greater economic capacity than other parts of non-metropolitan NSW.
- Dwelling occupancy is approximately five percentage points higher in the social locality than for NSW. Housing stock is less diverse than for NSW, however this is a predictable outcome, given the relative scale of metropolitan Sydney, and the larger proportion of small dwellings, particularly flats/apartments in the greater metropolitan area. However, a lack of stock diversity is a consistent theme in regional and LGA planning strategies.

- The elevated proportions of mortgaged dwellings are indicative of the growth of the Maitland area. 2021 Census data recorded total private dwellings in the LGA at 35,413. For the 2016 Census, the figure was 30,583. This represents an increase of 15.8% of housing stock over 5 years, which supports this conclusion.
- Corresponding with the higher incomes for the LGA compared with non-metropolitan NSW ($330 per week and $1,733 per month respectively), rent and mortgage costs are also higher for the social locality.

3.2.6 Household and dwelling projections

Table 10 reports DPE additional (implied) dwelling demand forecasts for the social locality populations and NSW to 2041. Generally, the implied increases are linked to forecast population growth, therefore the proportional growth for the larger populations approximates the population growth, which is also reported in the table for comparison. This observation does not extend to the SA2 population, for which the implied additional dwelling demand is greater than projected population growth. This is interpreted as demonstrating the identified role of the area in catering for future broader regional population growth.

Table 10a reports projected household size (people per household) for 2021 and 2041 for each area. The significant reduction in projected household size for the Maitland West SA2 is interpreted as explanatory of the larger implied dwelling projection relative to population growth. The comparatively rapid projected ageing of the population identified in Tables 7 and 8 is also an apparent factor in this outcome. The data can be interpreted as indicative of the need for more dwellings appropriate for accommodating smaller, and in some instances, older, households.

Table 10b reports the projected change in counts of households by household type for the LGA. These data are not published at SA2 level. The data are also presented graphically in Figure 4. The projections indicate that couple-only and lone person households will increase most rapidly over the forecast period. This is consistent with population ageing. This is also indicated by the projected reduction in household size noted above. The increase in smaller households may increase demand for smaller dwellings such as those proposed for this project.

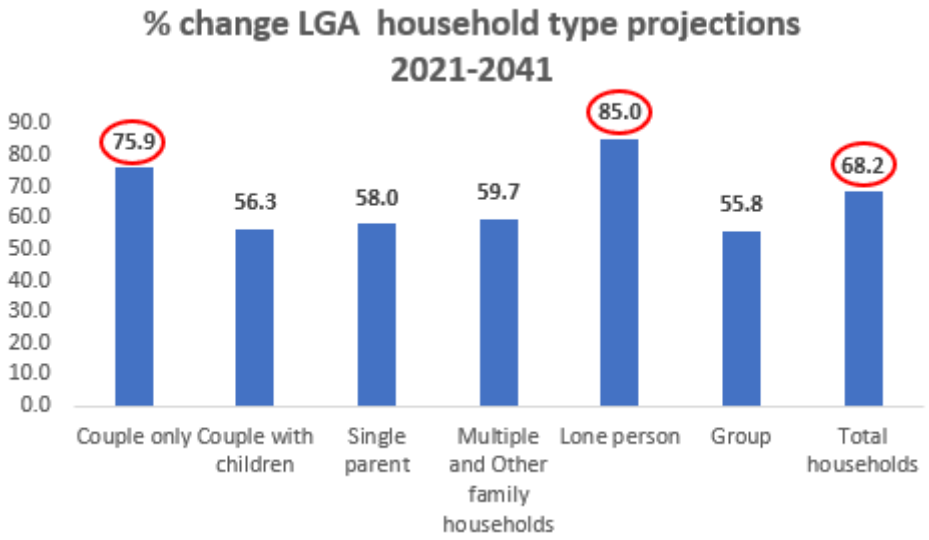
Table 10: Implied additional dwelling demand 2021-2041

	Projected additional dwelling demand	Cumulative Δ (%)	Pop Δ (%)
SA2 (Maitland – West)	7,237	67.8	53.5
LGA	25,193	68.7	61.0
NSW	904,260	26.4	20.9

Table 10a: Household size [people per household] 2021-2041		
	2021	2041
SA2 (Maitland – West)	2.57	2.35
LGA	2.59	2.47
NSW	2.58	2.45

Table 10b: Household type projections – Maitland LGA 2021-2041		
Household type	**Δ (count)**	**Δ (%)**
Couple only	7,031	75.9
Couple with children	6,448	56.3
Single parent	2,479	58.0
Multiple and Other family households	549	59.7
Lone person	6,470	85.0
Group	470	55.8
Total households	23,447	68.2

Figure 4



3.2.7 Supplementary income and wealth data – ABS SEIFA

Supplementary to the income data presented in Table 9, Table 11 displays most recent ABS Socioeconomic Indexes for Areas (SEIFA), for the SA2 and LGA (2021 Census). The top two indexes are the Index of Relative Social Disadvantage (IRSD) and the Index of Relative Social Advantage and Disadvantage (IRSAD). These are broadly based measures of socioeconomic status (SES), constructed with multifactorial indicators of socioeconomic advantage and disadvantage. The bottom two indexes, the Index of Economic Resources (IER) and the Index of Education and Occupation (IEO) are more focused on specific predictors of SES, as their titles suggest.

The LGA is placed in the mid-range of all NSW LGAs, whereas the SA2 is in the lower deciles[7]. Both populations have relatively higher score and decile rankings for IER, which is most apparent for the LGA. This is interpreted as consistent with the relatively robust incomes for the social locality (SA2 and LGA [Table9]), even when compared with NSW. It should be noted, however that this cannot be interpreted as meaning that SES is evenly distributed throughout the LGA or the SA2.

Table 11: ABS SEIFA 2021

	SA2[8]		LGA	
	Score	**Decile**	**Score**	**Decile**
IRSD[9]	987	4	988	6
IRSAD	955	4	963	6
IER	1026	7	1015	8
IEO	910	2	934	5

3.2.8 Labour force data

Table 12: Labour force data: employment status

	SA2 (%)	LGA (%)	SA4 (%)	NSW (%)
In the labour force	63.5	64.0	58.4	58.7
Not in the labour force	32.3	31.9	36.4	35.5
Not stated	4.2	4.1	5.2	5.9
Worked full-time	58.3	57.0	55.6	55.2
Worked part-time	30.7	31.4	31.9	29.7
Away from work	6.7	6.9	7.8	10.2
Unemployment rate **(June 2023)**	3.5	3.0	3.9[10]	3.2

Data source: ABS 2021 Census [2023]

3.2.9 Observations on labour force data

- The labour force data for the SA2 and LGA are generally similar.
- Several labour force measures are favourable for the SA2 and LGA compared with the SA4 and NSW. People in the labour force, and people working part time are higher for the SA2 and LGA. The unemployment rate is proportionally lower in the LGA, against both the SA4 and NSW populations. The SA2 rate is lower than that for the SA4, but higher than for the state.

[7] In NSW, 578 SA2s and 128 LGAs.
[8] Rutherford (North) - Aberglasslyn.
[9] The four indexes are: Index of Relative Social Disadvantage (IRSD); Index of Relative Social Advantage and Disadvantage (IRSAD); Index of Economic Resources (IER); and Index of Education and Occupation (IEO).
[10] Most recent unemployment rate for NSW was and the SA4 was 3.3% (October 2023).

3.3 Summary comments on social baseline data

The social locality and baseline data do not identify any demographic characteristics indicating substantial divergence among the populations observed. The most obvious difference is the more culturally and linguistically diverse state population.

SEIFA indexes indicate a lower level of SES in the SA2, however there is insufficient evidence to indicate that the proposed project would materially affect the circumstances of other parts of the community. Generally, the larger number of older households that the project would accommodate is likely to include some proportion of residents on pensions or other fixed retirement income streams. This may contribute to nominally lower aggregate SES, on which SEIFA reports, without affecting the circumstances of other households.

Other demographic characteristics of the social locality populations are relatively consistent. On this basis, it is concluded that there are no discernible groups within these communities who would be more or less vulnerable to effects of the project on demographic bases. On this basis, the data do not suggest an elevated level of social risk of the project. Apart from demographic characteristics, residents in the area immediate to the project site, most specifically Windella, may experience some impacts, however these are likely to be based on proximity to the site, rather than demographic factors. The Windella population is discussed in Sections 3.4 and 3.5.

3.4 Social locality, immediate population – Windella

The immediate resident population of Windella is likely to disproportionately experience the types of effects that would ordinarily be associated with proximity to a development of this nature. Increased traffic is one example. Windella forms part of each of the broader social localities discussed in the preceding social baseline material. However, as various effects will be apparent to some proportion of Windella's population that will not frequently be experienced by residents of the larger areas, the locality is addressed separately in the following sections.

Figure 5: Windella (ABS SAL[11]).

[11] Suburbs and Localities.

3.5 Social baseline, demographic profile (summary characteristics) – Windella

3.5.1 Population and personal characteristics

Table 13: Demographic profile; population characteristics

	SA2 (%)	
	Count	**%**
Population	**845**	**100**
Male	444	52.4
Female	403	47.6
Median Age	**41 years**	
	Count[12]	**%**
0-14 years	182	21.0
15-29 years	140	16.2
30- 44 years	152	17.5
45-59 years	216	25.0
60-74 years	138	16.0
≥ 75 years	36	4.2
Country of Birth/Aboriginal & Torres Strait Islander status		
Aboriginal/Torres Strait Islander	21	2.5
Born in Australia	740	87.6
Language		
English (only spoken at home)	790	93.5
Households where non-English language spoken	14	5.5
Registered marital status		
Married	421	63.1
Separated	11	1.6
Divorced	33	4.9
Widowed	14	2.1
Never married	179	26.8
Family composition		
Couple family without children	89	35.2
Couple family with children	144	56.9
One parent family	15	5.9
Median weekly incomes	**$**	
Personal	1,009	
Family	2,793	
Household	2,886	
Dwellings	**Count**	**%**
Occupied private dwellings	253	96.9
Unoccupied private dwellings	11	4.2
Separate house	253	100
2 bedrooms	9	3.5
3 bedrooms	26	10.1
4 or more bedrooms	219	84.9

[12] ABS generally advises that there may be some discrepancies between counts for small areas.

Household composition	**Count**	**%**
Family households	239	94.5
Single/lone person households	14	5.5
Household size (people per household)	**3.3**	-
Tenure type		
Owned outright	100	39.5
Owned with a mortgage	138	54.5
Rented	7	2.8
Household income	**%**	
% households < $650 gross p.w.	2.4	
% households > $3000 gross p.w.	49.3	
	$	
Median weekly rent	$400	
Median monthly mortgage repayment	$2,429	
Labour force data	**%**	
In the labour force	69.9	
Not in the labour force	26.8	
Not stated	2.5	
Worked full-time	59.7	
Worked part-time	32.4	
Away from work	6.4	
Unemployed	1.7	

3.5.2 Observations on personal & population characteristics – Windella

- Windella's population is similar to the larger local and regional populations in terms of cultural and linguistic homogeneity factors.
- The population is substantially older than the SA2 in particular (median age of 41 against 35 for the SA2). This is principally associated with larger proportions of people in the 45 to 59 and 60 to 74 years age groups, (combined, these groups account for 41% of the population of Windella, compared with 30.1% for the SA2).
- The proportions of family households and couple families with children are substantially higher in Windella. This is also apparent in the larger household size (3.3 people [Windella], 2.8 people [SA2]). This is explained to an extent by the number of children per household, which was 1.1 (Windella) compared with 0.9 (SA2), for all households.
- All houses in Windella are separate/ freestanding houses, predominantly of 4 bedrooms or larger in size. Windella is a small, separate locality, and is characteristically different from the larger populations in this respect.
- The population has substantially higher incomes than the larger populations. The income measures in the data generally indicate substantially greater SES than the SA2 and LGA populations. This is reinforced by SEIFA data (Table 13a), which demonstrate that with the exception of IEO, Windella ranks in the highest decile for all other measures of SES.

- Windella also has some distinctive labour force features, with a higher proportion of people in the workforce, and a substantially lower proportion of people reporting as unemployed, based on 2021 Census data.

Table 13a: ABS SEIFA 2021

	Windella		SA2	
	Score	**Decile**	**Score**	**Decile**
IRSD[13]	1100	10	987	4
IRSAD	1094	10	955	4
IER	1160	10	1026	7
IEO	1031	8	910	2

3.6 Other relevant aspects of the social locality

3.6.1 Housing stock and affordability

The ABS Census demographic data presented for the various parts of the social locality established several relevant observations in respect of local and regional housing stocks:

- Existing housing stock is predominantly separate dwellings, most commonly of 3 to 4 bedrooms or larger in the social localities in particular.
- Housing costs, based on monthly mortgage repayment, are substantially higher for Windella, but lower for the SA2, LGA and SA4, compared with NSW. A summary of these data is presented in Table 14.
- Generally, Windella has distinctive housing characteristics (dwelling structure and size, and mortgage costs). These are considered as consistent with relatively large lot sizes and dwellings in the area, that are part of the rural residential character of the SAL. There are also some newer release areas in Windella that are likely to contribute to the higher mortgage costs, based on more recent construction and occupation of the relevant dwellings.
- Windella represents only around 4% of total private dwellings in the SA2 and is therefore a relatively small contributor to SA2 characteristics overall. However, the SA2 also has elevated measures for dwelling size and mortgage servicing costs, although these are not to the extent of Windella.
- The LGA and SA4 have larger proportions of separate dwellings than the SA2, but the size of these differs, with more 3-bedroom dwellings. Mortgage costs across the LGA are comparable with the SA2, and higher than for the SA4.

[13] The four indexes are: Index of Relative Social Disadvantage (IRSD); Index of Relative Social Advantage and Disadvantage (IRSAD); Index of Economic Resources (IER); and Index of Education and Occupation (IEO).

Table 14: Summary housing stock data – social locality elements (%)

Description	SAL	SA2	LGA	SA4	NSW
Separate house	100	81.6	87.3	86.7	65.6
3 bedrooms	10.1	30.3	36.6	39.4	34.7
4 or more bedrooms	84.9	57.1	48.1	42.6	33.9
3-4[+] bedrooms	95.0	87.4	84.7	82.0	68.6
Median monthly mortgage repayment	$2,429	$1,869	$1,829	$1,733	$2,167

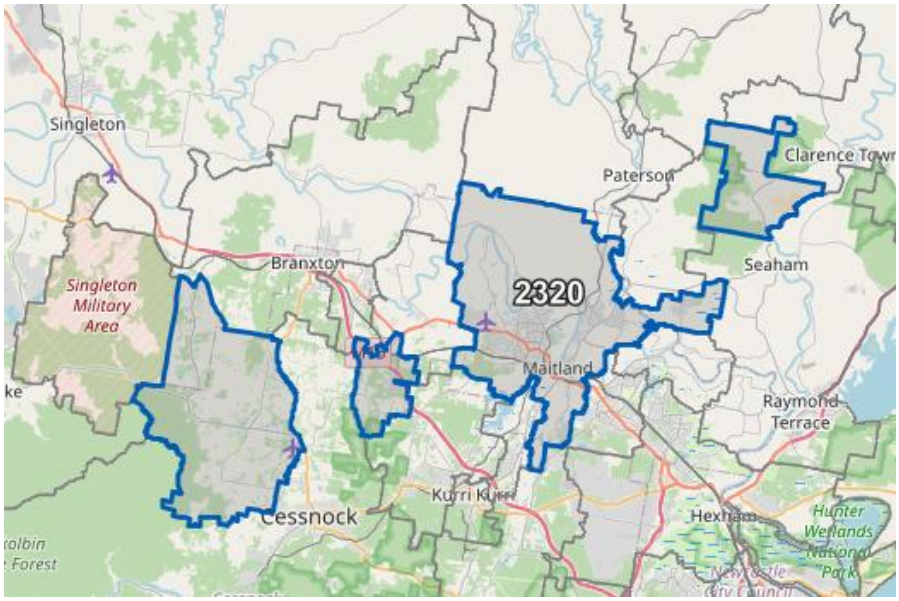
Based on these data, it can be concluded that Windella has relatively limited housing diversity, as does the SA2 to some extent. However, it is acknowledged that the LGA context is appropriate for considering the diversity of housing and its distribution. The regional context also remains a consideration, on the basis that the area is identified to accommodate increasing regional housing demand (e.g. HRP 2041).

Regional planning instruments emphasise the need for increasing housing diversity, particularly with respect to provision of suitable scale housing for smaller (and generally older) households, and the associated requirement for increasing the stock of affordable housing. Bearing in mind the ABS 2021 Census data on which the observations on housing stock above are based, Table 15 provides most recently available housing data from the NSW Department of Family and Community Services (FACS)[14]. Rental bond price data are also presented for reference.

Localised FACS data are presented at post office area (POA) level, in this instance for POA 2320, which is illustrated in Figure 6. The POA is atypical, in that it comprises several areas that are geographically separate. This is acknowledged as a potential constraint with respect to comparability of these data.

[14] The most recently released data are for June 2022 (sales) and September 2022 (rental bonds).

Figure 6: POA 2320



Source: ABS 2023

Table 15: FACS sales & rental data, MCC LGA & POA 2320.

Dwelling/sale type March quarter 2023	POA 2320			LGA		
	$'000s		Count	$'000s		Count
	Median	Mean	Sales	Median	Mean	Sales
Total	685	773	153	700	733	327
Non-strata	710	817	131	716	763	285
Strata	520	510	s[15]	543	533	42

Dwelling/rental type June quarter, 2023	POA 2320		LGA	
	Median $/week	Total bonds held	Median $/week	Total bonds held
All dwellings	530	3,137	530	7,672
All – 1 bedroom	273	211	300	510
All – 2 bedrooms	430	542	420	1,402
All – 3 bedrooms	500	1,066	520	2,667
All – 4+ bedrooms	590	1,209	600	2,840
House (all)	550	2,258	560	5,398
Flat/unit (all)	420	462	405	1,300
Townhouse (all)	475	238	500	606
Other (all)	-	179	440	368

Mean and median sale prices for the POA are somewhat lower than for the LGA as a whole. Given the dispersion of the POA, the data do not provide a substantial amount of information about the immediate surrounds of the project site.

[15] Indicates that the number of sales was too small to report (FACS 2023).

A search of commercial property data[16] was conducted to establish indicative mean pricing for properties recently sold in Windella. A total of four (5) properties were identified. All properties were houses of at least 4 bedrooms. The mean price of these properties was $1,429,000. The mean house sale price across the 2320 POA was $789,877 during the same period. The data are consistent with the Census data reported in terms of local dwelling size and higher housing costs. Collectively, the data add further evidence for a conclusion that the immediate area is generally not characterised by the presence of smaller, and relatively more affordable housing.

3.6.2 Other social locality characteristics - criminal activity profile

NSW Bureau of Crime Statistics and Research (BOCSAR) data for selected offences provide additional understanding of the existing local environment, with respect to the safety and security of the local community. This may also have implications for future residents of the proposed retirement community. BOCSAR crime mapping data for Windella are presented in Annexure 3. The offences selected (residential related theft[17], motor vehicle theft, theft from a motor vehicle, and property damage), are submitted as being among those most likely to occur in this setting and which may be directly related to residential properties being located in the area[18].

BOCSAR defines Windella as a low population area. There are low reported occurrence rates for all offences observed. Generally, occurrence rates are lower than for surrounding areas, and also than for NSW overall.

In order to ensure that safety and security are maximised on the site, a Crime Prevention Through Environmental Design (CPTED) analysis of the proposed project should be undertaken[19]. Consistent with CPTED principles, the proposed development should feature access control and surveillance capability such as CCTV. A CPTED assessment would also analyse features such as landscaping and external building features, to ensure that these do not provide opportunities for illegal access, or for unauthorised persons secreting themselves on the site.

These features are designed to discourage improper site access, and to increase the possibility of detection of people entering the estate without valid purpose, and therefore support resident safety and security. Based on compliance with CPTED principles, there is no compelling evidence to indicate that the project would increase the risk of offending for eventual residents in the retirement community, or for other residents in the area.

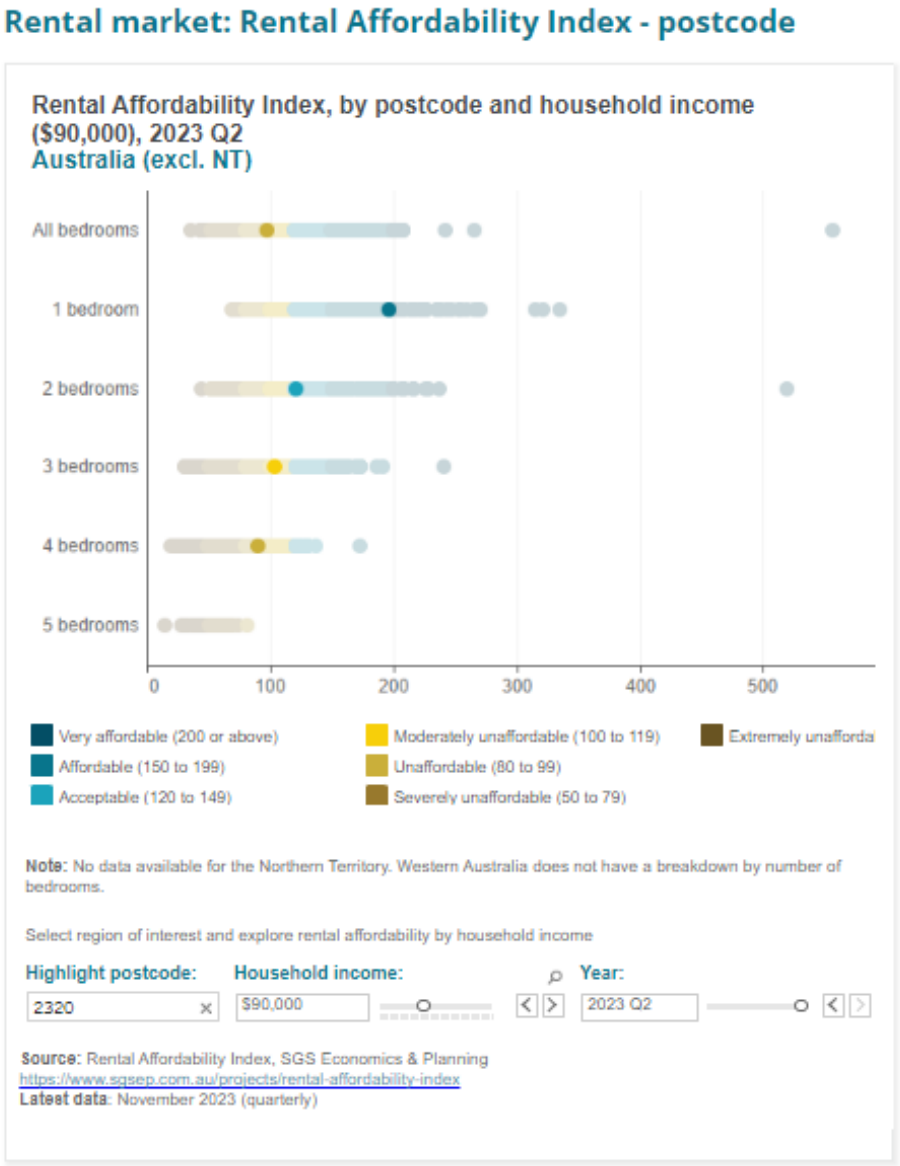
[16] Core Logic. Sales between 28 July and 5 December 2023.
[17] Break and enter dwelling and steal from dwelling.
[18] Other common offences such as assault are not reported, as these pertain to interpersonal violence, that may occur across various locational settings.
[19] This is also consistent with State Environmental Planning Policy (SEPP), Housing for Seniors and People with a Disability 2004 (e.g. Chapter 3, Part 3, Division 2, Section 37).

3.7 Relative affordability of dwellings in the POA and social locality

3.7.1 Relative affordability – 2320 POA

The Australian Institute of Health and Welfare (AIHW) has published data on affordability for POAs across Australia. Figure 7 shows the AIHW assessment of affordability for the 2320 POA. The median household income input was derived from current ABS 'data by region' for the Maitland LGA, as a proxy for the POA. This median was $93,964 (annualised)[20]. One-bedroom dwellings are rated as affordable; two-bedroom dwellings as acceptable; 3-bedroom dwellings as moderately unaffordable; and 4-bedroom dwellings as unaffordable. The majority of dwellings in the development will be two- and three-bedroom and may therefore increase the number of affordable properties available.

Figure 7



Source: AIHW 2023

[20] Reported as $1,807 per week (ABS Census 2021). The AIHW rounds to the nearest $10,000.

3.7.2 Assessment of local market – relative affordability of seniors living dwellings

In the following analyses, affordability is discussed in terms of the comparison between pricing of various forms of dwellings. In practice, affordability is not merely a factor of price or cost, but of the capacity of individuals or households to pay for housing, among other factors. This aspect is highly individualised and is therefore excluded in the analyses presented.

A survey of dwellings available in comparable developments for older residents in the Maitland area was conducted, using a commercial retirement directory website[21]. Low and high prices for four villages were obtained, to allow assessment of the relative affordability of these, when compared with the FACS housing cost data (Table 15). The findings are summarised in Table 16.

Table 16: Village development dwelling prices

	(≈$)
Lowest price	330,000
Highest price	725,000
Median price	495,000
Mean price	516,000

There is considerable variance in pricing of dwellings in seniors' living developments in the LGA. Although the assessment of costs did not extend to a comparison of the individual villages, it is likely that pricing differentials are in part attributable to the age and standard of each village, the size of individual dwellings and other services and facilities offered. Nevertheless, it is concluded that generally, dwellings in villages catering to older residents in the area are relatively affordably priced, compared with recent data for the POA and LGA, and Windella in particular.

3.7.3 Comparison of relative affordability – actual and imputed rents

The following material centres on the equivalisation of owner-occupier and renter housing costs. This is achieved by comparing actual rental costs with the outputs of an ABS method for calculating imputed rent from ownership costs. As a result, the assessments are primarily expressed in terms of rents.

As both rental and owner-occupied housing are important contributors to affordable housing options, it is desirable to provide a comparison between owner-occupied and rental housing costs, on an equivalised basis. This can be indicatively achieved by calculating the imputed rent for owner occupied properties and comparing these with actual market rent data (FACS). The method applied for calculating imputed rent is outlined in Annexure 9. The

[21] Villages.com.au. There are other villages in the area, however no pricing data was disclosed for these at the time the investigation was done.

estimates based on the data in Tables 15 and 16, and Section 3.6.1 (for Windella), are presented in Table 17.

Table 17: Imputed rents for owner occupied dwellings POA 2259 & LGA

Area/housing types	Mean value	Imputed rent (≈$ per week)[22]
POA all dwellings	$713,000	$640
LGA all dwellings	$722,000	$648
Windella recent/current sales	$1,238,000	$1,112
Local seniors' villages dwellings	$516,000	$463
Median rent POA (FACS data)	-	$500
Median rent LGA (FACS data)	-	$520
Indicative average price – proposed development	**$650,000**	**$584**

The direct comparisons that are possible between imputed rents for owner occupied dwellings and actual rents for the POA and LGA indicate that imputed rents are higher than observed median rents ($500 and $520 for the POA and LGA respectively) in the context of the general market. The proposed development will also have a higher imputed rent that recent actual rents but will be lower than the imputed rent for owner occupied dwellings more generally. The mean imputed rent for seniors' developments is $463, indicating that these properties are relatively affordable. It should be noted, however that at the highest indicative price for seniors' living dwellings, imputed rent is $651, which is higher than market rents and imputed rent for the proposed retirement village, and comparable to imputed rents for owner occupied dwellings in the social locality areas.

In respect of the method of achieving and maintaining such relative affordability, resident tenure for the project is structured as a residential land lease community. Accordingly, owner occupiers in the MHE will essentially buy the dwelling, not the land on which the dwelling is situated[23], while retaining the right to sell their dwelling at the market value for comparable dwellings. As the cost of a dwelling does not include the cost of land, dwellings are, and ought to continue to be, relatively affordable.

4 Community engagement

4.1 MCC LSPS Community and Stakeholder Engagement Report (CSER)

The CSER reports the outcomes of the community engagement program undertaken by MCC to inform the LSPS. The program resulted in community statements for five land use themes. The community statement for residential land use is: '*The community want to see residential growth that does not compromise the rural or cultural identity of the LGA. The community want to see housing kept affordable with diverse options available to meet different needs of people at different stages of life. Urban sprawl is of key concern to the community*' (2018: iii).

[22] As presented in Annexure 5, the rental yield adopted is 0.000898.
[23] Owners pay a weekly rental fee for the use of the land. The analytical model excludes comparable costs for various forms of housing tenure, as identified in Table A6.1

The community statement is relevant to the proposed project in several respects, some of which can be interpreted as positive, and others negative. With respect to the latter, the project may be interpreted by the community as representing 'urban sprawl'. However, the location of the site between the Rutherford Aerodrome and existing residential properties in Windella results in the site being constrained in terms of its size. This negates the prospect of further expansion of the project and the proposed use. Any concern over potential for 'urban sprawl' in the area must also be considered in the context of the relatively rapid recent development of Lochinvar and planned further development there and in Anambah in particular. Development of these URAs will introduce permanent change to the character of the area, at larger scale than for this project. In this regard, the development may be interpreted as being capable of being absorbed into the established and continuing growth of the area.

As open undeveloped land, the site may currently be interpreted as contributing to rural identity, particularly from the perspective of local residents, and most specifically from property occupants in Windella who directly overlook the site. This is mostly specific to a small number of properties in Denton Close and River Road. The relative scale of the site and its proximity to the Rutherford Aerodrome and the New England Highway indicate the possibility that some residents or other parties, including aerodrome users, may perceive change resulting from the project as being material. However, the relative scale of the site in the context of the immediate area (Diagram 1.4, Annexure 1), demonstrates that there are substantial areas of comparable undeveloped land that would not be affected by this development. The extent of perceived or apprehended change will need to be assessed in the context of stakeholder response to the project when exhibited or otherwise notified at Council's direction.

As a long-established feature of the LGA, Rutherford Aerodrome may be interpreted by some parties as contributing to the cultural identity of local area and the LGA generally. As such, it is incumbent on the proponent to ensure that the development and operation of the MHE does not affect the operations of the aerodrome. In this respect the 'agent of change' principle applies, being that '*the entity responsible for introducing a change into the built environment carries the onus of mitigating the impacts of that change*'. Impact mitigation and management are discussed in Section 9 of this report. The resulting recommendations are predicated on this principle.

4.2 Applicant directive regarding consultation/engagement

Generally, social impact assessment practice, and published government and agency guidelines, stipulate community consultation as an input to the SIA. It is noted that the current relevant MCC guidance does not explicitly include such a requirement, to the knowledge of this firm. For the current development, the Applicant has directed this firm not to conduct engagement prior to lodgement of the development application. A copy of a letter received from the Applicant and containing this directive is included at Annexure 2.

As noted in the letter, the Applicant cites the desire to understand MCC's position on the application prior to any community engagement. Discussion with the Project Manager indicated some concerns regarding providing information to stakeholders that may not be complete, or may change materially, and which may cause dissent if such change eventuates. This is discussed in the attached letter. The Applicant's preferred approach is to have the DA in its final form before it is made public, at which stage all project details will be more representative of the final project plans, pending MCC assessment.

4.3 Recommendation regarding community engagement

4.3.1 Recommendation in response to directive

In response to the directive received from the Applicant, this firm recommends that the Applicant engage with Council as soon as is practical after lodgement of the DA, to obtain Council's views on any required engagement. It is submitted that, ideally, MCC would grant the Applicant the opportunity to conduct engagement prior to Council notification and exhibition of the DA, although this is clearly at Council's discretion. However, any determination is ultimately a matter for Council, and the letter includes an undertaking from the Applicant to comply with any MCC directive.

Some preliminary planning was carried out regarding stakeholder engagement. This included an assessment of the most relevant (i.e. potentially most exposed) stakeholders to be notified, and the process of notification. These are described below. The material is included for consideration by Council with regard to any subsequent engagement that may be required for the project.

4.3.2 Determination of area of potentially direct effect – residential properties

Prior to receipt of the directive referred to above, assessment of Windella and its surrounds was undertaken to scope resident engagement. Various matters were considered in determining an area for consultation, with the underlying basis being to provide the most likely affected land occupants with the opportunity to participate in the initial stage of engagement. From the perspective of Windella residents, in consultation with the Applicant, it was assessed that the most likely matters of concern would relate to traffic effects for residents generally, and additionally, potential visual or other amenity effects for occupants of properties in the near vicinity of the project site.

In relation to traffic, a detailed Traffic Impact Assessment (TIA) forms part of the DA documentation and addresses the key aspects of changes on the road network including access, traffic volumes, and road safety. The development provides for separate site access and egress at River Road. As a result, Denton Close will only be used as an emergency exit for the site. Notionally, this will largely mitigate the potential for traffic effects in Denton Close, and generally restrict site-related traffic movements to the area immediate to the intersection of River Road with the New England Highway where site access/egress will be located. As such, the reduction in likely disruption to Windella local traffic was interpreted as

reducing the area of affectation, which was to be notified. The area that was proposed is illustrated in Annexure 3.

4.3.3 Proposed/recommended approach

The proposed approach to engagement with residential land occupants in the indicated area was to provide an outline of the project and engagement opportunities, including subsequent opportunity to participate in the formal Council assessment and determination processes. The intended mechanism for community engagement was direct mail (letterbox drop), inviting comment on the proposal. Email was to be proposed as the preferred means of contact, as this permits prompt response and a definitive record of interactions. Other contact details were also to be offered as alternatives (telephone and surface mail). This method was chosen to ensure that all properties within the identified area were notified. Generally, this method may also permit incidental contact with property occupants, which can provide an additional, direct source of feedback on the proposed project.

As noted previously, the Applicant will seek MCC input on any required notification of the residents. The approach discussed above is presented for consideration of MCC, should it require the Applicant to conduct consultation. One means for ensuring that residential occupants identified in the process described above receive notification, would be for the Applicant to notify those residents of lodgement and/or a Council decision to place the DA on exhibition.

4.4 Engagement with Rutherford Aerodrome representatives[24]

The approach to engagement with Rutherford Aerodrome[25] representatives was discussed with the Applicant and a representative of its aviation consultant, AviPro. It was decided that, given the relatively specialised nature of aviation assessment, AviPro would conduct engagement with RA. A record of the engagement between AviPro and the Royal Newcastle Aero Club (RNAC), representing aerodrome users, is included in Annexure 4.

RNAC Business Manager and Board assessed the proposal based on the material provided by AviPro, and stated opposition to the development, describing it as 'totally inappropriate'. The two issues identified were safety and noise. The social impact elements of noise effects are addressed in Section 5.3.1.2. As is demonstrated by the correspondence, AviPro requested additional information on the safety concerns stated by RNAC. At the time of completion of this SIA, no further information had been received and passed on by AviPro in relation to this matter.

In addition to the assessment of noise effects, the potential for interaction between the development and the aerodrome is discussed in Section 5.5.

[24] The airfield is described by MCC as Rutherford Aerodrome. This has been adopted as appropriate throughout the SIA.
[25] Referred to as "RA" in this section.

5 Social impact assessment

5.1 General comment on social impacts

Individual stakeholders' views on specific projects and their potential to create social impacts generally involve personal and subjective aspects. For example, in discussing assessment of the significance of social impacts, the DPE SIAG *Technical Notes* observe that social impact aspects '*typically have both subjective and objective components, as this will depend on people's individual experiences and/or perceptions as well as technical evaluations*' (p.12).

Stakeholder views may be informed by individual or collective perceptions and interpretations of how a development or certain aspects of it may be experienced by those stakeholders, or how it may affect them. For example, a noise impact that may be perceived as intrusive by one resident, may not be perceived as intrusive to another, neighbouring resident. This being the case, it must be recognised that, despite the implementation of all reasonable avoidance, management or mitigation initiatives employed by the Applicant, some stakeholders may continue to hold concerns in respect of the proposed project.

5.2 Provision for addressing matters raised by local stakeholders

As noted in Sections 4.2 and 4.3, no direct engagement has been undertaken with local residents at this stage, based on the directive received from the Applicant. Depending on MCC's position, it may become necessary to prepare and lodge a separate document reporting local stakeholder views on the project, if engagement is required additional to Council's exhibition process.

As is identified in the following material, there are some impacts that are apparent as being likely to be of interest or concern to local land users, and these are discussed accordingly. It is noted that in the Applicant's letter on engagement, there is a list of matters considered likely to be of interest to local stakeholders, that was developed between the Applicant and this firm. However, as noted, because the perception or experience of social impacts is subjective by nature, stakeholder views must be accorded appropriate weight in assessing the potential for effects, once these are provided. As was noted in Section 4.2, the Applicant's position is that it will support stakeholder comment being based on the full and accurate project details at lodgement.

5.3 Potential effects on local land users/occupants

This section of the SIA addresses matters assessed by the project team as being those most likely to be of interest or concern to local stakeholders. These matters are identified in the Applicant's letter to this firm, reproduced in Annexure 2.

The assessments presented in the following section may require further consideration during the assessment and determination process, contingent on the outcomes of any stakeholder notification. This may include responses to MCC exhibition, and any additional engagement required of the Applicant, as previously acknowledged.

As has been identified in various sections of the SIA, Windella is characterised by large lot residential and rural/residential development to the north and west of the site. The aerodrome is located directly east. The New England Highway and rural residential properties on its opposite alignment are located to the south of the site. In these respects, the proposed development will represent a change in use, which may result in some change in local character and community composition.

5.3.1 Amenity of residents in the immediate area

5.3.1.1 Traffic impacts

The Traffic Impact Assessment (TIA) provides a detailed account of the potential traffic additional traffic impacts of the proposed development. As stated in Section 4, it is the Applicant and this firm's expectation that this is a matter that will be of substantial interest to the community of Windella in particular. The assessment of impacts and the recommendations included in the TIA should be considered by MCC in the context of requiring mitigation measures, such as development contributions. Such measures are endorsed by this firm.

The development will include one parking space for each dwelling/lot. At full occupancy there may be up to 248 vehicles regularly kept on the site. Table 18 reports an assessment of the number of registered vehicles in the SA2 and LGA (2021 Census)[26] and the proportional change that may result from the development. The additional vehicles would contribute less than 2% to the number of vehicles in the SA2 and less than 0.4% at LGA level. As the ABS data are from the 2021 Census, there may be some discrepancy with the current numbers of vehicles. As the population is increasing, it would be anticipated that this would result in more vehicles being kept in the area. This would act to reduce the proportional increase attributable to the development. Similarly, as the population increases over time, the number of vehicles kept at the village will remain relatively static. As such, the proportional contribution is likely to decline.

Table 18: Assessment of change in passenger vehicle registrations

Area	Number of passenger vehicles	Max % Δ (248 vehicles)
SA2	13,896	≈1.8%
LGA	70,826	≈0.35%

5.3.1.2 Noise effects on nearby residents

Muller Acoustic Consulting (MAC) has prepared a Noise Assessment (NA) for the project. This includes an assessment of background traffic noise, due to the proximity of the development to the New England Highway. The NA reports 12 lots within the development that may require noise attenuation inclusions to address potential effects (pp. 37-38). MAC proposed alternative approaches to achieving this (p.47), and it is recommended that the

[26] The ABS reported 6,617 private dwellings and 2.1 vehicles for the SA2. For the LGA there were 35,413 private dwellings and 2 vehicles per dwelling.

most appropriate of the approaches be adopted to reduce potential impacts on the eventual residents of the dwellings on those lots.

MAC's findings on noise impacts during the construction stage are that 'noise modelling identifies that construction activities have the potential to be above the relevant NML[27] at one residential receiver (highlighted in bold) during Stage 11 to Stages 14 construction works, (p.41). The NA identifies approaches for managing any impact. More broadly, the report also outlines standard practices in terms of work times and management levels (e.g. Sections 3.5.1 and 3.5.2) that can contribute to managing impacts. It is recommended that MAC's recommendations be adopted for the project. These should be included in the Construction Management Plan (CMP), for the project.

Regarding the operational (occupancy) stage of the development, MAC found that '*the results of the Noise Assessment demonstrate that noise emissions from the operation would satisfy the relevant noise trigger levels at all assessed receivers for all assessment periods*' (p.47). It is also noted that as the proposed use of the development is as a retirement community, there is a presumed general need for individual residents to control noise in the context of other residents within the development, due to their close proximity. Therefore, it is submitted as likely that noise emissions will also be reduced in respect of surrounding residents and other parties.

5.3.1.3 Potential effects on MHE residents – proximity to Rutherford Aerodrome

Section 4.4 reported the outcome of engagement between AviPro (aviation consultant) and RNAC, representing users and tenants of the aerodrome. RNAC identified noise generated by its activities as one of two reasons for viewing the development as 'totally inappropriate'. For clarity, this concern is summarised as the potential for noise from the established aerodrome and its normal operations, to create complaints from residents of the proposed MHE.

As is noted in the record of engagement between AviPro and RNAC, AviPro referred this matter to the Applicant, for further assessment by the noise consultant. Concurring with AviPro's assessment, MAC discussed engine ground running testing as the potentially greatest source of noise impact. MAC's observations are reproduced below:

'A review of ANEF[28]s identifies that the project site lies partially within the ANEF 10 and 15 contours with the remainder outside the defined contour area. Accordingly, houses, home units, flays, caravan parks and commercial buildings are considered acceptable on the project site.

[27] Noise Management Level
[28] Australian Noise Exposure Forecasts (Airservices Australia)

Given the low likelihood of tests being undertaken in the worst-case location, the short duration of testing, and only daytime test expected to be undertake, the potential for noise impacts on residents in the MHE from ground running tests is considered negligible.

Notwithstanding, to assist with the management of engine ground running testing impacts on the proposed MHE, Rutherford Aerodrome should notify the management of the estate of any intended ground engine running tests allowing management to notify the potentially affected receivers which is a typical approach of other aerodromes during ground running tests' (pp. 47-48).

5.3.1.4 Other construction stage effects

There may be further effects relating to the construction stage. For example, potential dust generation and emissions from vehicles and plant in relation to certain operations, and temporary visual impacts relating to, for example, scaffolding and temporary fencing required to ensure workforce and public safety. There may also be temporary interruptions to other services. Such effects will be managed and mitigated to the extent practicable within the provisions of the CMP.

5.3.1.5 Visual amenity effects

There are a small number of properties in Denton Place and River Road that overlook the development site. Lines of sight are interspersed with a number of existing trees, which if retained, will mitigate the impacts of oversight of the development.

The site will also be visible from a limited number of properties directly south of the New England Highway. Some of these properties have plantings in place that will screen lines of site to the development. There is also intervening vegetation by the side of the highway, that will provide additional screening.

Studio 26 has completed a Visual Impact Assessment (VIA) for the project. The VIA in part concludes that '*the locations where the Project will have the greatest visual impact are generally those along the New England Highway and the neighbouring lots. These viewpoints have a moderate to high visual impact but after the mitigation methods have been implemented with appropriate setbacks and buffer zones for tree and shrub screening to all borders of the development the project will be barely noticeable from the road and neighbouring lots*' (p.34).

As is the case with the general observations on impacts (Section 5.1), there is a possibility that some nearby land occupants or users may express and continue to hold concerns over the change to the visual environment by the development. This would be a matter for MCC assessment.

5.3.1.6 Potential for cumulative effects

As is discussed in detail in Section 2, the areas surrounding the site and Windella generally are, and will continue to undergo residential development in particular. This is consistent

with the identification of localities such as the Lochinvar urban release area (URA). In this respect, the development would have cumulative impacts, along with recent and planned development in the area. This will largely involve residential development and may include similar developments to the proposed retirement community, which are consistent with planning strategies. It is noted, however, that the future development of Lochinvar includes provision for some commercial development to support the increase in resident population.

The cumulative impacts of this and other development are similar to those discussed with respect to the project itself, but effects are presumed to be additive. Examples are increased demand on infrastructure and MCC-provided services. The development would involve the payment of rates to contribute to ongoing service provision. Council may also mandate development contributions for the project, which would contribute to mitigating its effects.

Table 19 (Section 6.2) quantifies the potential proportional increase in population that would be attributable to the development based on 2021 and 2041 population projections. The additional population attributable to the development would account for less than 2% of the population in each scenario for the SA2, and less than 0.6% of the population for each LGA scenario.

It is submitted that quantitatively, the population increase is unlikely of itself to create material impacts. However, in the context of a projected population increase of around 55% in the SA2, the development will contribute to cumulative increases in demand on services and infrastructure and therefore contribute to the effects that this growth will generate.

5.3.1.7 Effects on local character and sense of place

There is some prospect of effects on local land occupants' perceptions of local character and sense of place. In terms of density, the proposed land use is materially different to current uses on the site itself, and on neighbouring and nearby land. This applies to existing residential use and the commercial and recreational uses supported by Rutherford Aerodrome. As the proposed development site is essentially 'greenfield', the occupation of currently open space will also occur. These considerations indicate that there is the potential for impacts on surrounding land occupants in terms of how they perceive or experience the local environment. The extent or materiality of these impacts may vary between parties.

These matters may become apparent during MCC's exhibition of the DA, and in any engagement required of the Applicant by MCC. In that instance, these issues will need to be addressed in the assessment and determination processes.

With respect to Rutherford Aerodrome, the feedback received from RNAC indicates that aerodrome users and occupants are likely to consider the development as inconsistent with the local character, and possibly as negatively affecting their use of the aerodrome. This must be viewed in the context MCC's stated objective of protecting the aerodrome from the effects of future land use conflicts (MCC LSPS, p.29).

5.3.2 Effects on other residents in the local area

The effects on other residents in the areas surrounding the site and Windella are likely to be less apparent and would be expected to diminish with increasing distance from the proposed development. As stated in Section 5.3.1.6, the proportional increase in population from the proposed development is contextually small and it is concluded that any effects would be proportionate to this small increase. Nevertheless, it remains that from the perspective of cumulative effects, the development will contribute to increases in the immediate environs in particular.

5.4 Summary of potential effects on local residents

There are likely to be a range of apparent effects on residents of the immediate area. The construction stage is considered as one of the most apparent effects. Standard practice will mandate the development and implementation of a CMP intended to manage and/or mitigate impacts to the extent possible.

Longer run outcomes are likely to be generally consistent with those relating to existing residents and urban uses, and on this assessment, are unlikely to unduly impact on the amenity of other residents, given the relatively small proportional increase in population. As noted in Section 5.1, this does not preclude the possibility that some stakeholders may consider themselves as affected by any of the impacts discussed above, or others that may be identified subsequently. This may eventuate, despite adoption of all reasonably practical avoidance, management, and mitigation initiatives in relation to the development.

The potential for effects on the broader community, with a specific focus on any likely impediments to, for example, access to services, is discussed in detail in Section 6, in the context of access broadly, and in relation to the population increase resulting from the development.

5.5 Potential for effects relating to Rutherford Aerodrome

The MCC LSPS specifically defines the planning approach to the aerodrome as follows; ‘Rutherford Aerodrome - privately owned facility that offers pilot training for recreational, private, and commercial flights and will need protection from future land use conflicts’ (MCC LSPS, p.29).

The proposed development will be nearer to the southwestern end of the aerodrome’s main runway than are any existing properties. This may potentially give rise to a conflicting use as identified in the LSPS. The Applicant has commissioned an Aviation Impact Report (AIP) to assess potential effects on aerodrome operations, and future residents of the development.

This firm engaged with the Applicant’s specialist aviation consultant, AviPro, during preparation of the SIA. It was advised by AviPro that its conclusion is that there is unlikely to be a large number of flights out of and into the aerodrome, based on its current uses. There

may be occasions on which greater use occurs, but these are likely to be limited in both number and duration. However, AviPro did identify the practice of engine ground running testing at high revolutions for aircraft on the airfield after engine maintenance as the most likely source of potentially intrusive noise impacts.

The main potential source of conflict identified by AviPro is the possibility that over time, some residents may move into the development, and subsequently claim to be affected by aerodrome activity, most particularly noise. In this respect, it is submitted that the 'agent of change' principle' will apply to the development, which can be paraphrased as, 'the entity responsible for introducing a change into the environment carries the onus of mitigating the impacts of that change'. In this respect, should the development proceed, it is incumbent on the Applicant to provide physical mitigation features to reduce the potential for any impact; and to formally notify potential residents of effects of proximity to the aerodrome, that its activities predate development of the MHE, and that the Applicant or its management of the site will not support any complaint or action against the aerodrome's operation. The Applicant may consider including an appropriately constructed provision to this effect in any contract of sale for dwellings in the development.

6 Potential effects on development residents and the broader community

6.1 Outline of approach to assessing resident and broader community effects

This section of the SIA principally focuses on matters relating to the broader community, and potential residents as part of that community, from the perspectives of the localised (SA2) area, and the LGA. Some effects may be relevant to the SA4 population; however, it is anticipated that this would relate to the potential for future residents of the development to move from areas in the broader SA4 area to reside in the proposed development. In such instances, the effects would be likely to be mainly limited to the immediate parties and would be assumed to be positive outcomes, on the basis of any potential resident making an informed decision on the benefits of relocating to the proposed retirement community.

Material on potential scale of the project in terms of increased occupancy is presented. The availability and capacity of local and regional services and infrastructure to absorb the effects of the population increase consequent to the development are also discussed. The potential for material social impacts is discussed in relation to each of the matters identified in the following sections.

6.2 Scale of the proposed development and potential for enduring effects

The proposed development comprises 248 dwellings or 'Independent Living Units' (ILU). Given the nature of the development and sizes proposed for the dwellings, it is assumed that each ILU will accommodate up to two (2) people, therefore a total of *up to* 496 residents. The Property Council of Australia (PCA) *2022 PWC/Property Council Retirement Census* reported the average number of residents per ILU in NSW as 1.18 (assumed as 1.2 for the following analyses). This produces an indicative total of 298 residents for the development. Table 19 summarises the resulting proportional population change for these estimates for the SA3 and LGA (assuming 2021 Census counts and 2041 DPE population projections).

Table 19: Projected population change resulting from proposed development, 248 permanent dwellings (% Δ)

	SA2		LGA	
	2021	**2041**	**2021**	**2041**
Current/ projected population	25,706[29]	39,748	90,226	144,536
2.0 PPH/ 496 total residents	1.9	1.2	0.55	0.34
1.2 PPH/ 298 total residents	1.2	0.75	0.33	0.21

There is potential for some residents of the proposed development to originate from within the local and regional areas. This would have the effect of reducing the already very small absolute and proportional population increase, although the extent to which this might eventuate cannot be determined with any accuracy. However, Australian Housing and Urban

[29] Refer to explanation on current and previous SA2 (Section 3.2.3).

Research Institute (James, Rowley and Stone, AHURI, 2020[30]) research findings indicate that 22% of households that downsized, effectively did so in the locality in which they already lived. If this were replicated in respect of dwellings in the new development, the population increase relating to people relocating from other areas and thus potentially increasing demand for services, may range between 233 and 389 people.

If the complementary 66 to 110 people originated locally, this would also support 'ageing in place' for these residents. Examples of the benefits of this to relevant people would be the ability to maintain established family and social networks by remaining within residential proximity of these, and to maintain established relationships with service providers, such as health professionals.

Notionally, the broader net population effect of such an outcome may potentially be a limited increase in population. This would result from reoccupation by other people of dwellings vacated by residents moving to the development, with the possibility that some of these households would be younger and potentially with resident children. It is noted that the AHURI research identifies such an outcome as historically having been encouraged by federal government incentives, as it promotes efficient use of existing housing stock (James et al 2020:1).

As the number of dwellings in the proposed development and the notional maximum number of residents are likely to remain relatively static once fully occupied, the proportion of additional residents to each population naturally reduces over time, as the general population increases, as is projected.

The estimates demonstrate that additional demand on services and infrastructure is unlikely to materially affect the capacity of other citizens to access such services and infrastructure, and to maintain their lifestyles, in the regional context, based on the proportional change in population. However, this is notionally countered to some extent by the older population of the retirement community and their generally progressively greater needs with respect to medical services, for example (refer to Section 6.4.2).

6.3 Assessment of resident and community access to service and infrastructure capacity

As noted above, an increase in the number of older residents in an area, particularly at the more localised level, will generally result in an increase in demand for access to a range of services. It is considered that the most consequential potential demand increases relate to access to medical and allied health services, given the older age profile of potential residents and their generally greater needs in this regard. Access to social and recreational infrastructure and opportunities is also a consideration, in order to encourage social engagement and individual wellbeing, and integration with the local community, particularly for residents originating from beyond the area.

[30] Evidence Summary (2020:2).

6.4 Service access - Windella residents

Table 20 includes a non-exhaustive list of relevant services, presented with the aim of providing insight into the extent of services available within the LGA. In addition to this more localised access, the development should also be considered in the context of the large, regional conurbation of the SA4 of which Maitland LGA is part. This significantly expands access for all residents of the LGA.

The list below focuses on services considered to be in reasonably close proximity and of particular relevance to the intended, older demographic of residents in the proposed retirement community. Transport capacity facilitating mobility in the local and broader areas is also identified. Comment on specific services and infrastructure are presented in the following sections.

Table 20: Indicative survey of services and public infrastructure access

Service/infrastructure type	Description	Proximity to site (by road)[31]
Telecommunications		
Broadband access (NBN)	-	Fibre to the node (FTTN) service available in area.
Public transport		
Bus	CDC NSW Route 179 (North Rothbury to Green Hills Shopping Centre via Maitland. Route 180 Singleton Heights to Green Hills Shopping Centre via Maitland	Refer to Annexure 2, for network and route maps. The nearest is NEH[32] at River Road.
Rail	Lochinvar Station Telarah Station Maitland Station	≈ 5 km ≈ 7 km ≈ 10 km
Airport	Newcastle Airport, Williamtown	≈ 50 km
Taxi/ride share etc.	On demand	N/A
Hospitals & other health services/facilities		
Public Hospitals	Maitland Hospital, Metford John Hunter Hospital, New Lambton Heights Calvary Mater Hospital, Waratah	≈ 16 km ≈ 41 km[33] ≈ 37 km
Private Hospitals	Maitland Private Hospital	≈ 15 km ≈ 7km

[31] Where applicable.
[32] New England Highway
[33] The alternative route via M15 Hunter Expressway is approximately 10km longer but has freeway conditions for a substantial part of that distance. Both routes are likely to become shorter in terms of travel time with completion of the Rankin Park to Jesmond section of the Newcastle Inner City Bypass (due for completion in approximately 3 years).

Service/infrastructure type	Description	Proximity to site (by road)[34]
General Practice/medical & allied health services	***Various.*** Services accessible are consistent with location in a large regional city. Numerous practices are located in Maitland and in the Metford/Ashtonfield area (Maitland Hospital surrounds).	Varies
Emergency Services		
NSW Ambulance Service	Rutherford Ambulance Station, Aberglasslyn Road	≈ 6 km
NSW Fire & Rescue	Rutherford Fire Station, Smith Street	≈ 4 km
NSW Police	Maitland Police Station, Church Street	≈ 9 km
Social/sports infrastructure/activities		
Rutherford Public Library (MCC).	Arthur Street, Rutherford	≈ 5 km
Maitland Aquatic Centre	Les Darcy Drive, Maitland	≈ 10 km
Club Maitland City (bowls etc.)	Arthur Street, Rutherford	≈ 6 km
Easts Leisure & Golf Club	Tenambit Street, East Maitland	≈ 15 km
Cinemas	Reading (Maitland); Hoyts (East Maitland)	≈ 10 km & 15 km respectively
Government Services		
Services Australia (Centrelink, Medicare)	High Street, Maitland	≈ 10 km
Service NSW	Garnett Road, East Maitland	≈ 15 km
Retail (nearest shopping centres)		
Rutherford Marketplace	Hillview Street, Rutherford (includes 3 supermarkets and other retail and services)	≈ 5 km
Rutherford Homemaker Centre	New England Highway, Rutherford	≈ 3 km
BP Rutherford (nearest fuel)	Denton Park Drive, Rutherford	≈ 4 km

[34] Where applicable.

6.4.1 Transport

At present, there is relatively limited access to public transport in the immediate area. This is limited to small numbers of public bus and train services. Intermediate transport (presumably by private vehicle at present) would generally be required to access rail services. The MCC DCP for the Lochinvar URA indicates a planned expansion of public bus services over time. As these would link Lochinvar and surrounds to Maitland and potentially further destinations, more services would become available to the residents of the development as this capacity increases. There is no defined timeframe for this expansion. As a result, it may be appropriate for the Applicant to consider providing a shuttle bus service for residents. Although this would initially be in lieu of other services, it is likely that this may develop into a permanent service, as its availability may become an expectation of residents. The Applicant may consider making any regularly scheduled services conditionally available to other Windella residents[35].

6.4.2 Health services

Equitable access to health services is vital to all LGA residents. It is also particularly relevant to older residents, whose needs may be greater than those of the general population[36]. As noted in Section 6.2, some future residents may originate from within the local area and its surrounds, or the LGA more generally. This may support these residents retaining their existing medical services providers. In such cases, there may not be an increase in demand relating to these residents. However, it is likely that there will be some increase in demand relating to new residents to the area. Although there is consistent high demand on the health system, it is presumed that all citizens will continue to have access to publicly provided services as required. Bureau of Health Information (BHI) data for Maitland Hospital are presented in Annexure 8 for reference.

6.4.3 Emergency services

As is the case with health services, access to or support of emergency services is presumed to be available to all citizens as required, noting that, as is also the case with health, there may be constraints relating to demand in some circumstances. In addition to these publicly provided services, the Plan of Management (PoM) for the development should include specific provisions for the site to supplement these services. The PoM should include evacuation plans with designated muster points, for example. The compulsory installation of smoke alarm in all buildings, and the provision of fire extinguishers/hoses and Automated External Defibrillators (AEDs) are preventative/responsive inclusions that may also supplement emergency services response capability. The PoM may also provide for a staff member with current first aid qualifications to be onsite at all times. As the residents will be older, it is also recommended that all feasible features to facilitate resident mobility and access be incorporated into the design of the development, to reduce risk to residents.

[35] Example conditions may be that the service is for Windella residents 55 years and over and has the village site as a departure point.
[36] NSW Health reports that currently (i.e. 2022) 16% of the NSW population that is aged 65+ years represents 35% of the activity in the health system (*Future Health. Guiding the next decade of care in NSW 2022-2023. NSW Health, May 2022*) [page 8].

6.4.4 Other services

There is reasonably convenient access to other services, such as retail and social infrastructure. As noted however, based on current transport service levels, this would generally involve access by private vehicle. Although public transport access is likely to improve over time, and the Applicant may consider provision of a shuttle bus service, it remains that a substantial proportion of access will involve private vehicle trips. This may rationalise to some extent over time, as the community develops. This may support carpooling and other forms of mutual support between residents.

A further source of mitigation of the extent of effects is that some social infrastructure will be provided on the site. This will reduce demand on similar facilities available to the public through other providers.

6.4.5 Summary comments on service access

There are likely to be cumulative increases in demand for the range of services that residents in Windella and its surrounds need to maintain their lifestyles and standards of living. However, in the context of the area's current population, and its projected comparatively high growth, the likely increases from the development will be proportionally modest. As is noted for several service categories discussed, there are a range of design features and village management strategies that can be put in place that will also mitigate the extent of increases in service demand. These are reiterated in the recommendations included at the end of the SIA.

7 Social impact assessment – conclusions and recommendations

7.1 Conclusions

The proposed retirement community is planned to provide 248 small dwellings and supporting services, infrastructure and resident facilities. There are consistencies between the proposed project and MCC and regional planning strategies. These mainly relate to the need to provide adequate, suitable and diverse housing options to meet demand driven by projected population increases. The project would also contribute to addressing the ageing population, which is a major developing demographic trend in the LGA and the Hunter Region, as in NSW generally.

The Applicant is seeking to design the project so that it integrates effectively with local infrastructure, such as in relation to road and traffic interactions. The dwellings will be designed to be architecturally modern, and individually and collectively, design seeks to create an aesthetically sympathetic site in the context of the nature of the development.

A constraint on the development is its proximity to Rutherford Aerodrome, particularly in the context of the material in the LSPS noting that protecting the airfield from land use

conflicts is a planning consideration. It is acknowledged that this is a matter that MCC will consider in its assessment and determination processes.

The development will create a proportionally small increase in population in the LGA. Even in the local (SA2) context, this would at most create a population increase of less than 2%, based on 2021 population data. Given this relatively modest increase, it is considered that any increase in demand for services and infrastructure would be correspondingly modest, and unlikely to impinge on the lifestyles, amenity or access of other citizens.

7.2 Recommendations

7.2.1 Construction Management Plan (CMP)

The project will require development and implementation of a CMP to support avoidance, management or mitigation of effects during the site development and construction stages. This is presumed as standard industry practice, and a requirement of Council. The Applicant is an experienced developer is presumed to have capability to formulate an appropriate plan.

7.2.2 Plan of Management (PoM)

A PoM must be developed and implemented to govern the operational stage of the development. The PoM should address internal governance of the village, but also its interactions with surrounding land holders. It is assessed as likely that the PoM would need to include specific provisions with respect to managing proximity to Rutherford Aerodrome. As noted with respect to the 'agent of change' principle, it would be incumbent on the Applicant to manage the interests of both village residents and the aerodrome in respect of each other. For this purpose, and for dealings with other nearby land occupants, it is recommended that the PoM include engagement structures to allow communication with other local parties.

7.2.3 CPTED and other safety features

The development should incorporate CPTED features to ensure that the most safe and secure environment possible is provided for residents (as noted in Section 3.6.2, this is also consistent with the Seniors Housing SEPP 2004). In addition, other features, such as, installation of smoke detectors in all buildings, firefighting equipment, AEDs and resident training for use of these, and having a first-aid qualified staff member on site at all times should be considered. As the residents will be older, it is also recommended that all feasible features to facilitate resident mobility and access be incorporated into the design of the development.

7.2.4 Transport

The Applicant may wish to consider the provision of a shuttle bus service for residents, particularly in the context of relatively constrained public transport access as it currently stands. This service might also be made conditionally available to relevant members of the

Windella community, with this focused on older community members. The Applicant may also seek to encourage carpooling among residents to make transport more efficient.

PART C: ECONOMIC IMPACT ASSESSMENT

8 Overview

The economic assessment provides information on indicative outcomes of the development for the local and regional economies. As may be anticipated, some of these effects are directly related to the project. Other effects are indirect products of project activity. There will also be two stages of effects in terms of timing and duration. Comparatively large, short-term effects will occur during construction. Lesser but more enduring effects will be related to the subsequent operation of the village.

8.1 Construction stage economic impacts

Two elements of construction activity are most likely to involve both direct and indirect economic effects. These are project outlays with suppliers and contractors, and employee wages. Both directly benefit the businesses or employees directly involved with the project. The supplier and contractor outlays then provide additional rounds of economic activity, as these businesses purchase labour and inputs to provide their products and services. Direct wages lead to consumption expenditure by workers' households, which supports further activity across the economy.

The approach taken to assessing these effects was to allocate the expenditures over the construction stage of the project advised by the Applicant. Net Present Values (NPVs) were then calculated for these outlays, to reduce these back to their present values. DPE discount rates of 7% (central assumption), 4% and 10% (sensitivity assumptions) were used to allow assessment of a range of possible outcomes.

8.1.1 Direct construction stage output

The assessments presented are based on assumptions provided by the Applicant. These are not disclosed in detail, as they are commercial-in-confidence information. Indicatively however, the development will support around $120 million (nominally) in activity over the approximate 5.5-year build. This and the aggregate NPVs should be interpreted as providing a reasonable assessment based on those assumptions. Table 21 provides a summary of the economic activity that the project will support.

Table 21: Construction stage economic output ($ million)

Activity	Timing	NPV (7%)	NPV (10%)	NPV (4%)
Initial site works	2024	$4.2m	$4.1m	$4.3m
Lots/other site works	2025-29	$15.8m	$14.3m	$17.5m
Dwelling builds	2025-29	$67.3m	$60.9m	$74.9m
Clubhouse build	2025	$7.4m	$7.0m	$7.9m
Totals	**2024-29**	**$94.7m**	**$86.3m**	**$104.6m**

The value of the construction of the village may range between $86.3 million and $104.6 million, depending on the economic circumstances prevailing during the construction period (as modelled using the different discount rates).

8.1.2 Indirect effects (economic onflows)

A means of permitting an indicative assessment of the project's indirect economic effects is the application of multipliers that capture the cumulative effect of the successive rounds of economic activity that investment in a project creates. It is necessary to observe that the ABS (2002), in describing the construction industry broadly, acknowledged certain limitations on reliance on multipliers, as follows: '*Care is needed in interpreting multiplier effects; their theoretical basis produces estimates which somewhat overstate the actual outputs in terms of output and employment. Nevertheless, the estimates illustrate the high flow-on effects of construction activity to the rest of the economy. Clearly, through its multipliers, construction activity has a high impact on the economy*'.

It is noted that various local government authorities in particular, assess the economic effects of projects using proprietary programs that produce multiplier-based assessments[37]. In accordance with ABS's guidance, the application of multipliers must be considered as providing an indicative and potentially 'somewhat overstated' assessment of the effects of the proposed development.

The Housing Industry Association (HIA, 2010) provided an indicative estimate of these effects, finding that '*for every $1 million increase in construction output, there is an increase in output elsewhere in the economy of $2.9 million. In output terms, an extra $1 million of construction expenditure also involves $217,000 of employee earnings and $241,000 of corporate and small business profits*.' In terms of effects on employment, HIA further estimated that '*an extra $1 million of construction expenditure generates 9 construction jobs' and that in addition 'to this initial effect there are also production induced effects generating 7 jobs across those businesses manufacturing the materials needed for the additional construction*'.

The nominal direct, supply chain and consumption effects based on multiplier analysis reported by HIA approximate those developed by the ABS (2001)[38], which reported total residential construction multipliers based on 1996/1997 input-output (I/O) tables from the National Accounts as:

Output:	2.82
Gross Value Added (GVA):	1.31
Employment:	17

[37] It is noted that MCC uses resources/modelling tools sourced from REMPLAN, which provides such these products for project-specific analyses.
[38] Cultural Ministers Council: Multipliers for Culture-Related Industries. National Centre for Culture and Recreation Statistics, Australian Bureau of Statistics. November 2001

Multipliers generated by Aigis Group (2016) using the ABS methodology and based on 2012/2013 IO tables were:

Output:	3.43
GVA:	1.31
Employment:	16.7

The multipliers have remained generally stable over time, which is indicative of the relatively stable structure of construction industry supply chains (i.e. many similar inputs are required for many projects over time, for example, concrete, or aluminium windows). As noted above, application of the multipliers is based on the effects of each $1 million of output (i.e. additional activity), in this case relating to the retirement community development. Estimates based on these multipliers and the nominal capital investment for works under this DA, and subsequent construction/installation of dwellings on the site are presented in Table 22. Given the assumed propensity for such analysis to result in overestimation, the lower of the two sets of multipliers is adopted for each measure, where applicable. Consistent with the advice of ABS in respect of the theoretical limitations of such assessments, the proposed development will indicatively result in positive economic effects in the near term, as initial site development is undertaken, and over a more sustained period as dwellings are progressively produced onsite.

Table 22: Indicative economic effects of proposed development

	Nominal value **(≈$120 million)**	NPV 7% **(≈ $94.8 million)**	NPV 10% **(≈ $86.2 million)**	NPV 4% **(≈ $104.6 million)**
Output (2.82)	$338m	$267m	$243m	$295m
GVA (1.31)	$157m	$124m	$113m	$137m
Employment (16.7)	2,004 FTE	1,583 FTE	1,440 FTE	1,747 FTE

8.1.3 Operations stage effects

There will be further economic activity in the operations stage of the retirement community. It is likely that the largest single component of this activity will be labour costs, which are quantified and discussed in Section 8.2.2. Other expenses are difficult to quantify with any certainty as there is likely to be some variance in requirements year on year. The clearest example of this is that over time, maintenance requirements would normally be expected to increase. Some capital expenditure may also relate to individual residents, rather than to the Applicant. Nevertheless, there will be ongoing and cumulative economic activity that will benefit relevant suppliers and contractors over time.

8.1.4 Economic costs

There are likely to be some economic costs associated with the project. For example, there are methods for quantitatively assessing the monetised cost of plant emissions during project earthworks. For a project of this scale, these effects are likely to be negligible in the regional context. Furthermore, these costs are mainly associated with the construction

stages, and are therefore of relatively short duration. Therefore, assessment of these costs is limited to this qualitative recognition.

The most apparent notional costs are what may be defined as 'opportunity costs'. As noted in the subsequent discussion on employee income effects (Section 8.2), this premise basically assumes that the resources committed to the current project are not available for deployment on alternative projects. It is submitted that as the project will generate positive economic activity, and the regional economy is sufficiently large to cater to alternative projects, there is unlikely to be any material loss to the regional economy.

8.1.5 Summary comments

The overall economic effects discussed in the preceding sections are likely to be dispersed across the local, regional and broader economies. In such a large regional economy, it is likely that a substantial proportion of goods and services will be procured from within the region. However, it should also be recognised that some construction materials, for example, will be manufactured and delivered from elsewhere, with some proportion of the economic benefit of these transactions accruing to the area of origin.

The preceding material also considers the potential for negative economic outcomes (costs) from the project. It is submitted, that on balance, the project would be economically beneficial to the LGA and regional economies.

8.2 Employee incomes

Construction such as that required for this project generally revolves around the use of 'local' labour (i.e. from the surrounding areas). As such, this activity has localised effects, particularly in relation to household consumption arising from construction workers' incomes. As a result, the employee incomes that the project will generate are assessed separately in the following sections.

8.2.1 Construction stage employee incomes

Table 23 reports NPVs for construction employment incomes during the project's development over the period 2024-2029. The underlying income assumptions are based on data from the Australian Government Jobs and Skills Australia *Labour Market Insights* website. It is noted that these positions include sales personnel, who will be progressively selling dwellings during the development stages.

Table 23: Construction stage employee incomes (NPV $ million)

	Nominal	NPV (7%)	NPV (10%)	NPV (4%)
Total incomes	$11.3m	$9.0m	$8.2m	$9.9m

The present value of direct wages is assessed as being between $8.3 million and $9.9 million over the construction period. It should be noted that although the development does equate to additional output in the economy, some proportion of the labour input would be likely to be deployed on other work, were it not engaged in the project. The net effect across the

economy is therefore likely to be lower. However, in practicality, the employed workers and their households will directly benefit as estimated.

8.2.2 Operations stage employee incomes

Once operational, the retirement community will employ three people full time in management and maintenance and upkeep positions, and an additional one part time person in maintenance and upkeep. The NPVs for these incomes were calculated over 25 years. However, the development may be likely to continue operating beyond this period.

Table 24: Permanent operations stage employee incomes (NPV $ million)

	Nominal	NPV (7%)	NPV (10%)	NPV (4%)
Total incomes (25 years)	$4.3m	$1.9m	$1.5m	$2.6m

8.2.3 Total employee incomes

Combined construction and operations stage employee incomes are presented in Table 25

Table 25: Employee incomes – total project (NPV $ million)

	Nominal	NPV (7%)	NPV (10%)	NPV (4%)
Total incomes	$15.6m	$10.9m	$9.7m	$12.5m

8.2.4 Indicative assessment of local effects – employee incomes.

Annexure 9 describes a method for assessing an indicative proportion of employee incomes that may be spent in the local economy in which the incomes are generated. The method used results in an indicative proportion of 72.1% of disposable income being spent locally.

Table 26: Employee incomes & local spend – total project (NPV $ million)

	Nominal	NPV (7%)	NPV (10%)	NPV (4%)
Total incomes	$15.6m	$10.9m	$9.7m	$12.5m
Local expenditure (72.1% of total)	$11.2m	$7.9m	$7.0m	$9.0m

Based on this method, there may be between $7 million and $9 million spent by employees in the local/regional economy, in present value terms. It is emphasised that the method and its outputs can necessarily only provide an indication of the potential effects. This may vary based on numerous factors, the most apparent of which may be considered as the proportion of workers actually living in the LGA and/or the larger region, and thus spending their incomes therein.

8.3 Other potential economic impacts

8.3.1 Impacts on future residents of the development.

There may be differential impacts on residents of the development. The potential for different outcomes means that quantifying these impacts is uncertain. However, it is presumed that a proportion of residents will 'downsize' both financially and in the scale of their previous dwellings. This may allow some residents more financial resources, which may support increased activity in the local economy.

8.3.2 Potential economic impacts on third parties

As is noted in the Applicant's letter (Annexure2) both the Applicant and this firm acknowledge that there is a prospect that some local land occupants may express concerns over the effects of the development on their property values. In this instance it is anticipated that this would relate to residents of Windella, should stakeholders raise this matter in MCC or directed engagement. As the letter notes, it is the understanding of the Applicant and this firm that generally, this is an issue that is outweighed by other potential social and other impacts of a development proposal.

In other respects, project outcomes that may have a notional economic impact on third parties can only be identified qualitatively. An apparent example of this is the potential for increased traffic on local stakeholders. Delays caused by increased local traffic may have an economic aspect. However, assessing this in the context of a small increase in the number of vehicles attributable to the development (refer to Table 18) and overall projected population growth, cannot be achieved with any level of certainty.

An additional positive outcome may relate to the redistribution of the former dwellings of residents moving to the retirement community. This is discussed in Section 6.2. There are social and economic positives from such an outcome, relating to wealth building for the relevant households and more efficient use of housing stock from a broader societal perspective.

8.3.3 Returns to governments

The three levels of government may receive increased revenues in taxes, fees and charges. For example:

- At Federal level, procurement for construction will increase GST revenues.
- Corporate profits and employee wages will contribute to increased income taxes.
- The State government may receive additional land and/or stamp duty, and payroll taxes.
- MCC will levy ongoing rates and charges, and development contributions.

In each instance, the ultimate beneficiaries of these taxes, rates and charges is the general population, as the revenues are returned through the provision of goods, services and infrastructure.

8.4 Economic impact assessment - conclusions

The development is likely to be economically beneficial to the local and regional economies. Although construction activity in particular may be interpreted as substitutable, it will nevertheless support increased business activity and employment. In turn, these direct activities will support further beneficial economic outcomes across the LGA and regional economies more generally.

As is noted by ABS, construction activity generally creates substantial additional, indirect effects. This is the case with the current development. With the entire retirement

community expected to take 5.5 years to completion, some element of the benefit will be sustained over that period.

Operations employment will commence relatively early, as stages are completed, and dwellings occupied. There will also be some commercial activity associated with operations. Although these economic effects will be significantly smaller than those in the construction stage, they are sustainable over the life of the project.

There are likely to be some notional or opportunity costs relating to the development. However, it is submitted that, on balance, the project is likely to be beneficial to the local, LGA and regional economies. It is also submitted that this benefit is also likely to extend more broadly, as governments redistribute revenues collected as a result of the project.

9 Conclusions and recommendations

9.1 Conclusions

9.1.1 Social impacts

The proposed development is likely to produce beneficial social outcomes for the people who eventually live in the retirement community. These benefits are likely to relate to providing a safe and secure environment for these older citizens, with some social infrastructure and services provided onsite. There is also reasonably good access to the broad range of services that would be expected of an LGA of Maitland's scale, and of its location in the larger, regional conurbation.

There are currently some constraints on access to public transport. However, as the population grows, as is indicated in planning instruments, these services will also expand over time. Resident use may contribute to the sustainability of these services.

There are other associated or incidental benefits, such as the redistribution of former dwellings, which may lead to more efficient housing outcomes in the LGA and region. Also, from the broader LGA and regional perspectives, the development is located in an identified population growth area. This is consistent with LGA and regional planning strategies, particularly in relation to increasing and diversifying housing stock.

The development is likely to create some perceived and/or experienced social impacts. In the context of the LGA's scale, these are likely to be most apparent to the immediate local community of Windella. These may be expressed as objections to the development by some local parties, as the assessment and determination processes proceed.

Based on the experience of the Applicant and this firm, various potential impacts identified as likely to be of interest to local stakeholders have been proposed and discussed in the SIA. As has been stated, at the Applicant's direction, there has been no initial engagement with nearby stakeholders at this stage. Comment from subsequent MCC exhibition or directed engagement may provide additional information on potential impacts. As is discussed in various parts of the SIA, and in the conclusions, the Applicant is recommended to apply such avoidance, management and mitigation strategies as are practical, to ensure that the development integrates into the local community and functions as part of it.

It is assessed as unlikely that the development would materially impact on other parts of the LGA and regional population. This conclusion is based on the scale of these populations. Also, parties who are not regularly in close proximity to a development are generally less likely to be materially impacted by it.

The users and/or occupants of Rutherford Aerodrome are groups that may be affected by the development, this statement being consistent with the comment they have provided to the specialist aviation consultant during consultation on the project. As has been noted, the MCC LSPS describes the objective of protecting the aerodrome for land use conflicts. These

two considerations emphasise that this is a potential source of impact, which will require specific attention from Council.

9.1.2 Economic impacts

The economic impacts of the development will be generally positive. There will be substantial business and employment activity during the construction stages. There will also be ongoing activity, of lower scale and intensity, but of a more enduring nature, during the operational stage. It is also submitted that this benefit is also likely to extend more broadly, as governments redistribute revenues collected as a result of the project.

There are some notional costs that can be attributed to the development. However, it is submitted that any effects are unlikely to be material in the context of the LGA and regional economies.

It is concluded that on balance, the potential economic benefits of the development would be substantially greater than the costs it may generate.

9.1.3 Overall conclusion

It is anticipated that some land occupants or users in relatively near proximity to the development site may express concerns with the proposed development. This is already the case with respect to Royal Newcastle Aero Club, on behalf of Rutherford Aerodrome occupants and users. These are matters that Council will accord the appropriate weights to in its assessment and determination processes.

Beyond the potential for localised issues, it is submitted that the expanding local, LGA and regional areas and their populations are not at significant risk of material, negative, social or economic effects, due to approval of the development. Considering potential localised issues and the potential for positive regional outcomes, it is submitted that, on balance, the project stands to beneficially contribute to management of future population growth and ageing in the MCC LGA and the Hunter Region.

9.2 Recommendations

The following recommendations are based on observations made in various parts of the SIA. It is noted that some recommendations, such as a construction management plan, are assumed as being mandatory requirements.

9.2.1 Community engagement

Noting the Applicant's directive (Annexure 2), it is noted that the Applicant has undertaken to comply with any direction from MCC to conduct community engagement as the DA assessment and determination process progresses. This firm supports the undertaking and by association, any course of action determined by MCC.

From an ongoing perspective, it is recommended that all management plans included specific and detailed provisions for communicating with stakeholders. A standard approach to this is the availability of a complaints handling system, which is recommended. However, the Applicant should also seek to continue to engage with the local community in particular and encourage integration of the retirement community with the local community.

9.2.2 Construction Management Plan (CMP)

It is recommended that a comprehensive CMP be developed and be implemented throughout the construction stages. The Applicant is an experienced developer and is therefore presumed to have sufficient capability to produce and manage the CMP.

9.2.3 CPTED compliance

It is presumed that CPTED principles have been incorporated into the development in its design stage. Compliance with the recommendations of the relevant adviser will be required to ensure the safety and security of village residents and other residents in immediate proximity to the site.

9.2.4 Operational Plan of Management (PoM)

As is the case for the CMP, the Applicant has experience in developing plans and systems for the operational management of similar developments. The PoM should be prepared, implemented and regularly reviewed to ensure that it remains current. As the development is staged, this review process may need to be regular as the retirement community is expanded. As is noted in relevant parts of the SIA, a key focus of the PoM should be on the safety, security and wellbeing of residents, and providing infrastructure and equipment (such as AEDs), that support this. As the residents will be older, it is also recommended that all feasible features to facilitate resident mobility and access be incorporated into the design of the development.

9.2.5 Resident transport needs

Based on currently limited access to public transport in the immediate area, the Applicant may consider providing a shuttle bus service for residents. It is recognised that once this is established it may become an expectation of residents, regardless of probable future improvements in public transport services.

9.2.6 PoM and/or contractual provisions relating to Rutherford Aerodrome activity

It is recommended that the PoM include means for regulating any interaction with future residents regarding aerodrome operations. As noted in Section 5.5, 'the Applicant [should] provide physical mitigation features to reduce the potential for any impact; and formally notify potential residents of effects of proximity to the aerodrome, that its activities predate development of the MHE, and that the Applicant or its management of the site will not support any resident complaint or action against the aerodrome's operations. The Applicant may consider including an appropriately constructed provision to this effect in any contract of sale for dwellings in the development.

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Annexure 1: Site location and indicative layout diagrams

Diagram A1.1: Indicative site layout

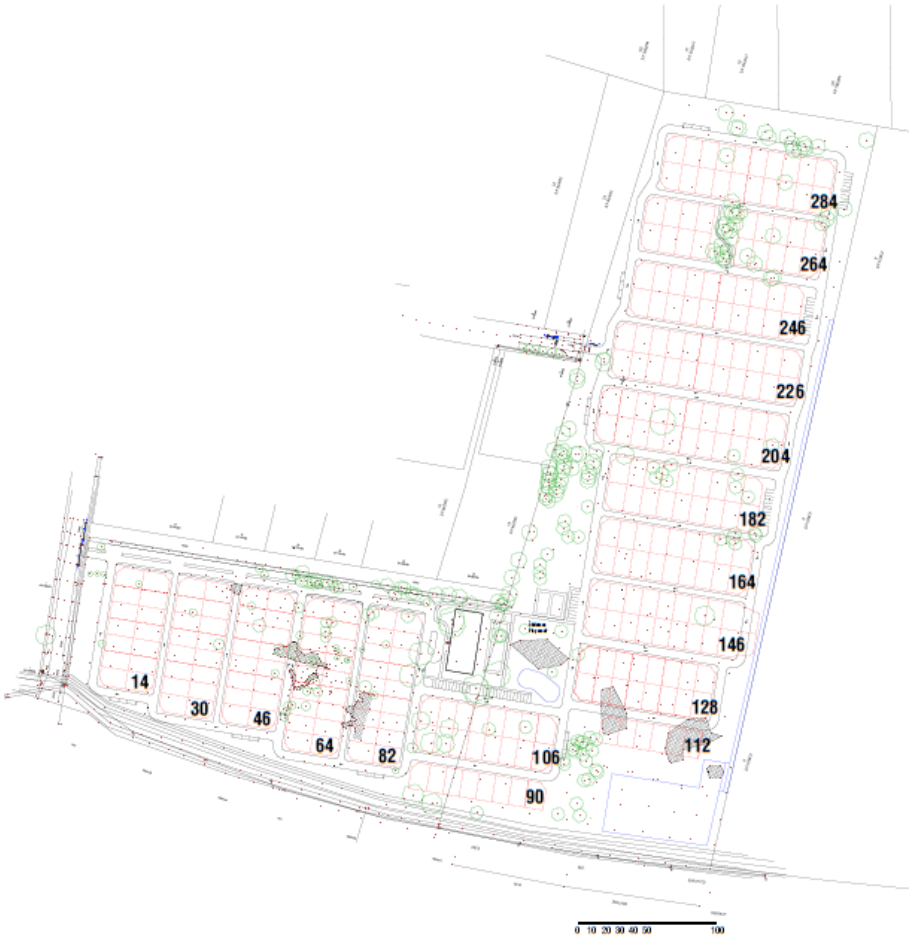

Diagram A1.2: Site location, 10 River Road, Windella (part site)

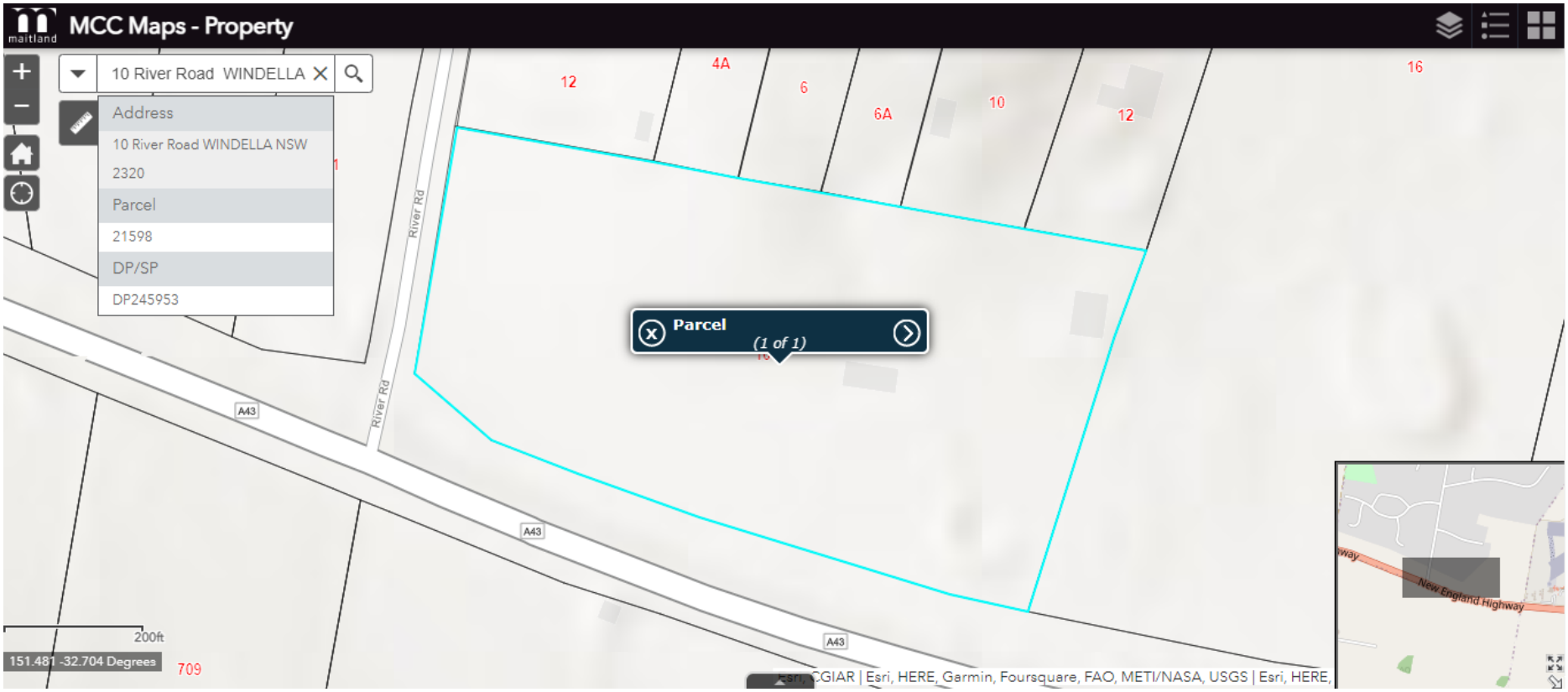

Image sources: MCC Maitland maps webpages 2023. < https://maps-maitlandcc.hub.arcgis.com/ >

Diagram A1.3: Site location, 16 Denton Close, Windella (part site)

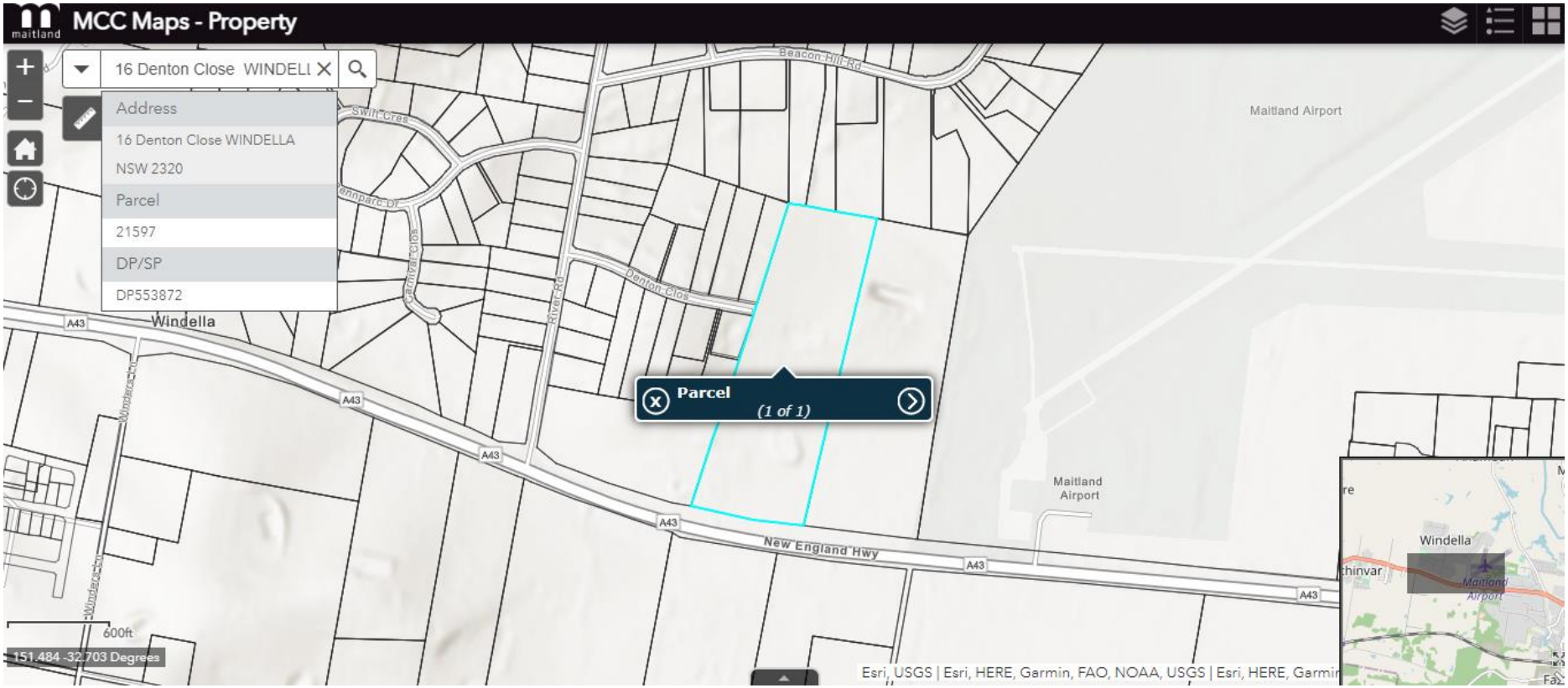

Diagram A1.4: Site context

Annexure 2: Copy of applicant directive regarding initial engagement/consultation

MAVID DEVELOPMENT

P 02 4015 2666 F 02 4015 2611
A 20 Mustang Drive, Rutherford NSW 2320
P PO Box 93, Lorn NSW 2320

ABN 35 619 163 129 ACN 619 163 129

MAVIDGROUP.COM.AU

Mark Sargent
Principal
Aigis Group
By email: mark@mseag.com.au

2 November 2023

Re: Windella Retirement Community
Community Engagement Requirements - Manufactured Home Estate

Dear Mark,

Further to our conversations in relation to the above matter, Mavid Development has decided to direct that your firm not notify residents in Windella of the development proposal at this stage.

Whilst we value community feedback the proposal is not in a meaningful presentable form. Presenting an incomplete development proposal independent of Council is likely to cause confusion and detract from any beneficial outcomes that could be obtained from such a process.

We note that the Maitland City Council LEP and DCP do not specifically mandate notification to residents, but do identify Council's formal exhibition process. Notifying the development through the local Council channel allows for a neutral platform for the community and ourselves to respond and offer more meaningful responses based on complete project information. For additional reasons below, this approach is justified:

- We are still working with our design team to make the project design as sympathetic as possible to its location and to nearby residents;
- As part of the design process, we intend to provide some detailed examples on appearance of the dwellings as part of the DA, to demonstrate to interested parties that these will be architecturally designed and aesthetically pleasing. We have not finalised these at present;
- A critical feature of the proposal is the entry/exit to River Road, which is still being designed;
- If Council directs us to carry out direct engagement at any point, we will comply with Council's direction. We will discuss this with you at the appropriate time if necessary.

I also note our discussions on matters that are likely to be of interest to local residents based on previous projects, and which I suggest should be addressed in the Social Impact Assessment your firm is preparing. These are:

MAVID DEVELOPMENT

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A 20 Mustang Drive, Rutherford NSW 2320
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- Increased traffic, specifically in River Road and at the intersection with the New England Highway.
- Effects on visual amenity for properties directly overlooking the site (including the change to the site and night lighting, for example).
- Construction stage effects (e.g., noise, dust, traffic).
- Noise during the occupation stage of the project (noting that this is not expected to be a major source of concern).
- Potential effects on property values. As discussed, based on direct experience, this is generally a lower order consideration of Councils, however it is a matter that is frequently raised by nearby land owners.

As discussed, contact with representatives of Maitland Airport has already been made. You are requested to continue with that engagement, due to the proximity of the site to the airfield.

Please contact me if you have any questions regarding this direction.

Yours sincerely

Chris Speek
Development Manager
Mavid Development

Annexure 3: Area recommended for engagement with neighbouring stakeholders

Annexure 4: Record of engagement – AviPro and RNAC

From: Jeff Stark <j.stark@AviPro.com.au>
Date: 9 November 2023 at 4:45:45 pm AEDT
To: andrew.wagner@rnac.com.au
Subject: Re: MAKING CONTACT RE CONSULTATION ON POTENTIAL DEVELOPMENT
Thanks Andrew. The noise matter is not one that I'm focusing on as an aviation safety consultant but could you please elaborate on your safety concerns. I'm very keen to understand the exact nature of them.
Regards

Jeff Stark
Senior Consultant - Infrastructure

Aviation Management and Safety Advisers
HAI Platinum Program of Safety, RABQSA and BARS Accredited Aviation Safety & Compliance Auditors

AviPro is a division of Resolution Response

Mobile: +61412424201
Email: j.stark@AviPro.com.au
Website: www.AviPro.com.au

On 9 Nov 2023, at 1:26 pm, andrew.wagner@rnac.com.au wrote:

Good afternoon Jeff,

Thank you for your email.

The RNAC board and I have looked at the proposed development. Any residential/retirement village development in the location proposed would be totally inappropriate. There are numerous noise and safety concerns that would not be able to be overcome by the developer.

Kind Regards,

Andrew Wagner
RNAC Business Manager
Andrew.wagner@rnac.com.au

PO Box 491
Rutherford NSW 2320
Phone: 02 4932 8888

Royal Newcastle Aero Club
<image001.jpg>

From: j.stark@AviPro.com.au <j.stark@AviPro.com.au>
Sent: Friday, November 3, 2023 11:02 AM

To: andrew.wagner@rnac.com.au
Subject: RE: MAKING CONTACT RE CONSULTATION ON POTENTIAL DEVELOPMENT

Hi Andrew, thanks for responding. I've attached a mockup snip of an early concept design. It shows the location and the rough layout being proposed. It is a residential/retirement village development. There is no timeline yet as it is early days and the timeline will depend on the feedback from consultation.

I have tried my best to keep them out of the runway undershoots, particularly in the south-east corner of the area. I'm confident your aerodrome operations won't be affected by vertical obstructions, light or waterbirds. I am interested in where engine runs are conducted on the aerodrome as I've pointed out that they can be lengthy and pervasive and future residents should always be aware that the aerodrome was there first. The developer gets that.

My first and foremost goal/objective is to maintain aviation safety and I think that is achievable – I don't think this development will have any impact on safe aircraft operations.

Glad to chat when you're ready.

<image002.png>

Best Regards

Jeff Stark
Senior Consultant - Infrastructure
<image003.png>
Aviation Management and Safety Advisers
Accredited Aviation Safety and Compliance Auditors
Member Helicopter Association International (HAI)
Member National Business Aviation Association (NBAA)

Mobile: +61412424201
Email: j.stark@AviPro.com.au
Website: www.AviPro.com.au

ABN: 94 154 052 883
AviPro is a division of Resolution Response

From: andrew.wagner@rnac.com.au <andrew.wagner@rnac.com.au>
Sent: Friday, 3 November 2023 10:06 AM
To: j.stark@AviPro.com.au
Subject: FW: MAKING CONTACT RE CONSULTATION ON POTENTIAL DEVELOPMENT

Good morning Jeff,

Thank you for your email. I would be happy to have a discussion with you regarding nearby development. In order to have a better understanding of what is proposed can you please

supply more detail. I.e. exact location of development, type of development. anticipated time lines, etc.

Kind Regards,

Andrew Wagner
RNAC Business Manager
Andrew.wagner@rnac.com.au

PO Box 491
Rutherford NSW 2320
Phone: 02 4932 8888

Royal Newcastle Aero Club

<image001.jpg>

From: office@rnac.com.au <office@rnac.com.au>
Sent: Friday, October 27, 2023 11:07 AM
To: andrew.wagner@rnac.com.au
Subject: FW: MAKING CONTACT RE CONSULTATION ON POTENTIAL DEVELOPMENT

office@rnac.com.au

604 New England Highway
PO Box 491
Rutherford NSW 2320
Phone: 02 4932 8888

Royal Newcastle Aero Club

<image001.jpg>

From: j.stark@AviPro.com.au <j.stark@AviPro.com.au>
Sent: Friday, October 27, 2023 10:34 AM
To: office@rnac.com.au
Subject: MAKING CONTACT RE CONSULTATION ON POTENTIAL DEVELOPMENT

Hi Suzanne,

As discussed just now, I'm trying to find a suitable person at RNAC to discuss aviation safety matters in relation to a potential future development in proximity to the aerodrome. As it is early days and there is no firm scheme at this point, I'd prefer to keep the consultation at about middle management level and just have a general chat about any immediate issues that I might need to address in an initial report to the developer. My own initial assessment is that the potential future development will not impact aviation safety but I have alerted the developer to the possibility that noise from the aerodrome may impact the development and for that reason there may be concerns of a non-safety nature that need to be dealt with. I ask that a suitable representative of RNAC give me a call to have an initial chat.

I've attached a brief resume.

Best Regards

Jeff Stark
Senior Consultant - Infrastructure
<image003.png>
Aviation Management and Safety Advisers
Accredited Aviation Safety and Compliance Auditors
Member Helicopter Association International (HAI)
Member National Business Aviation Association (NBAA)

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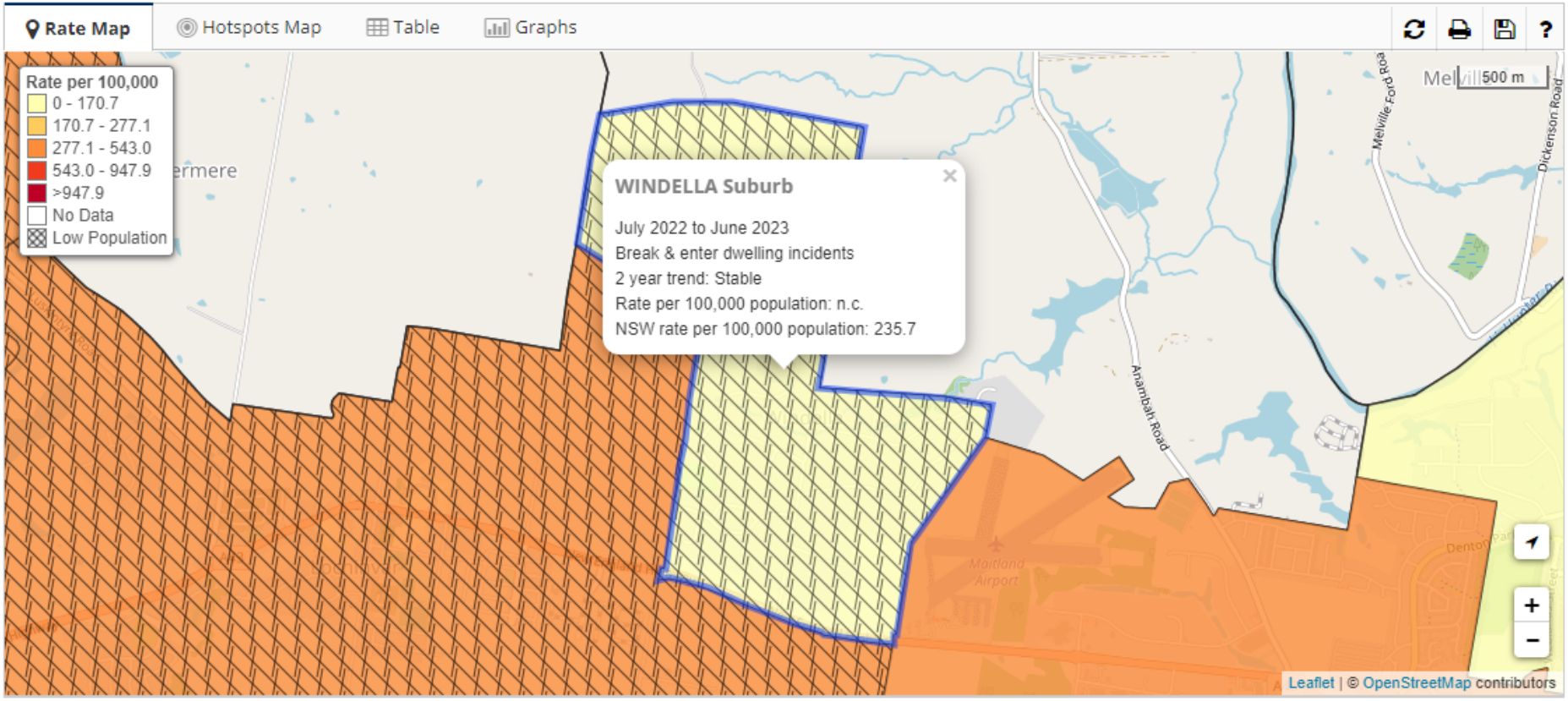
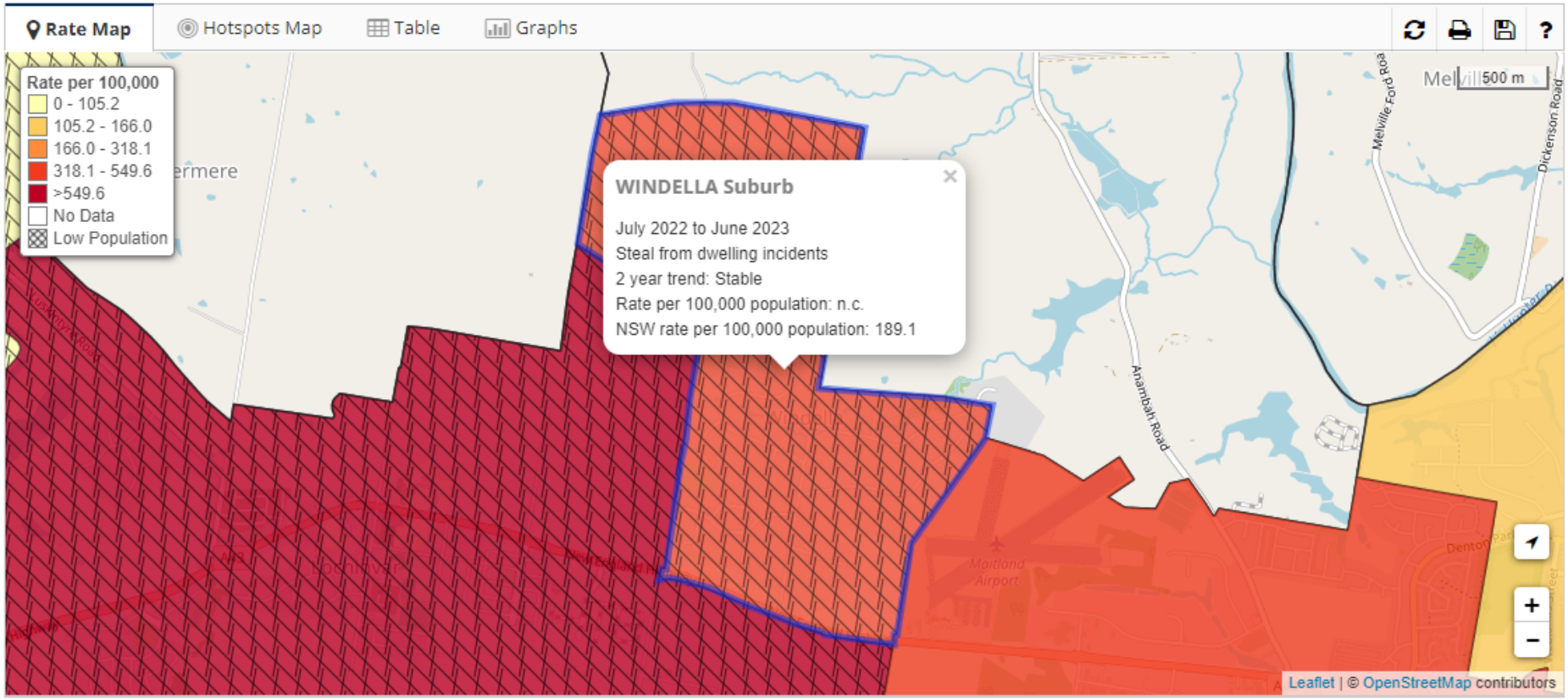
Annexure 5: BOCSAR crime mapping data

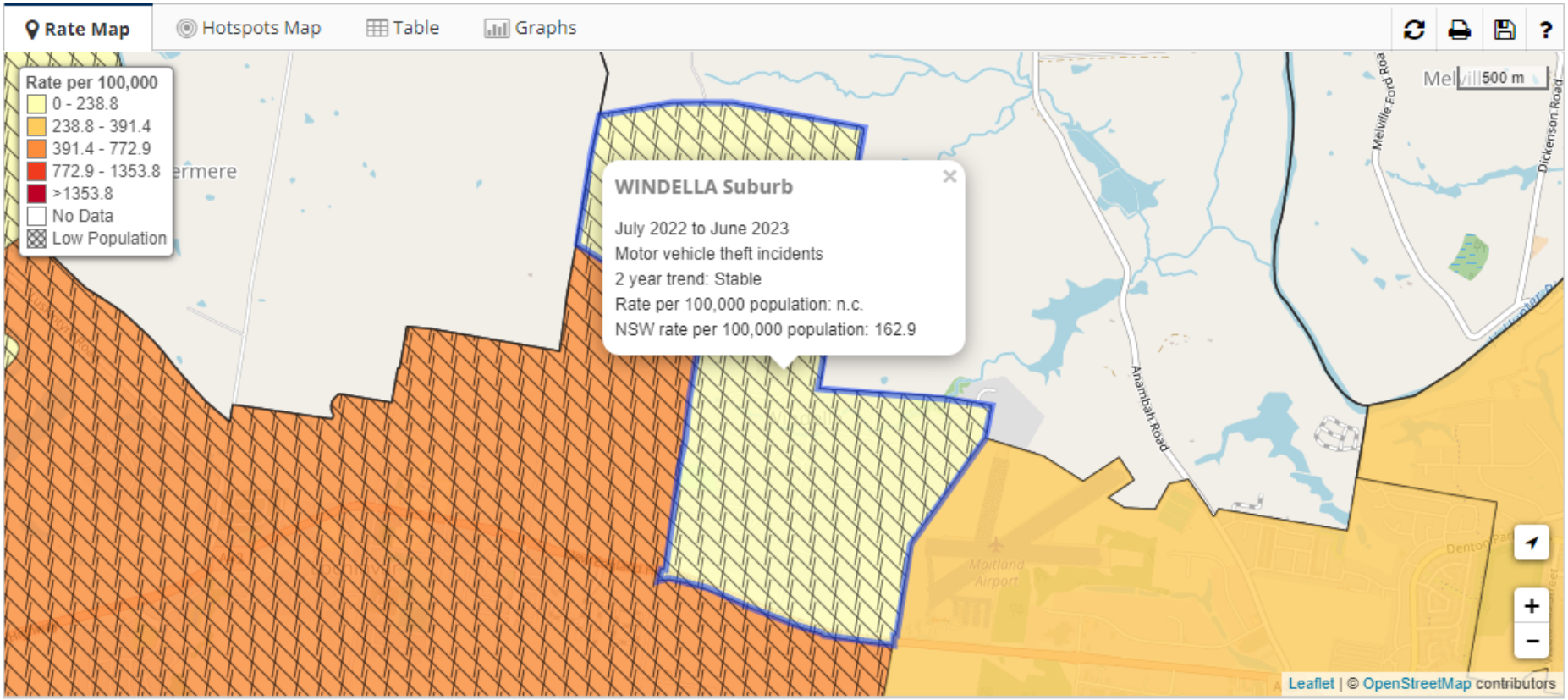
Incidents of Theft (Break & enter dwelling) from July 2022 to June 2023



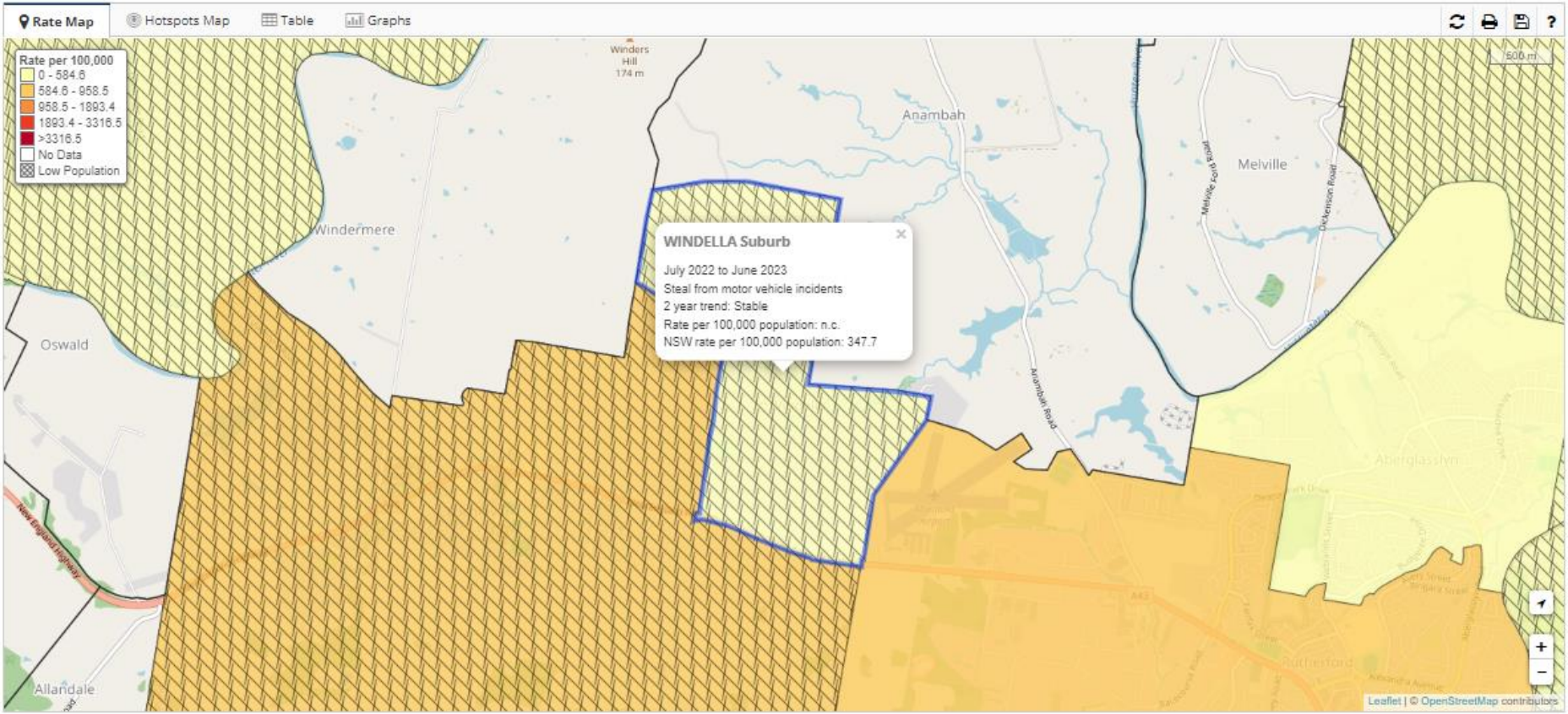
Incidents of Theft (Steal from dwelling) from July 2022 to June 2023



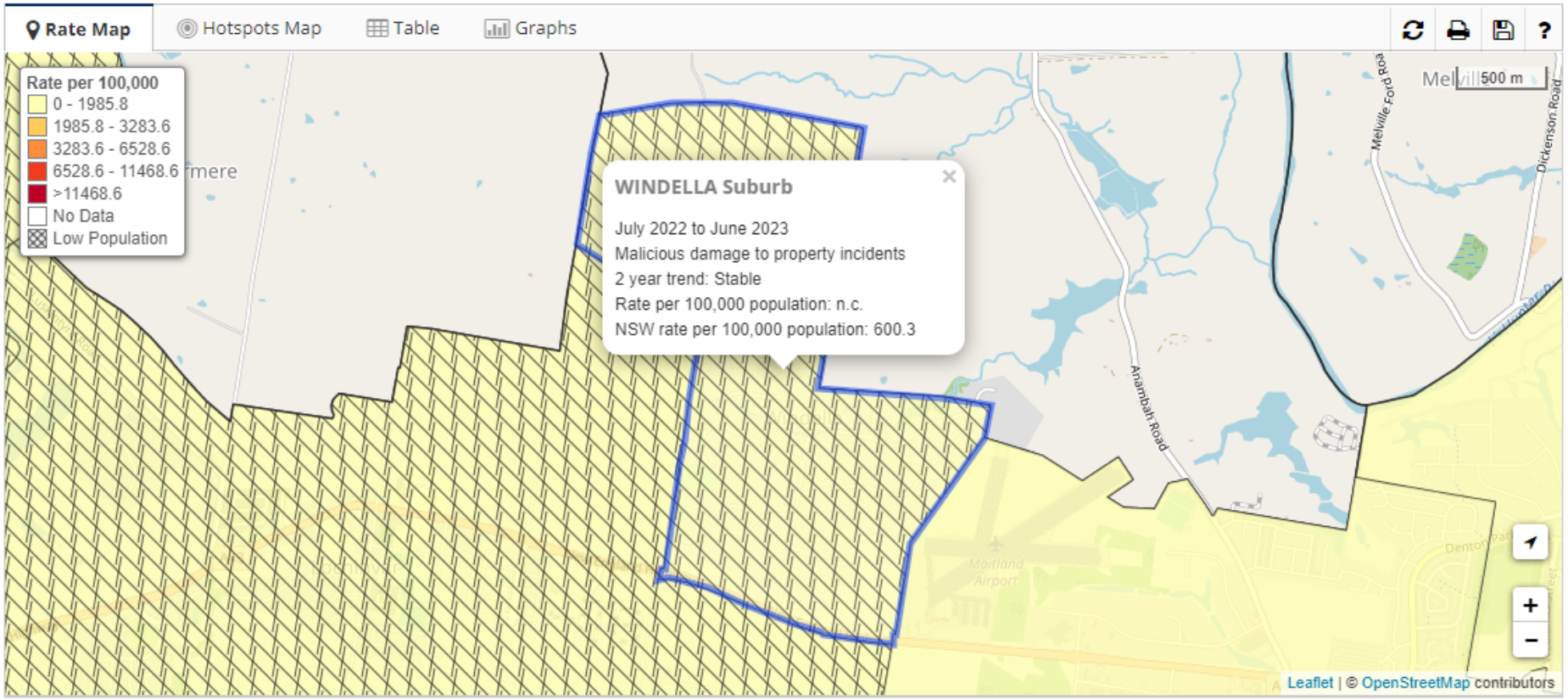
Incidents of Theft (Motor vehicle theft) from July 2022 to June 2023



Incidents of Theft (Steal from motor vehicle) from July 2022 to June 2023



Incidents of Malicious damage to property from July 2022 to June 2023



BOCSAR crime statistics – Lochinvar, year to June in each reported year											
Offence	**Trend: 5 year**	**2019**		**2020**		**2021**		**2022**		**2023**	
		Count	**Rate[39]**	**Count**	**Rate**	**Count**	**Rate**	**Count**	**Rate**	**Count**	**Rate**
Break and enter (dwelling)	n.c. [40]	2	n.c.	0	n.c.	0	n.c.	1	n.c.	0	n.c.
Steal from dwelling	n.c.	1	n.c.	0	n.c.	2	n.c.	0	n.c.	3	n.c.
Motor vehicle theft	n.c.	1	n.c.	1	n.c.	0	n.c.	2	n.c.	0	n.c.
Steal from motor vehicle	n.c.	3	n.c.	0	n.c.	0	n.c.	8	n.c.	0	n.c.
Malicious damage to property	n.c.	0	n.c.	0	n.c.	0	n.c.	0	n.c.	1	n.c.

[39] Per 100,000 population
[40] Not calculated – rates are too small to report.

Annexure 6: Assumptions for calculation of imputed rent (ABS)

ABS published the paper '*Estimates of imputed rent*' in March 2018, along with the supporting estimated rental yields for owner occupied properties in expanded areas. The aim of calculating imputed rental yields is to permit an equivalised comparison of the owner-occupier and rental markets. The method for establishing the imputed rental yield for an owner-occupied property involves multiplying the estimated sale price of a dwelling item by rental yield provided to get the gross imputed rent estimates. This is then adjusted for certain costs for each form of tenure.

The calculated imputed rental yields for NSW are presented in Figure A3.2. It is noted that the most recent estimate is for the 2013-2014 year. Given the apparent variability in yields over the period identified, and the complexity of the calculation method used by ABS, there is no valid means for assessing yields for subsequent years. It is noted however, that publication was in 2018, so the data may be considered as retaining some validity at that point.

It is also noted that residential rents have increased by a nominal 8.6% (Sydney capital city CPI, year to September Quarter 2023). This may have increased the rental yield, thus increasing imputed rents. However, this effect may be offset by interest rate increases and variation in property prices over the corresponding period.

The 2013/14 estimate for NSW 'Balance of State' [0.0008980] was adopted for use in the SIA. The ABS methodology explains that variables such as the size of properties (i.e. number of bedrooms) are factored into the estimation of the rental yield.

The resulting estimates (Table 17 of the SIA) are higher than the current rental costs reported by FACS (Table 16). Although the timing issue discussed above may be a factor, it appears that imputed rents for owner occupied dwellings in the broader market are higher than recorded market rents. Critically, however, the comparisons between imputed rents calculated for the geographic areas and housing types are valid, based on the application of the same yield measure to the various mean prices. This is substantiated in Figure A3.1 (Table 1 from the ABS paper), which describes the process of equivalising various forms of tenure. It is noted that residential land lease communities equate to a life tenure scheme in the figure.

Figure A6.1

Table 1. Housing costs subtracted from gross imputed rent, other tenure types

Housing tenure	Housing costs (net of refunds)
Subsidised renter(a)	Reported rent paid.
Occupied rent-free	Body corporate fees; and general and water rates payments.
Rent-buy/shared equity scheme	Reported rent paid; body corporate fees; general and water rates payments; the interest component of repayments of loans that were obtained for the purposes of purchasing or building the dwelling; house insurance; and repair and maintenance costs.
Life tenure scheme	Body corporate fees and general and water rates payments.

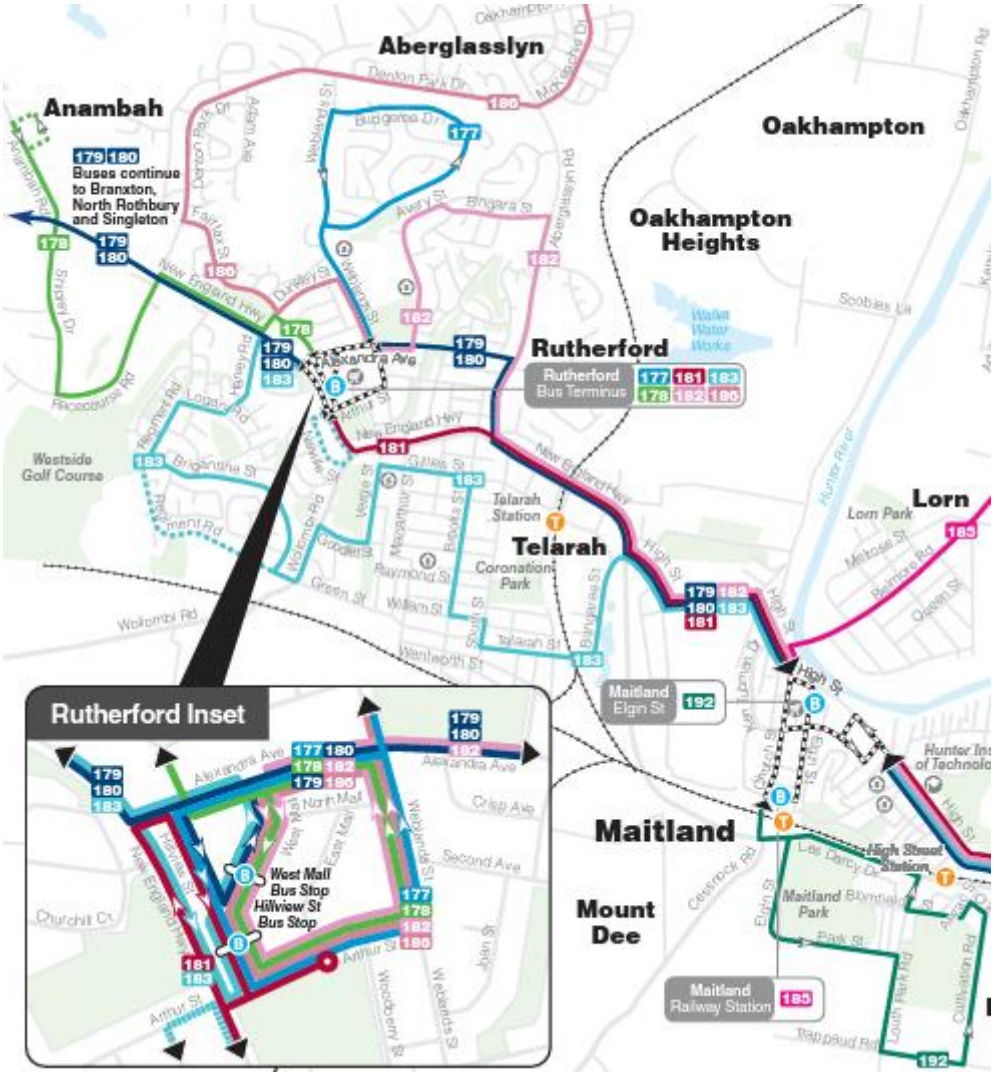
Figure A6.2

65250DO001_201516 Estimates of Imputed Rent, Australia, 2015-16									
Released at 11:30 am (CANBERRA TIME) 23 March 2018									
Table 1.1 Basic and Expanded CURF rental yields									
Stratum Flag	**State**	**Area of Usual Residence**	**Dwelling**	**2003-04**	**2005-06**	**2007-08**	**2009-10**	**2011-12**	**2013-14**
1	New South Wales	Capital city	Separate house	0.0005493	0.0005909	0.0005743	0.0007414	0.0007598	0.0007071
2	New South Wales	Capital city	Semi-detached, flat, unit or apartment	0.0005894	0.0005877	0.0005901	0.0006375	0.0007727	0.0009016
3	New South Wales	Balance of State	na	0.0006080	0.0006062	0.0006086	0.0006575	0.0007696	0.0008980

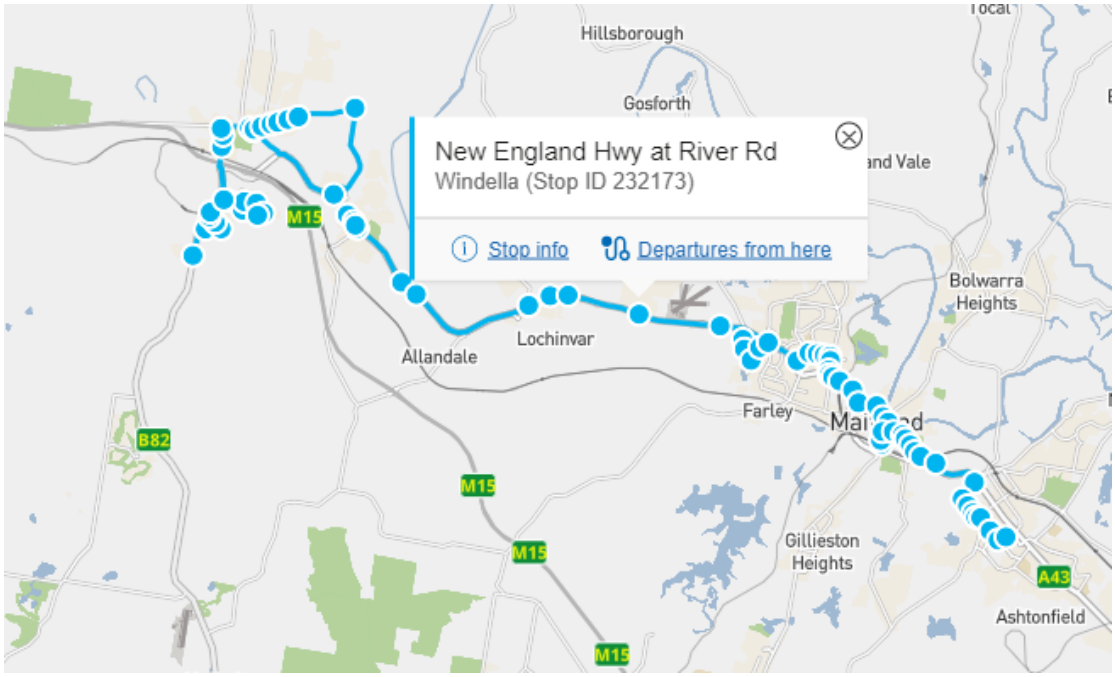
Source: ABS 2018.

Annexure 7: Bus route maps – services 179 and 180

Network map



Route 179[41]



Route 180

[41] The corresponding westbound stop is 'NEH at River Road, Windella, Stop ID 232170'.

Annexure 8: Hospital performance data Maitland Hospital Major (B)

Emergency department activity

		Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Arrivals by ambulance		3,741	3,500	241	6.9%
Attendances		13,459	14,241	-782	-5.5%
Emergency presentations		13,359	14,227	-868	-6.1%
↳ By triage	T1: Resuscitation	94	36	58	161.1%
	T2: Emergency	2,392	1,914	478	25.0%
	T3: Urgent	4,813	3,909	904	23.1%
	T4: Semi-urgent	5,136	6,675	-1,539	-23.1%
	T5: Non-urgent	924	1,693	-769	-45.4%
Admissions to hospital from ED		2,332	2,110	222	10.5%

Emergency department performance

			Apr-Jun 2023	Apr-Jun 2022	Difference	Peer group ..
Time to start treatment		% starting treatment on time	53.0%	43.3%	9.7 percentage points	61.1%
By triage	T2: Emergency	% starting treatment on time	57.2%	52.4%	4.8 percentage points	50.5%
		Median	9m	10m	-1 minutes	10m
		90th percentile	1h 08m	1h 06m	2 minutes	42m
	T3: Urgent	% starting treatment on time	49.2%	42.8%	6.4 percentage points	55.9%
		Median	35m	42m	-7 minutes	27m
		90th percentile	3h 12m	3h 38m	-26 minutes	1h 58m
	T4: Semi-urgent	% starting treatment on time	52.5%	38.7%	13.8 percentage points	66.9%
		Median	56m	1h 35m	-39 minutes	36m
		90th percentile	4h 15m	4h 56m	-41 minutes	2h 26m
	T5: Non-urgent	% starting treatment on time	68.3%	50.6%	17.7 percentage points	86.8%
		Median	1h 05m	1h 59m	-54 minutes	31m
		90th percentile	4h 37m	5h 05m	-28 minutes	2h 19m
Time from arrival to leaving		% leaving within 4 hours	33.4%	39.5%	-6.1 percentage points	52.9%
		Median	5h 45m	5h 01m	44 minutes	3h 52m
		90th percentile	18h 28m	15h 03m	205 minutes	12h 42m
Time to transfer care		% within 30 minutes	67.1%	76.3%	-9.2 percentage points	73.2%
		Median	17m	14m	3 minutes	16m
		90th percentile	1h 34m	1h 02m	32 minutes	1h 09m

Elective surgery activity

		Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Elective surgeries performed	Total	**557**	505	52	10.3%

Elective surgery performance

			Apr-Jun 2023	Apr-Jun 2022	Difference	Peer group ..
Waiting times	Urgent	Median	**14 days**	10 days	4 days	15 days
		90th Percentile	**26 days**	23 days	3 days	28 days
	Semi-urgent	Median	**55 days**	49 days	6 days	63 days
		90th Percentile	**134 days**	106 days	28 days	146 days
	Non-urgent	Median	**267 days**	323 days	-56 days	318 days
		90th Percentile	**436 days**	453 days	-17 days	510 days
Percentage of surgeries performed on time	Total		**83.5%**	78.2%	5.3 percentage points	76.7%
By urgency	Urgent		**100.0%**	99.2%	0.8 percentage points	98.9%
	Semi-urgent		**80.3%**	83.2%	-2.9 percentage points	75.6%
	Non-urgent		**77.4%**	59.7%	17.7 percentage points	68.1%

Annexure 9: Method for assessing local income expenditure

A method for assessing the proportion of average weekly incomes that is spent in the local economy is derived from ABS *Household Expenditure Survey, Australia: Summary of Results* (2017). Nominal disposable income equates to mean gross income less income tax. In order to assess local expenditure, the following items were subtracted from expenditure on the basis that the majority of the value is unlikely to be spent in the local/regional economy:

- Current housing costs;
- Communication;
- Mortgage repayments[42];
- Superannuation and life insurance.

Total other expenditure ('average weekly expenditure') plus selected other payments (excluding income tax) totals approximately $1,698.

The total local/regional spend excluding these items is approximately $1,224, therefore **72.1% of disposable income** (equated to 'take home pay')[43].

[42] It is assumed that this figure is supplementary to 'current housing costs', which is interpreted as the proportion of weekly housing costs that equates to equivalent rental cost.
[43] $1,224/$1,698.

Figure A9.1

Average weekly expenditure (AWE)	Value $
Goods and services	
Current housing costs (selected dwelling)	279.12
Dostice fuel and power	40.92
Food and non-alcoholic beverages	236.97
Alcoholic beverages	31.95
Tobacco products	12.84
Clothing and footwear	43.75
Household furnishings and equipment	57.87
Household services and operation	44.90
Medical care and health expenses	82.38
Transport	206.69
Communication	46.62
Recreation	171.85
Education	43.86
Personal care	28.64
Miscellaneous goods and services	97.08
Total goods and services expenditure	1,425.44
Selected other payments	
Income tax	383.26
Mortgage repayments - principal (selected dwelling)	70.77
Other capital housing costs	124.18
Superannuation and life insurance	77.14
Total selected other payments	655.35
Gross income per week	
Mean gross income (MGI)	2,081
Nominal mean gross disposable income	1,698
Less items not accruing locally (net disposable income)	1,224
Total % AWE/MGI	**68.5**
Total % Disposable income - net/gross	**72.1**