



**Social Impact Assessment
Manufactured Home Estate
34 Wyndella Road, Lochinvar, NSW**

Commercial 7 Pty Ltd

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30 January 2024

Abbreviations

ABS	Australian Bureau of Statistics
AHURI	Australian Housing and Urban Research Institute
BOCSAR	Bureau of Crime Statistics and Research (NSW)
BHI	Bureau of Health Information (NSW)
CPTED	Crime Prevention Through Environmental Design
DPHI	Department of Planning, Housing and Infrastructure (NSW)
FACS	Department of Family and Community Services (NSW)
HNEH	Hunter New England Health
LGA	Local Government Area
LHD	Local Health District
MCC	Maitland City Council
MHE	Manufactured Home Estate
POA	Postal Area
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
SIA	Social Impact Assessment
SES	Socioeconomic Status
TfNSW	Transport for NSW
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).

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1 Project description material

1.1 Purpose of report

This report presents a Social Impact Assessment (SIA) for the proposed development of a Manufactured Home Estate (MHE) on land nominally described as 34 Wyndella Road, Lochinvar, NSW (referred to as ‘the project’). The Applicant is Commercial 7 Pty Ltd. The site is located in the Maitland City Council (MCC) Local Government Area (LGA). MCC is the consent authority for the project.

1.2 Project description

As stated in Section 1.1, the site is nominally located at 34 Wyndella Road, Lochinvar (Title Reference Lot 225, DP246447). A diagram of the site from MCC’s online mapping site is included in Annexure 1.

The project provides for the development of the site to accommodate 209 home sites to accommodate manufactured dwellings, and supporting infrastructure and facilities. A diagram of the indicative master plan is included in Annexure 1. In addition to service infrastructure such as roads and utilities, the additional facilities include a central facilities building, swimming pool, two pickleball courts, workshop, bowling green and a caravan storage area. The dwellings are intended for use as individual homes that support independent living for residents aged 55 years and above. Access and egress for the site are via Wyndella Road. The southern boundary of the site is approximately 340 metres from the intersection of Wyndella Road and the New England Highway.

1.3 Approach to SIA

The MCC Development Control Plan (DCP) was referenced with respect to social 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*, which provides for assessment of ‘environmental, historical, social and economic impacts’ of projects. The SIA also has also been prepared with reference to relevant practice guidance from the NSW Department of Planning, Housing and Infrastructure (DPHI) *Social Impact Assessment Guidelines for State Significant Projects* to the extent that this is relevant to the project, the consent pathway and project specifics including the Applicant’s requirements. This principally relates to the definitions of the social locality and social baselines for the project, and the assessment of social risk relating to the project.



2 Regional planning context

This section presents a summary of the potential contribution of the planning proposal and subsequent development to the aims of DPHI and MCC strategic planning instruments.

2.1 DPHI strategic planning documents

2.1.1 Hunter Regional Plan 2041

As noted in Table 1, a key contextual element for the planning proposal is the identification of Maitland as a strategic centre for the region.

Table 1: Relationship of proposed Manufactured Home Estate development to Hunter Regional Plan 2041

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 209 houses to regional housing stock that will increase diversity of housing and relative affordability across the region. This will be the first over 55s resort within the Lochinvar Urban Release Area.
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, by providing a secure community for over 55s that encourages its residents to live an active and social lifestyle through the provision of community facilities and support of resident led community groups and activities. This alternative form of housing increases the housing choices in the region by catering for downsizers who are looking to live in a safe and supportive community.
P.53	Objective 5, Performance outcomes, including <i>inter alia</i> ; 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. There will also be a range of home designs available to cater for both singles and couples within the Project.
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 Project would contribute 209 dwellings towards the additional 25,200 dwellings needed in Maitland by 2041 to house the anticipated increase in the region’s population.
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 has undergone a detailed review by qualified local engineers who have provided servicing advice and the existing intersection at Wyndella Road and New England Highway has capacity to service the proposed development. The project has been carefully planned to address the identified challenges and deliver a positive outcome for the community.



2.1.2 Greater Newcastle Metropolitan Plan (GNMP)

Table 2: Relationship of proposed MHE to GNMP 2036

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.	<p>The proposed development will contribute to housing diversity through providing an increase in dwellings for generally older households, which is one of the key elements of projected demographic change in the LGA.</p> <p>Average house prices are anticipated to be approximately 30% lower than median house prices in the immediate area and there will be a variety of designs to choose from to suit both singles and couples.</p>
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 affordability for some older households and encourage ageing locals to downsize and free up larger homes for young families.
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, in terms of the mix of dwellings proposed for the site, and the aim of small 'lot' sizes for relevant proposed 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.	<p>As it will principally cater to older residents, the proposed development is one of the forms of housing choice promoted in this statement.</p> <p>There are very few zones where Manufactured Homes Estates, the very popular alternative to retirement villages, can be developed in the region and this site is well suited to the this type of development as it benefits from the infrastructure in the adjoining the Lochinvar URA and it is already identified as future investigation area.</p>

2.2 MCC strategic planning documents

Relevant MCC planning strategies, and in particular the Maitland Local Strategic Planning Statement 2040+ (LSPS), were examined to assess consistency of the project with development strategies relevant to Lochinvar. No specific material was identified.

2.2.1 MCC Local Strategic Planning Statement 2040+ (LSPS)

Table 3: Relationship of proposed project to LSPS

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 increased housing diversity.
P.35	Council will prepare a Local Housing Strategy, which ties Council’s vision for diverse and affordable housing with the HRP 2036 ² and GNMP 2036. The proposed strategy will investigate and respond to housing diversity and choice, housing affordability, seniors housing, priority infill development areas and will include a strategic review of current residential zones and development standards in the LEP.	The proposed development would specifically address housing diversity and seniors housing issues. Relative housing affordability will also be positively affected.

2.2.2 MCC ‘Maitland + 10’ Community Strategic Plan (CSP)

Table 4: Relationship of proposed project to CSP

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 located in 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 project will increase housing diversity in Lochinvar and western Maitland generally.
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

² As per Table 1, this regional plan has now been superseded.



2.2.3 MCC Local Housing Strategy (LHS)

Table 5: 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 is located in Lochinvar, and is therefore in an area of strategic significance for managing growth.
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..	The LHS identifies the site as being in the Lochinvar Fringe Investigation Area and will therefore contribute to the required increase in housing.
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.	<p>The proposed project would diversify housing stock in Lochinvar, which, like the rest of the LGA, predominantly comprises low density detached dwellings, as stated in the LHS.</p> <p>The proposed development may also contribute to more efficient housing outcomes, increase affordability, and facilitate ageing in place for some people.</p>



Ref.	LHS element	Relevance of proposal to element
P.77-78	Appendix A (p.77) identifies the Lochinvar Fringe Investigation Area (IA-7) Appendix B includes a diagram indicating IA-7.	The site is within IA-7, and directly adjacent to the URA. A copy of the relevant part of the Investigation Area diagram is included at Annexure 1 of this SIA.

2.2.4 Maitland Affordable and Adaptable Housing – Action Plan [AAHAP] (2013)

Table 6: Relationship of proposed project to CSP

Ref.	AAHAP element	Relevance of proposal to element
P.33	(Section 7.3: Objectives) <i>Objective 1: To achieve and provide greater housing diversity consistent with community needs in the longer term and viable for the development industry</i>	The proposed development will contribute to achieving this objective by increasing housing diversity, with dwellings appropriately sized and serviced to meet the longer term needs of an ageing community.
P.33	<i>Objective 2: To provide greater housing choice by encouraging housing of different types, size and tenure in suitable locations, at a range of prices within the reach of households of varying financial capacity.</i>	The development will contribute to these aims in two ways: (1) by providing new, small lot housing and (2) in the case of households downsizing within the LGA, potentially releasing some larger dwellings to the market, which may increase housing efficiency.

2.2.5 MCC Rural Land Strategy 2041 (June 2023) [RLS]

The site is zoned RU2 Rural Landscape. The proposed development relies on the pre-existing permission for development of caravan parks within RU2 zones. The RLS seeks to prohibit this use. The RLS states:

- *‘Although the Housing SEPP 2021 permits the development of MHEs where caravan parks are permitted (currently in the RU2 zone), the SEPP now also precludes such development on land that is an area or zone of “...environmental protection, scenic protection, or rural (where the land is not adjacent to or adjoining land zoned for urban use)” [2023:46].*
- *‘Notwithstanding the changes to the Housing SEPP and Regulation above, there is still the possibility of developing MHEs on rural land ‘adjacent or adjoining’ urban land’ [2023:46].*

The Applicant’s position is that under its current zoning, the site is not subject of classification as environmental protection or scenic protection requirements. As is identified in Table 5 (MCC LHS) and subsequently in Section 5.2.1.1 and Image 1C in Annexure 1, the site is located in the Lochinvar Fringe Investigation Area (IA-7), and is directly adjacent to the Lochinvar Urban Release Area. Therefore, notwithstanding the current zoning, it is proposed that the site is suitable for the development of the MHE. In addition to locational suitability, the proposed development will also increase housing diversity in Lochinvar, as there are no other MHEs in the URA.



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 across the various strategic planning documents examined. As noted in the comments on relevant strategy content, the proposed development will contribute to achievement of some regional strategic aims. The SIA discusses various aspects of potential projected demand and relative affordability that the proposed development may positively contribute to in Sections 3.2, 3.6 and 3.7 of the SIA.

3 Social baseline study

3.1 Determination of ‘social locality’ and relevant communities for social baseline study

The DPHI SIA guideline requires identification of the social locality for projects subject of an SIA. DPHI 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 location of the project site, and its suitability in the context of current and planned development.
 - The site and its surrounds are currently large rural residential properties. However, it is located immediate to the eastern end of the Lochinvar Urban Release Area (URA). The area is planned to eventually include commercial elements that will service residents of the proposed development and the local community generally.
- The nature and scale of potential impacts at the immediate local area level that a project of this nature may produce.
 - In the short term, there will be apparent effects. These are addressed in the subsequent assessment of social impacts. More permanently, as the URA develops, the project will essentially be absorbed into the more urbanised environs. Similarly, the effects of the development and its residents will progressively become increasingly consistent with other land uses and activities in the area.
- Access issues considering the location of the site relative to the various urban/commercial centres of Maitland, where the majority of services for potential residents are available; access to public transport; and the effect of potential alternative development in the local area.
 - In the short to medium term, access to commercial centres will require travel to Rutherford in particular, which it is assumed would involve travel by private vehicles. There are public bus services passing along the New England Highway. Until such time that a footpath is built down from the edge of the site to the New England Highway Bus Stops, which are within 400m, the operator of the Manufactured Home Estate will provide a twice a day bus service to the Rutherford shops. The community bus will also be



- available for residents to reserve outside of these scheduled trips. In the longer term, development of the URA includes provision for expansion of bus routes to service the expansion of Lochinvar and its population³.
- Potential effects on the broader community in the surrounding areas, particularly in relation to potential impacts on, for example, access to services and infrastructure, employment and potential cumulative effects of the project.
 - Various MCC strategic planning documents identify Lochinvar as one of the LGA's (and the larger region's) growth areas. As the population grows, access to these offerings will generally increase to meet demand. As such, this is likely to occur for Lochinvar more generally, and for the proposed project as part of that continuing development.

Based on assessment of these factors, there are several areas that are apparent as elements of the social locality. The Maitland LGA (equating to the Australian Bureau of Statistics [ABS] Statistical Area Level 3 [SA3]) is the population that will most frequently come into contact with the activities of eventual residents on the site. Based on the location of accessible retail and related services access in the Rutherford area, the Rutherford (North) – Aberglasslyn Statistical Area Level 2 (SA2) is also analysed. It is noted that some DPHI data relate to the former ABS Maitland (West) SA2. This is particularly relevant to DPHI population projections (Section 3.2.3).

MCC planning strategies recognise the strategic importance of urban release areas (URAs) in the surrounds of the site, in accommodating projected population growth. These URAs have regional as well as local significance in this regard. To account for this impact the Hunter Valley (excluding Newcastle) Statistical Area Level 4 (SA4) is also assessed as an element of the social locality. These areas are identified in Figures 1 to 3.

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

³ Figure 7 (section 5.2.1.1) extracted from the DCP Section on the Lochinvar URA nominally shows the proposed road hierarchy and bus routes. However, the proposed bus routes are not specifically identified in the diagram.



Figure 1: Maitland LGA (SA3)⁴

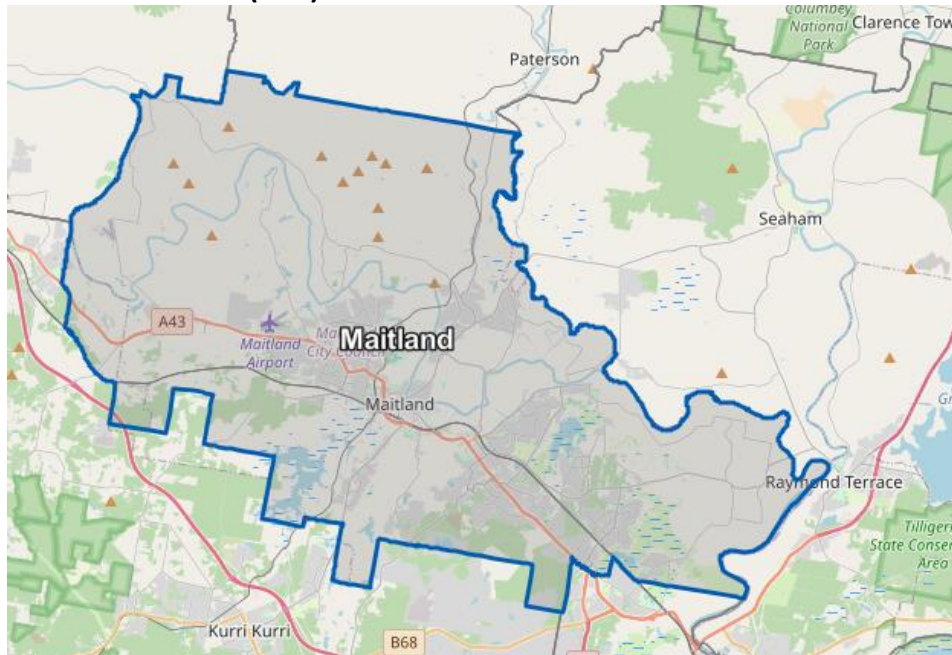


Figure 2: Rutherford (North) - Aberglasslyn SA2



⁴ Images source: ABS 2024



Figure 3: Hunter Valley excluding Newcastle SA4



The social baseline study assesses the social context without the project (DPHI 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 any variances.



3.2 Social baseline - demographic profile

Social baseline data are drawn from the ABS 2021 Census, unless otherwise noted. The MCC community profile (REMPAN) was also assessed as a data source. The data generally correspond with the ABS data presented in the following sections, and are therefore not referenced in this profile.

3.2.1 Population and personal characteristics

Table 7: 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)	135.1	239.1	13.9	10.2
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

⁵ ABS Data by Region (2024) – 2022 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 and the LGA 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. On each of these measures, the SA2 has a younger age profile than the LGA.
- The more immediate 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 for each population were born in England (SA2 3.5%; LGA 1.8%; SA4 2.4%).

As noted above, the local and regional populations are generally proportionally similar in composition, and culturally and linguistically homogenous. On this basis, there are no apparent indicators that any group may be disadvantaged by the project on these bases.

3.2.3 Population projections

Current (released 2022) DPHI population projections (Table 8) emphasise the rapidly increasing population in the immediate social localities. 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. As presented in Table 6, the current Rutherford – Aberglasslyn SA2 had a population of 17,730 in 2021.

The population growth rates in the SA2 and Maitland LGA are projected to substantially exceed that of NSW. The effect this will have on additional dwelling supply is discussed in Section 3.2.6. This growth will create additional demand for services and infrastructure locally and across the LGA.

Table 8: DPHI population projections 2021-2041

	2021	2026	2031	2036	2041	Average 2021-41	Cumulative Δ (%)
SA2	25,901	29,394	32,927	36,376	39,748	2.16	53.5
LGA	89,746	102,690	116,485	130,423	144,536	2.41	61.0
NSW	8,166,757	8,462,770	8,933,640	9,404,886	9,872,934	0.95	20.9

Table 9 disaggregates the data into the same age groups as those for the baseline data (Table 7). The SA2 projections differ substantially from those for the LGA in terms of distributions. Table 9(a) shows median age at each Census year from 2021 to 2041.



The SA2 population will ‘age’ at a faster rate than the LGA population generally. This may create demand for the more diversified housing advocated in the planning documents reported (Section 2). As the MHE will particularly cater for older residents, the addition of this form of dwelling is appropriate for catering to this demographic. This may also have the effect of redistributing housing stock, which is discussed subsequently. The projected inflow of people in the three youngest age groups indicates younger households establishing across the LGA. Compared with NSW, the increase in these age groups for the SA2 is substantially higher than for NSW, but lower than for the LGA.

Table 9: 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

Table 9(a): Median ages, 2021-2041

	2021	2026	2031	2036	2041
SA2	34.25	36.10	37.68	38.78	39.51
LGA	35.59	36.36	37.20	37.82	38.26
NSW	37.87	39.20	39.97	40.60	41.01



3.2.4 Family, household, income and housing related characteristics

Table 10: 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
	SA2	LGA	SA4	NSW
Dwellings	%	%	%	%
Occupied private dwellings	95.4	94.9	89.2	90.6
Unoccupied private dwellings	4.7	5.1	10.8	9.4
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 mortgage 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 larger populations. Consistent with this, average household size (people per household) is also 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 immediate social localities 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 metropolitan areas.
- The elevated proportions of mortgaged residences is indicative of the more recent 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 the observation of households taking mortgages to establish a home.
- 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 11 reports DPHI 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 suggests a recognition of the role of the SA2 area in catering to future regional housing demand.

Table 11a 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 Table 8 is an apparent factor in this outcome. One implication of the data is that it can be interpreted



as indicative of some level of future need for more dwellings appropriate for accommodating smaller, and in some instances, older, households.

Table 11b 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 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 drive demand for smaller dwellings such as those proposed for this project.

Table 11: 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 11a: Household size [people per household] 2021-2041

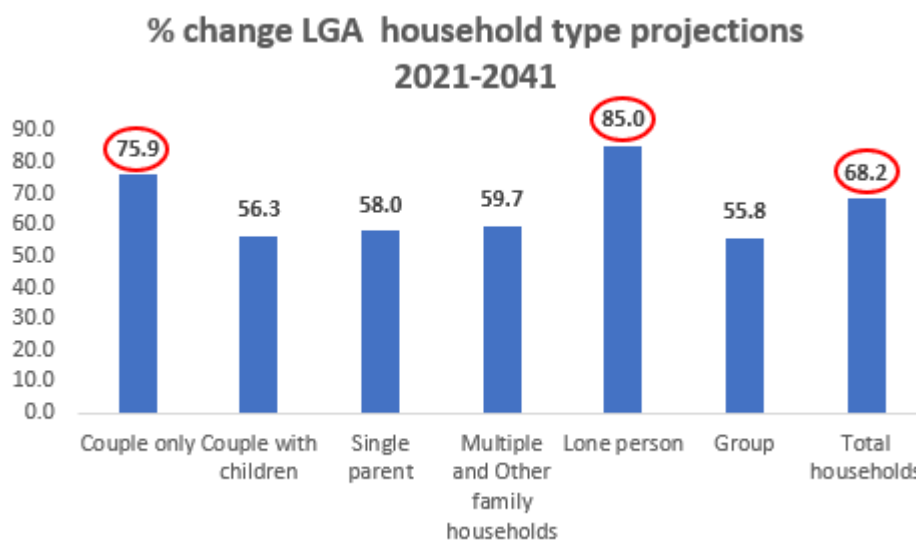
	2021	2041
SA2 (Maitland – West)	2.57	2.35
LGA	2.59	2.47
NSW	2.58	2.45

Table 11b: 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 10, Table 12 displays most recent ABS Socioeconomic Indexes for Areas (SEIFA) data 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 descriptions indicate.

The LGA is placed in the upper mid-range of all NSW LGAs, whereas the SA2 is in the lower mid-range of deciles⁶. 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 [Table 10]), even when compared with NSW. Education and occupation indicators are markedly lower for the SA2, although this evidently does not inhibit the earning capacity of households. This is in part explained by the comparatively high proportions of people in the labour force, which is also the case for the LGA. As is noted in the detailed discussion of the Lochinvar population (Section 3.5.2), there is also a relatively large representation of coal mining workers in the SA2 and LGA. This employment is generally associated with relatively high incomes.

⁶ In NSW, 578 SA2s and 128 LGAs.

Table 12: ABS SEIFA 2021

	SA2 ⁷		LGA	
	Score	Decile	Score	Decile
IRSD ⁸	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 13: 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) ⁹	3.5	3.0	1.8	3.0

Data source: ABS 2021 Census [2024]

3.2.9 Observations on labour force data

- Several labour force measures differ for the SA2 and LGA compared with the SA4 and NSW. The proportions of people in the labour force are higher, and people not in the labour force are lower for the two immediate social localities.
- The unemployment rates for the SA2 and LGA were comparable with that for NSW. The SA4 rate was markedly lower at this point.
- The project is mainly intended to accommodate older residents. A substantial proportion of the residents is expected to be retired. This would have some effects on localised labour force measures, such as the proportions of people either in or not in the labour force. However, it is not considered likely that these changes would represent outcomes that would impede the ability of other (and mainly younger) local and regional residents to access employment. The addition of retirees to an area also has the added benefit of supporting local businesses especially retail and service based businesses.

3.3 Summary comments on social baseline data

The social locality and baseline data do not identify any demographic characteristics indicating substantial divergence between these populations and NSW, as the broad

⁷ Rutherford (North) - Aberglasslyn.

⁸ 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).

⁹ Most recent JSA Small Area Labour Market data released. NSW is reported in May 2023 for consistency.



reference population. SEIFA indexes indicate a lower level of SES in the SA2 on broad measures, but comparatively favourable circumstances on income measures. The project will house generally older residents, a substantial proportion of whom will be retired. For example, notionally, 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 is based. Despite the statistical changes that the project may produce, it is submitted as unlikely that it would materially affect the economic circumstances of other parts of the community.

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 any effects of the project. Standing aside demographic characteristics, residents in the area immediate to the project site, most specifically those in Lochinvar, may experience some impacts, however these would be based on proximity to the site, rather than demographic factors. The Lochinvar population is discussed in detail in Section 3.4.

As is discussed subsequently in the SIA, there may be some social advantage in terms of enabling older households from within the social locality to downsize within their own area. The benefits of this include a potential redistribution of the larger dwellings these people vacate, potentially resulting in more efficient housing outcomes, and enabling older households to ‘age in place’, thus potentially maintaining social and family networks. The latter may extend to assistance with childcare, which may facilitate the employment capacity of the younger households within the family who also reside in the area.

3.4 Social locality, immediate population – Lochinvar

The immediate population of Lochinvar is more likely to experience the types of effects that would ordinarily be associated with proximity to a development of this nature. Increased traffic is one example. Lochinvar 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 Lochinvar’s population that will not be experienced by residents of the larger areas, the locality is addressed separately in the following sections.



Figure 5: Lochinvar (ABS SAL¹⁰).



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

3.5.1 Population and personal characteristics

Table 14: Demographic profile; population characteristics

	SAL (%)	
	Count	%
Population	1,095	100
Male	551	50.3
Female	545	49.7
Median Age	40 years	
	Count¹¹	%
0-14 years	235	21.4
15-29 years	175	15.9
30- 44 years	213	19.4
45-59 years	219	19.9
60-74 years	183	16.7
≥ 75 years	75	6.8
Country of Birth/Aboriginal & Torres Strait Islander status		
Aboriginal/Torres Strait Islander	89	8.1
Born in Australia	950	86.8
Language		
English (only spoken at home)	790	93.5
Households where non-English language spoken	14	5.5

¹⁰ ABS Suburbs and Localities.

¹¹ ABS generally advises that there may be some reporting differences between counts for small areas.



	SAL (%)	
	Count	%
Registered marital status		
Married	475	54.7
Separated	21	2.4
Divorced	79	9.1
Widowed	35	4.0
Never married	251	28.9
Family composition		
Couple family without children	127	39.9
Couple family with children	144	45.3
One parent family	38	11.9
Median weekly incomes		
	\$	
Personal	889	
Family	2,411	
Household	2,287	
Dwellings		
	Count	%
Occupied private dwellings	369	88.5
Unoccupied private dwellings	53	12.7
Separate house	358	97.0
2 bedrooms	22	5.9
3 bedrooms	107	28.7
4 or more bedrooms	236	63.3
Household composition		
	Count	%
Family households	308	83.2
Single/lone person households	57	15.4
Household size (people per household)	2.8	-
Tenure type		
Owned outright	124	33.6
Owned with a mortgage	190	51.5
Rented	43	11.7
Household income		
	%	
% households < \$650 gross p.w.	9.6	
% households > \$3000 gross p.w.	30.8	
	\$	
Median weekly rent	\$370	
Median monthly mortgage repayment	\$2,167	
Labour force data		
	%	
In the labour force	63.9	
Not in the labour force	28.5	
Not stated	6.9	
Worked full-time	57.3	
Worked part-time	34.2	
Away from work	6.5	
Unemployed	2.3	

Source: ABS Census 2021 (2024).



3.5.2 Observations on personal & population characteristics – Lochinvar

- Lochinvar’s population is similar to the larger local and regional populations in terms of cultural and linguistic homogeneity factors.
- The population is notably older than the SA2 in particular (median age of 40 against 35 for the SA2). This principally relates to larger proportions of people in the 45 to 59 and 60 to 74 years age groups, (combined, these groups account for 36.6% of the population of Lochinvar, compared with 30.1% for the SA2).
- Household and family structures are generally comparable across areas.
- 97% of dwellings in Lochinvar are separate/ freestanding houses, tending to be of 4 bedrooms in size. This is more apparent for Lochinvar than for the SA2 and the LGA and indicates less diverse housing stock locally when compared with these larger areas. This is pattern of development is considered as consistent with both the historical structure of Lochinvar, including large lot rural/residential, and recent and emerging residential development.
- The local population has substantially higher incomes than each of the larger populations. The income measures in the data generally indicate substantially greater SES than the SA2 and LGA populations. This is reinforced by local SEIFA data (Table 14a), which demonstrate that with the exception of IEO, Lochinvar ranks in higher deciles for all measures of SES when compared with the SA2 and is comparable with the LGA on these measures’ with the exception of the education and occupation (IEO) index. A factor in the relatively high incomes for Lochinvar is the comparatively high proportion of employment in the coal mining industry (11.8%, compared with 8.3% for the SA2 and 5.1% for the LGA), taking into account that labour force participation is similar. This may be related to fatigue management rules for miners with respect to travel to and from work and the requirement to live within a certain travel distance/time of the workplace. As previously observed, mining incomes are relatively high compared with median employee incomes.
- Rental costs are nominally lower in Lochinvar than for the SA2 more generally, but the same as for the LGA overall. Mortgage repayments are higher, which may be related to the relatively recent expansion of Lochinvar through its Urban Release Area (URA) and new or recently constructed housing in the URA.

Table 14a: ABS SEIFA 2021

	Lochinvar		SA2		LGA	
	Score	Decile	Score	Decile	Score	Decile
IRSD ¹²	1023	6	987	4	988	6
IRSAD	990	6	955	4	963	6
IER	1171	8	1026	7	1015	8
IEO	927	3	910	2	934	5

¹² 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).



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 (Section 3.2) established several material observations in respect of local and regional housing stocks:

- Existing housing stock is predominantly separate dwellings (approximately 97% for Lochinvar [SAL] and 82% for the SA2), most commonly of 3 to 4 bedrooms. Four-bedroom dwellings are particularly concentrated in Lochinvar and the SA2. Data are summarised in Table 15.
- Housing costs, based on monthly mortgage repayment, are higher for Lochinvar, compared with the SA2, LGA and SA4 compared with NSW. A summary of these data is also presented in Table 15.
- Generally, Lochinvar 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 and the emerging URA. These characteristics act to reduce the level of housing diversity in the immediate area. This existing pattern of development is also a consideration in assessing the proposed development.
- Lochinvar 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 costs, although these are not apparent to the extent of Lochinvar.

Table 15: Summary housing stock data – social locality elements (%)

Description	SAL	SA2	LGA	SA4	NSW
Separate house	97.0	81.6	87.3	86.7	65.6
3 bedrooms	28.7	30.3	36.6	39.4	34.7
4 or more bedrooms	63.3	57.1	48.1	42.6	33.9
3-4[+] bedrooms	92.0	87.4	84.7	82.0	68.6
Median monthly mortgage repayment	\$2,167	\$1,869	\$1,829	\$1,733	\$2,167

Based on these data, it can be concluded that Lochinvar has relatively limited housing diversity, as does the SA2 to some considerable extent. It is acknowledged that the LGA context is appropriate for considering the diversity of housing and its distribution. However, the LGA also has relatively undiversified housing stock, as the data demonstrate.

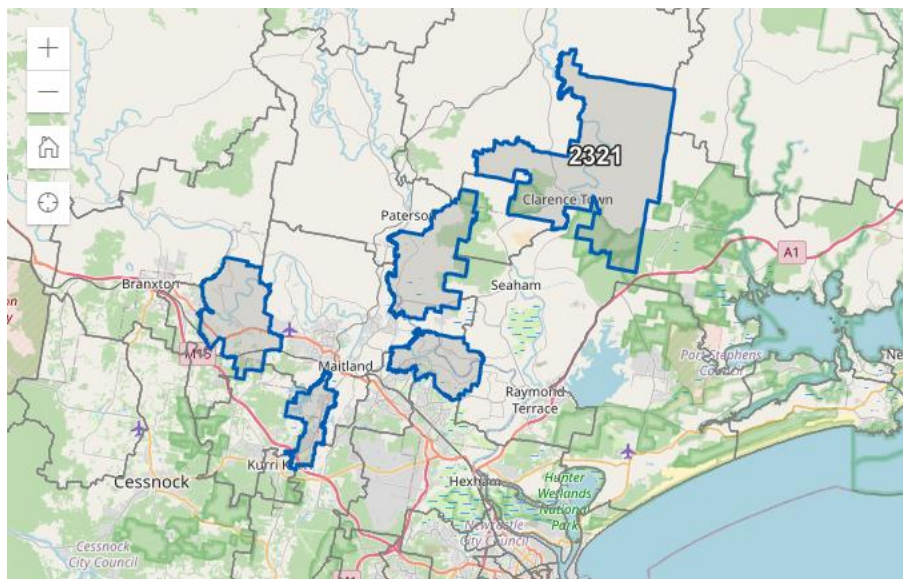
Regional planning instruments emphasise the need for increasing housing diversity, particularly with respect to provision of suitable scale housing for smaller (and generally older) households, and the associated requirement for increasing the stock of affordable housing. Bearing in mind the ABS 2021 Census data on which the observations on housing stock above are based, Table 16 provides most recently available housing transactions data



from the NSW Department of Family and Community Services (FACS)¹³ on sales prices and rental bonds settled. Rental bond price data are also presented for reference, as this assists the subsequent overall assessment of housing costs.

Localised FACS data are presented at post office area (POA) level, in this instance for POA 2321, which is illustrated in Figure 6¹⁴. The POA is atypical, in that it comprises several areas that are geographically separate. This identified as potential constraint with respect to comparability of these data.

Figure 6: POA 2321



Source: ABS 2024

¹³ The most recently released data are for March 2023 (sales) and June 2023 (rental bonds).

¹⁴ This is also the case for the interspersed 2320 POA, which includes Maitland itself.



Table 16: FACS sales & rental data, MCC LGA & POA 2321.

Dwelling/sale type June quarter, 2023	POA 2321			LGA		
	\$'000s		Count	\$'000s		Count
	Median	Mean	Sales	Median	Mean	Sales
Total	719	761	88	710	767	367
Non-strata	730	782	79	720	755	312
Strata	_ ¹⁵	-	-	540	837	55

Dwelling/rental type September quarter, 2023	POA 2321		LGA	
	Median	Total bonds	Median	Total bonds
	\$/week	held	\$/week	held
All dwellings	565	1,690	540	7,722
All – 1 bedroom	-	s	300	524
All – 2 bedrooms	430	219	430	1,432
All – 3 bedrooms	510	471	510	2,666
All – 4+ bedrooms	610	952	630	2,864
House (all)	580	1,361	570	5,444
Flat/unit (all)	425	133	400	1,313
Townhouse (all)	505	145	500	618
Other (all)	-	51	445	347

Recent mean and median sale prices for the POA vary against those 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. There appears to be a premium on non-strata dwellings in the POA, when compared with the LGA. This may be associated with limited availability. The mean price for strata dwellings in the LGA is also a feature of these data. Given the disparity between the median and mean, this is interpreted as likely to relate to the sale of a number of comparatively high value properties during this period.

Data from a commercial property website¹⁶ was examined to establish indicative mean pricing for properties recently sold in Lochinvar. A total of 13 properties were identified in the period examined. All properties sold were separate houses with a mean price of \$915,500 (\$1,050,000 median). The mean price for all houses sold in the 2321 postcode over the same period was \$842,014 (\$756,000 median), which suggests price increases since the release of these most recently published FACS POA data¹⁷. It is noted that the data for Lochinvar is based on a small number of sales, which may explain some of the divergence from the POA data, also noting the dispersal of the POA.

As noted in Table 15, 97% of the housing stock in Lochinvar is separate houses. The FACS and other recent sales and rental data demonstrate the limited housing diversity in the

¹⁵ 10 or fewer properties sold.

¹⁶ Core Logic. The data were reported for the 3 month period June to January 2024.

¹⁷ Mean prices are used as the main measure in this analysis, because the subsequent calculations for imputed rents are based on mean values.

immediate area and the 2321 POA area. In this context, the smaller lot and house size dwellings proposed for the project are likely to increase the diversity of housing in the area.

3.6.2 Bureau of Crime Statistics and Research offence data

NSW Bureau of Crime Statistics and Research (BOCSAR) data for selected offences provide a further understanding of the existing local environment, with respect to the safety and security of the community. BOCSAR crime mapping data for Lochinvar are presented in Annexure 3. The offences selected (break and enter [dwelling], residential related theft, motor vehicle theft, and property damage), are proposed as being those most likely to occur in this setting and which can generally be directly related to properties located in the area¹⁸.

Due to the small number of recorded offences, incidence rates are not reported for these offences. However, as is substantiated by the data table in the annexure, there are small numbers of reported offences over the past five years, for each category of offence. This would indicate that occurrences of reported property related offences are relatively infrequent in Lochinvar.

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. A CPTED analysis would recommend design features that will create a more secure environment. For example, because of the relative density of the homes and the number of residents in the proposed project, it is likely that this would enable natural or incidental surveillance by residents. The proposed project may also feature dedicated security infrastructure, such as access control and formal surveillance capability (e.g. CCTV). These features will increase the possibility of detection of people entering the estate without valid purpose. Assuming adoption of CPTED principles, there is no compelling evidence to indicate that the project would increase the risk of offending relating to the site.

3.7 Relative affordability of dwellings the social locality

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

It is advised that 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, but of the capacity of individuals or households to pay for housing. This latter aspect is highly individualised, and is therefore excluded in the analyses presented.

A survey of dwellings available in comparable manufactured home estate/ independent living developments for older residents in the Maitland area was conducted, using a commercial retirement directory website¹⁹. Low and high prices for five developments were

¹⁸ Other common offences such as assault are not reported, as these pertain to interpersonal violence, that may occur across various locational settings.

¹⁹ Villages.com.au



obtained, to allow assessment of the relative affordability of these, when compared with the FACS housing cost data (Table 8). The findings are summarised in Table 17.

Table 17: MHE/independent seniors' living developments - dwelling prices

	(≈\$)
Lowest price	330,000
Highest price	750,000
Median price	456,000
Mean price	471,000

There is considerable variance in pricing of dwellings in seniors' living developments. Although the assessment of prices did not extend to an overall comparison of the individual independent living developments and manufactured home estates, it is likely that pricing differentials are in part attributable to the fee structure of the business, and the age and standard of each development. Nevertheless, it is concluded that generally, dwellings in such developments catering to older residents in the area are relatively affordably priced, compared with recent general market data for Lochinvar, the POA and the LGA. It should be noted that the quality of facilities to be provided in the project is at the top end of the current offerings in the region.

3.7.2 Comparison of relative affordability

As both rental and owner occupied housing are important contributors to affordable housing options, it is instructive to compare owner-occupied and rental housing costs on an equivalent basis. This can be indicatively achieved by calculating the imputed rent for owner occupied properties, and comparing these and actual market rent data (FACS). The method applied for calculating imputed rent is outlined in Annexure 3. The estimates based on the data in Tables 16 and 17, and Section 3.6.1 (for Lochinvar), are presented in Table 18.

Table 18: Imputed rents for owner occupied dwellings POA 2259 & LGA

Area/housing types	Mean value	Imputed rent (≈\$ per week) ²⁰
POA all dwellings (FACS)	\$761,000	\$683
LGA all dwellings (FACS)	\$767,000	\$689
Lochinvar recent/current sales	\$915,500	\$822
Local seniors villages dwellings	\$471,000	\$423
Median rent POA (FACS data)	-	\$565
Median rent LGA (FACS data)	-	\$540
Indicative price, proposed MHE	\$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 (\$565 and \$540 for the POA and LGA respectively) in the context of

²⁰ As presented in Annexure 5, the rental yield adopted is 0.000898.

the general market and particularly in relation to recent sales in Lochinvar. The mean imputed rent for seniors developments is \$429, indicating that these properties are relatively affordable. It should be noted however, that at the highest indicative price of \$750,000 for seniors' living dwellings, imputed rent is \$674, which is higher than market rents, and comparable to imputed rents for the social locality areas, and particularly for the LGA market as a whole. Dwellings in the proposed development would therefore have lower imputed rents than some of the seniors living market, and the broader markets.

In respect of the method of achieving and maintaining such relative affordability, the MHE is proposed 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 situated²¹, 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. Unlike retirement villages manufactured home estates charge neither exit fees or deferred management fees.

4 Community engagement

4.1 Applicant directive regarding consultation/engagement

Generally, social impact assessment practice, and government and agency guidelines, stipulate community consultation as an input to the SIA. In this instance, the Applicant has directed this firm not to conduct engagement prior to lodgement of the development application. A copy of the email directive received from the Applicant is attached (Annexure 2). Return correspondence from this firm acknowledging receipt of this directive and discussing an assessment of project-related matters that may be of interest to nearby stakeholders is also included in the annexure. This assessment was based on a site inspection, and review of MCC planning documents, and specifically the MCC DCP Part F.9, Lochinvar Urban Release Area (URA).

4.2 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 of the community'* (2018:iii).

The CSER also includes the observation that; *'The community were particularly engaged on areas that are experiencing or will experience the most rapid change in the LGA such as Lochinvar and Thornton North'* (2018:20).

²¹ Owners pay a weekly rental fee for the use of the land.

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’, although the MCC DP (Part F) demonstrates that Lochinvar is planned to expand significantly over time, and which is already in progress. The CSER does not include any specific material on whether this relates to the identified engagement on Lochinvar.

The site is currently likely to be interpreted as contributing to the rural identity of the area, particularly from the perspective of local residents, and most specifically from property occupants in Lochinvar who directly overlook, or who are either near to, or have line of sight to the subject property, bearing in mind the relatively elevated position of the site. An indicative image of the site from a viewpoint in the Hereford Hill estate is provided in Annexure 3 (A3.1). Although the project would profoundly alter the appearance of the site, the DCP planning for the Lochinvar URA and the location of the site in the adjacent investigation area suggest that eventually, development on the project site would be in keeping with the overall plan for the URA.

4.3 Recommendation regarding community engagement

4.3.1 Recommendation in response to directive

The Applicant’s position is that MCC’s mandatory notification process is sufficient for this project, based on the considerations described in the email (Annexure 2). It is recommended that the Applicant comply with MCC’s advised requirements in relation to engagement.

4.3.2 Determination of area of potentially direct effect

Prior to receipt of the directive referred to above, assessment of Lochinvar and its surrounds was undertaken, this included an inspection of the site and its surrounds. 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 Lochinvar residents, it was assessed that the most likely matters of concern would relate to traffic effects for residents of Wyndella Road and possibly more generally, and additionally, potential visual or other amenity effects for occupants of properties in the near vicinity of the project site.

5 Social impact assessment

5.1 Preliminary comment on social impacts

Stakeholder judgements on social impacts are subjective by nature, and are informed by individual or collective stakeholder perceptions and interpretations of how elements of a development may be experienced by those stakeholders. For example, an impact that may be perceived as material by one resident, may be perceived as immaterial to another, neighbouring resident. This being the case, it must be recognised that, despite all reasonable avoidance, management or mitigation initiatives undertaken by the Applicant, some stakeholders may express and continue to hold concerns in respect of the proposed project.



5.2 Potential effects on local land users

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. It is submitted that this assessment is contingent on the outcomes of any subsequent engagement, including that resulting from formal Council processes.

The project site has rural residential properties on either side on Wyndella Road (north and south). This amounts to four properties (excluding the site itself). There are also rural residential properties to the east, which are nominally located in the adjacent suburb/locality of Windella (identified as a small number of properties in Pennparc Drive). It is submitted that two properties in this area are close to the site, in terms of the potential to experience effects of any materiality. It is acknowledged that MCC is obliged to give particular attention to land occupants very near to a development site.

The land opposite the site on Wyndella Road is basically undeveloped land. Overall, the character of the current surroundings is the rural fringe of the Lochinvar township/locality. As a result, the project will create significant changes locally, which are discussed below. Occupants of the Wyndella Road properties are those most likely to be affected. However, given the planned development footprint of the URA, such effects can be anticipated as being likely to occur in any event at some stage.

5.2.1 Amenity of residents in the immediate area

5.2.1.1 Traffic impacts

The site is located on the eastern end of the Lochinvar URA, as indicated in the MCC DCP. It is within the Lochinvar Fringe Investigation Area IA-7 (MCC Housing Strategy). The URA/IA-7 boundary is on Wyndella Road, with land on the western alignment being within the URA. Figure 7 drawn from the DCP (2011:180) shows the site in relation to the URA. The diagram indicates that Wyndella Road is planned as a *Primary Distributor Road*, of 15-metre pavement. The intersection with the New England Highway is already signalled. At present the intersection mainly services the residential development area south of the New England Highway. The eventual development of the road noted as part of the development of the Lochinvar URA, will substantially increase the capacity of Wyndella Road, and facilitate safe, regulated vehicle movements, in all directions, at the intersection with the New England Highway.

There are currently four rural residential properties on Wyndella Road north of the New England Highway, excluding the subject site. The URA plan identifies that land on the western side of Wyndella Road will be developed and this will increase traffic movements, consistent with the road's primary distributor road planning designation.

A Traffic Impact Assessment (TIA) has been prepared for the project by Intersect Traffic (January 2024). The TIA concludes that, *'as the current and post full development of the Lochinvar URA peak traffic volumes on the New England Highway and Wyndella Road determined in Section 5 above are less than the technical two-way mid-block capacities*



determined above it is concluded the local and state road network has spare capacity to cater for additional traffic generated by the proposed development subject to satisfactory intersection performance' (2024:7).

The construction stage will create a substantial temporary increase in traffic on Wyndella Road. This will include heavy vehicle and plant movements. There will also be numbers of worker vehicle movements, particularly around the start and end of work. These movements will need to be managed as much as possible. It is presumed that a Construction Site Management Plan (CSMP) will be developed by the Applicant and/or its project management. It is noted that this is a requirement of the DPHI Standard conditions of consent – Residential (August 2023). Traffic control can be addressed in the CSMP. The volume of construction traffic may also be influenced by the development program, which may provide some level of mitigation of effects.



Figure 7: MCC DCP Lochinvar URA roads hierarchy with site indicated.

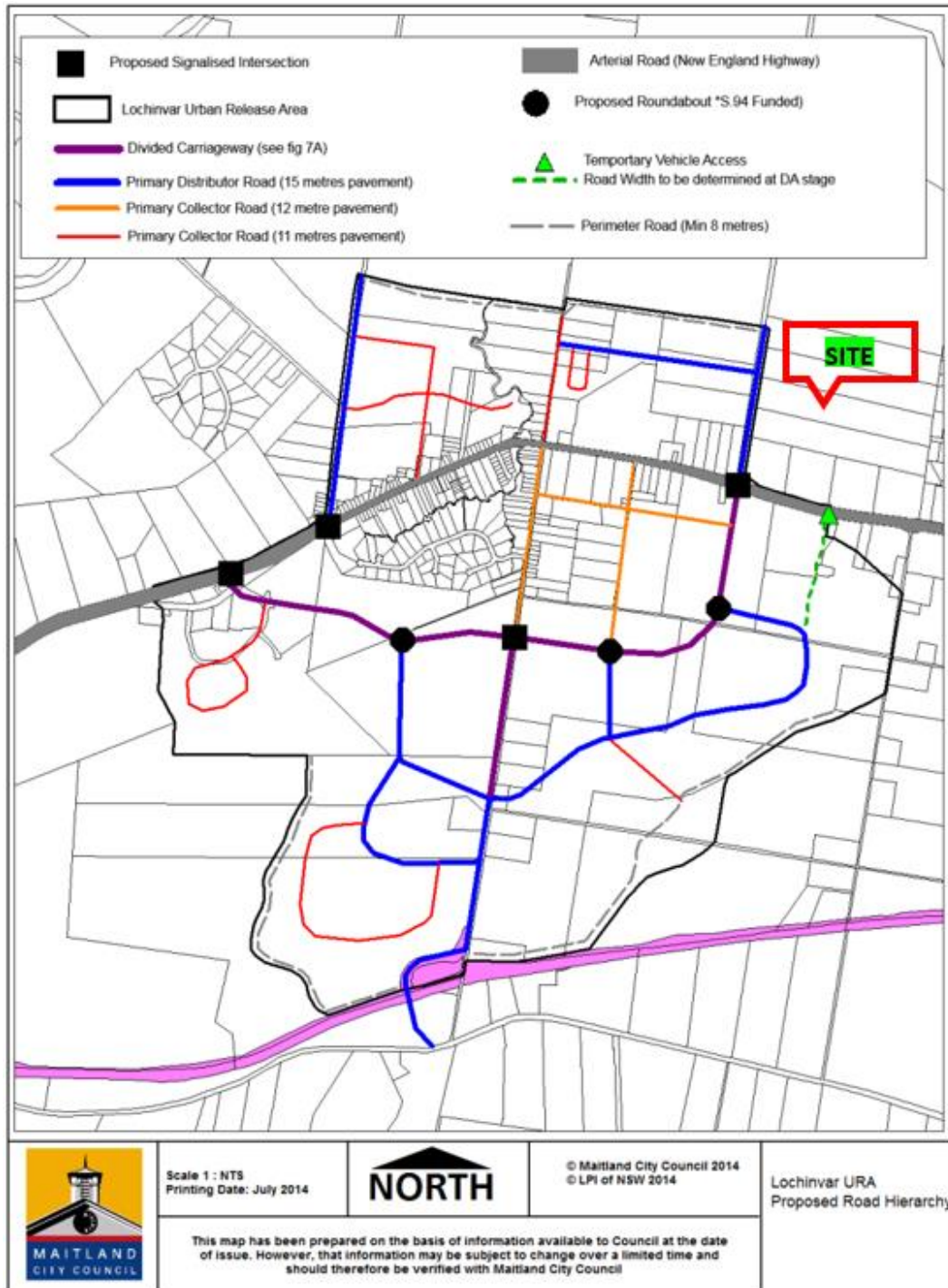


Figure 60: Lochinvar URA Proposed Road Hierarchy and Bus Routes.



5.2.1.2 Parking

Regarding the adequacy of planned onsite parking, the TIA concluded that *‘the proposal would meet the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) regulation 2005 therefore sufficient and suitable on-site car parking is provided within the development’* (2024:13).

5.2.1.3 Public transport

The DCP also states among its objectives *‘to facilitate new development which supports the efficiency of public transport systems, and provides safe, direct access to the system for residents’*²². Development controls include provision that *‘land is to be developed in walkable distances of up to 400m to a bus route, pedestrian network and local park, to promote sustainable communities’*²³.

The TIA reports that *‘the nearest bus stops are located within convenient walking distance of the site (400 metres) on the New England Highway, immediately west of Wyndella Road as shown in Photograph 6 below. This provides a frequent and regular public transport service to the site servicing major retail, commercial and health services in Singleton, Rutherford, Maitland, and Greenhills as well as connection to the heavy rail services at Maitland Railway Station. From public transport connections (bus and rail) are available to all facilities in the Newcastle, Central Coast and Sydney areas’* (2024:7).

The TIA also states that initially, *‘The development site is currently suitably serviced by public transport services along the New England Highway. As the development is not covered by SEPP Housing there is no requirement for a private shuttle bus service for this development however, the operator will provide a resort bus for residents' use. The operator will also provide a driver for two daily return trips to the shopping centre until such time that a safe pedestrian access is provided down to the bus stops on the New England Highway. The shuttle bus arrangements are detailed in the Plan of Management that has been submitted with the application’* (2024:14).

5.2.1.4 Noise

As is the case with traffic impacts, there will be apparent noise impacts during the construction stage. These can also be managed through the CSMP, with, for example, overall limitations on work hours and limitations on hours for certain operations. Assuming compliance with current construction standards, noise emissions are anticipated to be compliant with requirements.

During occupancy of the proposed development, it is likely that noise generation will be consistent with that associated with residential activity generally. Residents will be older and therefore considered as generally unlikely to generate intrusive noise relating to their normal activities. Furthermore, as the proposed use of the development primarily targets

²² Section 1.2, Transport and Movement, Objective 4.

²³ Section 1.2, Development Control 9.

retirees, and the need for individual residents to control noise in the context of other residents within the development, it is assessed as likely that longer term noise emissions will also be reduced in respect of surrounding residents and other parties.

5.2.1.5 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 CSMP. For any operations involving service interruptions, the CSMP should provide for sufficient notification to neighbouring land occupants.

5.2.1.6 Visual amenity effects

As cited, the various planning documents identify Lochinvar as a growth area, with development already well advanced. This includes within relatively close proximity to the site (notably the Hereford Hill development). The proposed development does differ from the other residential and proposed commercial uses, on the basis of its concentration of small dwellings and dedicated community infrastructure. The change from a rural residential property will be apparent from a range of viewpoints in the area, particularly in the likelihood that the site will be developed before other planned development. However, over the longer term, the planning strategies appear to support a conclusion that the development would be subsumed into the overall local pattern of development.

5.2.1.7 Potential for cumulative effects

Generally, the potential for cumulative effects of specific project outcomes are addressed in the previous discussion, such as in relation to traffic. However, cumulative effects may also relate to additional development in the immediate surrounds, and the potential for the proposed development and other developments to collectively increase effects. This may include projects similar to the proposed development. MCC's planning documents include infrastructure to service this growth, which will in turn contribute to managing cumulative effects.

5.2.1.8 Effects on local character and sense of place

As indicated in planning strategies and substantiated by completed and ongoing development, the character of Lochinvar has and will continue to change, as it grows to support regional population growth. In this respect, the character of Lochinvar has already begun to change. The development will increase or continue that change, but will be consistent with it.

As Lochinvar changes, it is also likely that residents' perceptions in terms of sense of place will also differ. For example, there is a strong likelihood that a long term resident of Lochinvar, and particularly one on a relatively large property, will perceive sense of place

within Lochinvar differently to a resident or family that has just purchased a new home in one of the recent development areas²⁴.

In practice, Lochinvar is undergoing permanent change. The proposed development is not inconsistent with the proposed pattern of development. It also offers the advantage of introducing some diversification of new dwelling stock in Lochinvar, which is also likely to support a more diverse population in the area. It is submitted that these outcomes are potentially positive for this changing community.

5.2.2 Effects on other residents in the local area

As discussed, there has been and will continue to be significant change in Lochinvar. Perceptions of, and responses to these changes are subjective, as noted in Section 5.1.1.7. The effects on other residents or land occupants in the areas surrounding the site are likely to be less apparent, based on increasing distance from the proposed development (i.e. nearer land occupants are presumed to be more aware of the development than those further away). Any response to Council's formal exhibition of the proposal may provide some indication of perceived effects. However, it is submitted that effects such as on traffic, visual amenity or noise, will be less apparent for other residents or land occupants of the area, than for those in close proximity.

5.3 Summary of potential effects on local residents

There are likely to be a range of apparent effects on residents of the immediate area in particular during the construction stage. Standard practice will mandate the development and implementation of a CSMP intended to manage and/or mitigate impacts to the extent possible. Longer run outcomes are likely to be generally consistent with those relating to the ongoing development of Lochinvar. Nevertheless, it is noted that how impacts are perceived and/or experienced is subjective, and thus may differ widely between individuals and/or households. As such, notwithstanding adoption of all reasonably practical avoidance, management and mitigation initiatives in relation to the development, it is acknowledged that some stakeholders may eventually consider it as impactful in respect of some aspects of their amenity.

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.

²⁴ E.g. Ruoso & Plant (2018); Masterson et al (2017).

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 development.

The potential increase in local population relating to the development is estimated. 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 209 homes. Given the nature of the development and sizes proposed for the dwellings, it is assumed that each home will accommodate up to two (2) people, therefore a total of *up to* 418 residents. The Property Council of Australia (PCA) 2022 *PWC/Property Council Retirement Census* reported the average number of residents per seniors independent living unit in NSW as 1.18 (assumed as 1.2 for the following analyses). This produces an indicative total of 251 residents for the development. Table 19 summarises the resulting proportional population change for these estimates for the local and regional areas examined in Section 3 (assuming 2021 Census counts and 2041 DPHI population projections).

Table 19: Projected population change resulting from proposed development, 209 permanent dwellings (% Δ)

	SA2		LGA	
	2021	2041	2021	2041
Current/ projected population	25,706 ²⁵	39,748	90,226	144,536
+ 418 total residents	1.6	1.0	0.46	0.29
+ 251 residents	1.0	0.6	0.28	0.17

There is the 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. However, Australian Housing and Urban Research

²⁵ Refer to explanation on current and previous SA2 (Section 3.2.3).



Institute (James, Rowley and Stone, AHURI, 2020²⁶) 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, would be up to approximately 320 people. Notionally, the broader net population effect of such an outcome may potentially be a limited increase in population. This may result from reoccupation 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 being encouraged by federal government incentives, as it promotes more efficient use of existing housing stock (James et al 2020:1). Effectively, more bedrooms would be used by a larger family than by a single or two person household.

As the number of homes 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, *per se*, unlikely to materially affect the capacity of other citizens to access such services and infrastructure, and to maintain their lifestyles, in the broader regional context.

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

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.

6.4 Access to services in areas surrounding Lochinvar

Table 20 includes a non-exhaustive list of relevant services, with the aim of establishing the extent of services available in the context of the large, regional metropolis of the SA4 in which the development is proposed to be located. The analysis focuses on services considered to be of particular relevance to the intended, older demographic of residents in the proposed development, and those facilitating mobility in the local and broader areas. The location of Lochinvar on the western urban ‘fringe’ of Maitland reduces effective accessibility to these services, in that travel to these will be necessary. This is a matter that will need to be considered in an operations management plan for the development.

²⁶ Evidence Summary (2020:2).

Table 20: Summary of services and public infrastructure access

Service/infrastructure type	Description	Proximity to site (by road) ²⁷
Telecommunications		
Broadband access (NBN)	-	Fibre to the node (FTTN) service available in area connecting to site.
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 stops are shown in the Annexure.
Rail	Lochinvar Station Maitland Station	≈ 4 km ≈ 12 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	≈ 18 km
	John Hunter Hospital, New Lambton Heights	≈ 50 km
	Calvary Mater Hospital, Waratah	≈ 38 km
	Singleton Hospital	≈ 37 km
Private Hospitals	Maitland Private Hospital	≈ 18 km
General Practice/medical & allied health services	Lochinvar Medical Centre, 101 New England Highway. Other services available appropriate to the location in a large regional city. Numerous practices are located in Maitland and in the Metford/Ashtonfield area.	≈1.5km Others vary

²⁷ Where applicable.



Service/infrastructure type	Description	Proximity to site (by road)²⁸
<i>Emergency Services</i>		
NSW Ambulance Service	Rutherford Ambulance Station, Gillies Street	≈ 9 km
NSW Fire & Rescue	Rutherford Fire Station, Mustang Drive	≈ 6 km
NSW Police	Maitland Police Station, Caroline Place	≈ 11 km
<i>Social/sports infrastructure/activities</i>		
Rutherford Public Library (MCC).	Arthur Street, Rutherford	≈ 8 km
Maitland Aquatic Centre	Les Darcy Drive, Maitland	≈ 13 km
Club Maitland City (bowls etc.)	Arthur Street, Rutherford	≈ 8 km
East's Leisure & Golf Club	Tenambit Street, East Maitland	≈ 17 km
Branxton Golf Club	Cessnock Road, Branxton	≈ 15 km
Cinemas	Reading (Maitland); Hoyts (East Maitland)	≈ 12 km & 18 km respectively
<i>Government Services</i>		
Services Australia (Centrelink, Medicare)	High Street, Maitland	≈ 13 km
Service NSW	Garnett Road, East Maitland	≈ 17 km
<i>Retail (nearest shopping centres)</i>		
Rutherford Marketplace	Hillview Street, Rutherford (includes 3 supermarkets and other retail and services)	≈ 7 km
Rutherford Homemaker Centre	New England Highway, Rutherford	≈ 6 km
BP Rutherford (nearest fuel)	Denton Park Drive, Rutherford	≈ 6 km
<i>Community and service clubs etc.</i>		
West Maitland Centennial Lions Club	Meets at Telarah Bowling Club, Clark St Telarah	≈ 9 km
Rutherford – Telarah Rotary Club	Meets at Club Maitland City, Arthur St, Rutherford	≈ 8 km
Kiwanis East Maitland	Meets at Bank Hotel, East Maitland	≈ 15 km
Maitland CWA	Meets at CWA Rooms, Church St, Maitland	≈ 12 km
Men's Shed Maitland	Located at Jubilee St East Maitland	≈ 16 km

²⁸ Where applicable.

As is provided for in the MCC DCP and Housing Strategy, continuing development of Lochinvar will result in it becoming progressively more integrated with the city of Maitland and its western and northern suburbs. This includes planned increased access to public transport, which will facilitate access to the identified services, and other comparable services in the LGA, the larger Hunter Valley SA4 and the Newcastle – Lake Macquarie SA4.

It is likely that some substantial proportion of residents of the development will have access to their own vehicle. As the community develops, there may also be opportunities for mutual assistance between residents, including carpooling. As noted in Section 5.1.1.2, the Applicant and/or operator of the MHE may provide a shuttle bus service to further facilitate resident access to local services providers.

6.4.1 Health services and infrastructure

Increased demand for health services, and how this may impact on broader community access may be considered as the most important potential outcomes of the proposed development and projected overall population growth. As residents will generally be older, their demand for medical services may be relatively greater than for younger elements of the general population. As indicated in Table 19, the population increase from the additional residents is unlikely to be material of itself.

Annexure 3 presents most recently available quarterly performance data for the Maitland Hospital, as the nearest public hospital to the development site. The data include comparative material in respect of ‘peer’ hospitals²⁹. There are some negative variances between the hospital and its peer hospitals for emergency department performance. The hospital’s elective surgery performance is generally favourable against peers.

The data also indicate that in the three-month reporting period, collectively the hospital received 13,359 Emergency Department presentations and completed 557 elective surgeries, indicating the Hunter New England Health District’s capacity to absorb public patient demand. As identified in Table 20, the John Hunter, Calvary Mater and Singleton Hospitals are also in the broader region, noting that the John Hunter Hospital is currently undergoing a major redevelopment to increase its capacity. There is also a private hospital at East Maitland, near to the public hospital, and several other private hospitals across the region.

The potential increase in population from the development is modest and there is public hospital access within reasonable proximity of the site. Along with the other regional hospitals identified, additional demand is likely to be accommodated within existing and planned future capacity. This suggests that, generally, access should not be materially affected for potential residents of the development and other community members.

²⁹ Maitland Hospital is classified as a ‘Major B’ hospital. In NSW Peer group A hospitals include principal referral and paediatric specialist, and ungrouped acute-tertiary referral hospitals, peer group B includes major metropolitan hospitals, and peer group C includes district groups 1 and 2 hospitals that conduct elective surgery (BHI 2014).

It is also noted that some future residents may already reside in the area (e.g. the MCCLGA). Any such relocation would not of itself increase demand from within the area. There may however be a derived increase, in circumstances where a larger household moves into a vacated property, from another area.

6.4.2 Emergency services

As is the case with publicly provided medical services, emergency services are assumed to be provided to all residents of the area, as required. The small numerical increase in residents attributable to the development is unlikely to place material additional demand on emergency services themselves, or on the ability of other residents to access such services as and when required.

6.4.3 Services provided by Council

The internal plan of management will include provision for management of refuse by a private contractor. This will avoid impacts on the capacity of Council services. Table 21 presents the increase associated with servicing of 209 additional dwellings, as a proportion of 2021 Census private dwelling counts at SA2 and LGA levels.

Table 21: Increase in dwellings within regional areas (2021 Census)

Geographic area	Existing private dwellings	% Δ +209 dwellings
SA2	6,617	3.2
LGA	35,413	0.6

It is likely that the number of occupied dwellings may have increased across the ABS geographic divisions since the Census³⁰, which would notionally further reduce the proportional change from the proposed development. This is particularly the case in Lochinvar itself, as parts of the URA have progressively been developed. Nevertheless, the very small proportional increase in the number of dwellings that may require relevant Council services in the LGA context, suggests that that demand is likely to be manageable within Council resources, particularly in view of additional rates to be paid to Council from the development.

6.4.4 Utilities and related infrastructure

The data on the proportional increase in dwellings (Table 21) are also relevant to assessing potential effects on utilities and similar infrastructure. It is assumed that technical material within the DA will address these requirements for the development and the means for managing any potential impacts on services to other properties. Generally however, it is presumed that access to utilities and infrastructure will be equal to that of other land occupants in the area.

³⁰ Data from the 2021 Census will be progressively released, commencing June 2022.



6.4.5 Traffic and transport

6.4.5.1 Parking

The development will provide one to two garage spaces for each home, totalling 209 to 418 off street parking places. There will also be provision for visitor onsite parking. These provisions are intended to largely eliminate the need for parking of vehicles on Wyndella Road. Assuming that up to 418 vehicles may be permanently kept on the site, the increases in total vehicles relating to the development as a proportion of passenger vehicle registrations for the LGA are calculated in Table 22. The estimate is based on ABS Census data of 35,413 private dwellings and two vehicles per dwelling. As was noted in Section 6.2 regarding residents, once fully occupied, the number of vehicles kept onsite will largely remain static, and it is therefore likely that the estimates in Table 22 will proportionally decrease over time.

Table 22: TfNSW passenger vehicle registrations

Area	Number of passenger vehicles	Max % Δ (418 vehicles)
LGA	70,826	≈0.6%

6.4.5.2 Traffic

The TIA reports:

- *‘that the existing road network around the site is currently operating below its technical mid-block two-way capacity and has spare capacity to cater for additional traffic from the proposed development as well as the full development of the Lochinvar URA’. And;*
- *‘it is reasonable to conclude the development will not adversely impact on the mid-block levels of service experienced on the state and local road network’ (2024:11).*

The TIA findings indicate that the development will not significantly impact on traffic from the broader community perspective.

6.4.5.3 Public transport access

Public transport access is discussed in the context of the development’s residents in Section 5.1.1.2. The TIA (2024) concluded that current service is appropriate. As noted, based on material in the MCC DCP services for Lochinvar are likely to increase over time. It is assumed that the extent of these services will be commensurate with population driven demand. Therefore it is assumed that there will be sufficient capacity for the community as a whole.

6.4.5.4 Construction traffic

Construction stage traffic movements will be temporary and concentrated in the immediate area of the site. All construction related traffic will also be managed under the project CSMP. As such, it is concluded that these will not materially impact on the broader community.

6.4.6 Retail and other commercial services access

Access to an extensive range of retail and commercial services is available in Rutherford, Maitland and East Maitland. In addition, further access is available in other parts of the



region including Newcastle and Lake Macquarie and there are a number of local shops and services available within the Lochinvar URA. Given the scale of available facilities, residents of the proposed development are not expected to materially impact on the access of other citizens.

6.4.6.1 DCP provisions – commercial development in Lochinvar

In addition to the currently available infrastructure, facilities and services in the area, the planned development of Lochinvar also includes provision for more local service provision. The DCP (2011:194, Part F, Section 1.11) addresses future development for ‘*Neighbourhood Commercial and Retail Uses*’. This includes ‘land nominated for neighbourhood shops north of the New England Highway’ and a future ‘Lochinvar Town Centre’. The eventual development of these commercial/retail areas is presumed as likely to increase the amenity for residents in the proposed development, as for the Lochinvar community more generally. It may also reduce the frequency of trips to other commercial and retail centres, such as Rutherford, Maitland and East Maitland, to some extent.

6.4.7 Social, recreational and community facilities and services

Table 17 identifies a sample of the services available in the areas surrounding the site. There is access to state and federal government service centres in the LGA’s main commercial centres of Maitland and East Maitland.

A selection of recreational facilities which may be used by residents is also presented in the table. As has been noted previously, the list of services in the table is not intended to be exhaustive, and is focused on the local and surrounding areas. It is likely that a substantial proportion of residents will also be in a position to access the extensive range of recreational and other opportunities that are available across other LGAs in the Hunter Valley SA4 and the Newcastle – Lake Macquarie SA4. This is particularly the case in the likely event that some proportion of residents will be relocating from within the area, may have existing social networks that they may be able to maintain, and may be familiar with recreational opportunities across the region.

There appear to be opportunities for participation in various community, social and service clubs and groups in the Maitland area, which may also be of interest to potential residents. This may also contribute to enhancement of social cohesion within these areas, as residents progressively socialise in the area and develop community networks. This is to be encouraged in the interests of providing an environment that promotes ‘the ability of older people to function and remain active in their setting of choice and to continue to enjoy their desired level of support and interaction with other people’³¹. Such outcomes also stand to benefit other community members with whom residents engage during such interactions.

³¹ Lui, Everingham, Warburton Cuthill and Bartlett (2009).

It is also likely that residents of the development will become a discrete community, which may promote, for example, mutual support between residents of the development, and potentially with residents of the immediately surrounding areas.

There is also social infrastructure to be provided as part of the development. This will encourage physical and other activities, and social interaction among residents. The proposed development incorporates a range of communal facilities including a communal activities centre, pool, sports courts, and workshop to accommodate the recreational needs of residents. These onsite facilities will have the effect of minimising the impact of the proposed development on the capacity of comparable offsite facilities and promote a sense of community among residents within the site.

6.4.8 Cumulative effects

As noted in various parts of the SIA, Lochinvar is undergoing relatively rapid development. The MCC DCP indicates that more development is planned. This will create increases in population and general activity in Lochinvar. The proposed development will contribute to these increases. As noted previously, the DCP does include provision for services such as commercial development and public transport to manage these cumulative effects.

Other project effects that may be interpreted as cumulative effects are the permanent change to the built environment and increased traffic movements in the immediate area. The scale of potential effects are addressed in the relevant technical studies submitted with the DA. Any avoidance, management or mitigation recommendations made in those studies should be considered and implemented, where these may be effective for reducing ongoing impacts.

6.5 Summary of resident access assessment

The LGA offers the significant access to infrastructure and services that would be expected of a relatively large regional city in NSW. Maitland's location as part of the larger conurbation comprising the Hunter Valley SA4 and Newcastle – Lake Macquarie SA4 extends access. In this context, the increase in residents that the development would house is small, and unlikely to materially affect other citizen's ability to access services and infrastructure, or maintain their lifestyles and living standards.

A range of services and social and recreational facilities will be provided within the proposed development to contribute to meeting the day to day needs of residents. This will have the effect of reducing potential offsite impacts on the capacity of surrounding services and facilities and promote a sense of community among residents. There are also various opportunities for social interaction and integration for potential residents and the surrounding community. These outcomes are all submitted as being positive for residents of the development.



6.6 Potential for impacts on access for other citizens

The potential for specific impacts on members of the local and regional communities are addressed in Sections 6.4 and 6.5. It is concluded that once occupied, the residents of the development are assessed as unlikely to materially affect the ability of other citizens of the local, LGA or broader communities to access the infrastructure and services they need to maintain their lifestyles and standards of living. This conclusion is generally based on the following considerations:

- The small absolute increase in population that the development would support.
- The location of the development in the large conurbation of LGAs comprising the Hunter Valley and Newcastle – Lake Macquarie SA4s, even in the context of Lochinvar’s location in an outer area of the conurbation. 2021 Census data combined population for the two SA4s was 682,465. The combined SA4S generally have capacity to service this population.
- Important publicly provided services such as public health and transport are notionally equally available to all citizens.
- The continuing expansion of publicly and privately provided services to meet demand created by the projected population increases across the region. This also applies to Lochinvar, as indicated in the DCP.

6.7 Mitigation of potential impacts

Stakeholders in Lochinvar and its immediate surrounds are those who may be most exposed to the effects of the project. As noted, this may be particularly relevant to other residents of Wyndella Road. As a result, mitigation of potential impacts should focus on managing the potentially most material, localised impacts. Some suggested approaches for mitigation of impacts are as follows.

6.7.1 Project design and provision of onsite services

Design of the development can address several potential effects. Some of these include:

- Although the development will profoundly change the immediate environment in terms of visual impact, some mitigation of effects can be achieved through designing the project to be as sympathetic to its surroundings as possible. This can include through the design of dwellings and other buildings and infrastructure, landscaping, and fencing, for example.
- Adoption of CPTED principles to enhance the safety and security of residents of the development. By association, these features may also promote community safety in the immediate surrounds of the development.
- The proposed social infrastructure on the site will alleviate additional demand on a number of comparable infrastructure offerings in the area. Addressing demand onsite will free up capacity of other offerings to service the general community. However, given the small population of the development in the local and regional context, this effect may not be material.

- As identified in Section 5.1.1.2, at present public transport (bus) services to the area are infrequent. In order to reduce the number of vehicle movements relating to the development, the Applicant may consider providing a shuttle bus service.

6.7.2 Consent conditions and local infrastructure contributions

Determination of consent conditions or contributions is a matter for Council. However, it is presumed that conditions will be consistent with DPHI's standard conditions of consent. It is noted that the standard conditions address matters such as the preparation and implementation of a CSMP during the construction stage, and car parking details. These are examples of conditions that should contribute to managing the effects of the project.

Council also has the facility to levy local infrastructure contributions for the development, in accordance with DPHI's Local infrastructure contributions policy (2023). The aim of these contributions is to provide infrastructure to service the local community. The nature of these contributions is a matter for Council, however contributions will provide a form of mitigation, in terms of the additional demand created by the increased number of residents.

6.7.3 Ongoing engagement with local stakeholders

The Applicant and/or the operations managers for the development should prepare and deploy a policy for engaging with local residents or other locally based, interested parties. This should be focused on providing a means for stakeholders to raise any issues of concern, and for management to address these collaboratively with the stakeholders.

6.8 Potential for enduring effects on residents of the development

It is assumed that potential residents of the development will make informed decisions about acquiring a dwelling in the development. This infers that potential residents will assess the suitability of their preferred dwelling and the supporting infrastructure in the development and the surrounding area. It is also assumed that consideration would also be given to the potential lifestyle and amenity aspects of living in the area generally. It follows that people or households who choose to acquire a dwelling would be likely to enjoy positive benefits as a result of their decisions.

As a new development, it is assumed that as residents will be older members of the community, the potentially greater safety and security afforded by residence in the development will be beneficial. Although BOCSAR data does not identify significant crime occurrence rates, there may be the potential for change over time. The development is assumed to feature current-standard CPTED features, that will ensure the safety and security of residents in the development and may also discourage potential criminal or other undesirable behaviour in the immediate surrounds of the development. The increase in people in the immediate area may also positively affect overall community safety, through increased activation and natural surveillance of the immediate surrounds, particularly as development of the URA extends to the northern side of the New England Highway.



6.9 Consideration of the public interest

It is a matter for Maitland City Council to assess the appropriateness of the development against its planning policies and determine the application accordingly. However, it is submitted that the regional and planning strategies and instruments have been constructed to advance the public interest over time and that in various respects, the development is consistent with those strategies.

The overall outcomes of the development would be an increase in the stock of housing available, its diversity, and to some extent its affordability. Potentially, there are other related outcomes, such as improved housing efficiency created through the possible redistribution of residents' former homes to larger families. Dwellings in the development will also provide a safe environment for older community members, which is a beneficial outcome.

The assessment of this report is that there are no potential effects of the development that would materially detract from other peoples' ability to maintain their lifestyles or standards of living. The development will contribute to cumulative impacts of local and regional development, however this must be viewed in the context of the relatively small contribution that the MHE's community would contribute, in an environment of projected, substantial population growth.

The relative scale of the development in the regional context is a key factor in assessing its effects. Taking the summary matters identified above into account, it is submitted that, on balance, the proposed development is likely to be positive from the perspective of the public interest.



7 Conclusions and recommendations

7.1 Conclusions

The proposed project is the development of a manufactured home estate at 34 Wyndella Road, Lochinvar. The development is consistent with several aims of the range of regional and local planning documents referenced in the SIA, particularly with regard to providing for population growth and ageing, and diversification of housing stock to appropriately manage these changes over time. This indicates that the overall effect from a regional perspective would be positive. It is also assumed that, based on future residents making informed decisions about acquiring a dwelling in the development, these directly affected parties would be positively affected.

There will be local effects, particularly for residents of Wyndella Road, and a small number of residents in Pennparc Drive, Windella, who are in close proximity to the site. Some of these effects are likely to be of concern to these stakeholders and it is acknowledged that Council is obliged to place particular attention on these occupants' interests. However, MCC's DCP includes planning for development adjacent to Wyndella Road on its western side, as part of the Lochinvar URA, and the site itself is within the Lochinvar Urban Fringe Investigation Area on the road's eastern side. As such, Wyndella Road residents are likely to experience significant development-related change over time as the URA plan is executed, in addition to the MHE should it be approved.

Effects on the larger local and regional communities are assessed as unlikely to be material at those levels. Although cumulative impacts will result, all effects must be placed in the context of the very small net population increase that the development would create. The conclusion is that any effect would be correspondingly small.

Taking the content of the SIA and the summary considerations above into account, it is submitted that, on balance, the proposed development can make a positive contribution to the ongoing development of Lochinvar and the Maitland LGA.

7.2 Recommendations

Section 6.7 of the SIA proposed several suggested approaches to mitigation of the development's potential effects. Those suggestions are reproduced in this section, as recommendations for consideration of the Applicant and Council.

7.2.1 Project design and provision of onsite services

Design of the development can address several potential effects. Some of these include:

- Although the development will profoundly change the immediate environment in terms of visual impact, some mitigation of effects can be achieved through designing the project to be as sympathetic to its surroundings as possible. This can include through the design of dwellings and other buildings and infrastructure, landscaping, and fencing, for example.

- Adoption of CPTED principles to enhance the safety and security of residents of the development. By association, these features may also promote community safety in the immediate surrounds of the development.
- The proposed social infrastructure on the site will alleviate additional demand on a number of comparable infrastructure offerings in the area. Addressing demand onsite will free up capacity of other offerings to service the general community. However, given the small population of the development in the local and regional context, this effect may not be material.

7.2.2 Consent conditions and local infrastructure contributions

Determination of consent conditions or contributions is a matter for Council. However, it is presumed that conditions will be consistent with DPHI’s standard conditions of consent. It is noted that the standard conditions address matters such as the preparation and implementation of a CSMP during the construction stage, and car parking details. These are examples of conditions that should contribute to managing the effects of the project.

Council also has the facility to levy local infrastructure contributions for the development, in accordance with DPHI’s Local infrastructure contributions policy (2023). The aim of these contributions is to provide infrastructure to service the local community. The nature of these contributions is a matter for Council, however contributions will provide a form of mitigation, in terms of the additional demand created by the increased number of residents.

7.2.3 Ongoing engagement with local stakeholders

The Applicant and/or the operations managers for the development should prepare and deploy a policy for engaging with local residents or other locally based, interested parties. This should be focused on providing a means for stakeholders to raise any issues of concern, and for management to address these collaboratively with the stakeholders.

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Annexure 1: Site diagrams

1A: Proposed site layout

4.1 Indicative Master Plan

LEGEND

	Site Area	10.75ha
	Bushfire Buffer (10m - 13m)	1.75ha
	Home Sites	6.24ha
	Private Roads	1.11ha
	Communal Landscape Areas	2.71ha
	Caravan Parking	17 Bays
	Visitor Parking	47 Bays
	Storm water	0.43 ha
	HYDRANT	

DEVELOPMENT SUMMARY

Home Type		
	10 x 23.75/27.75m	24 11%
	12 x 23.75/27.75m	185 89%
TOTAL		209

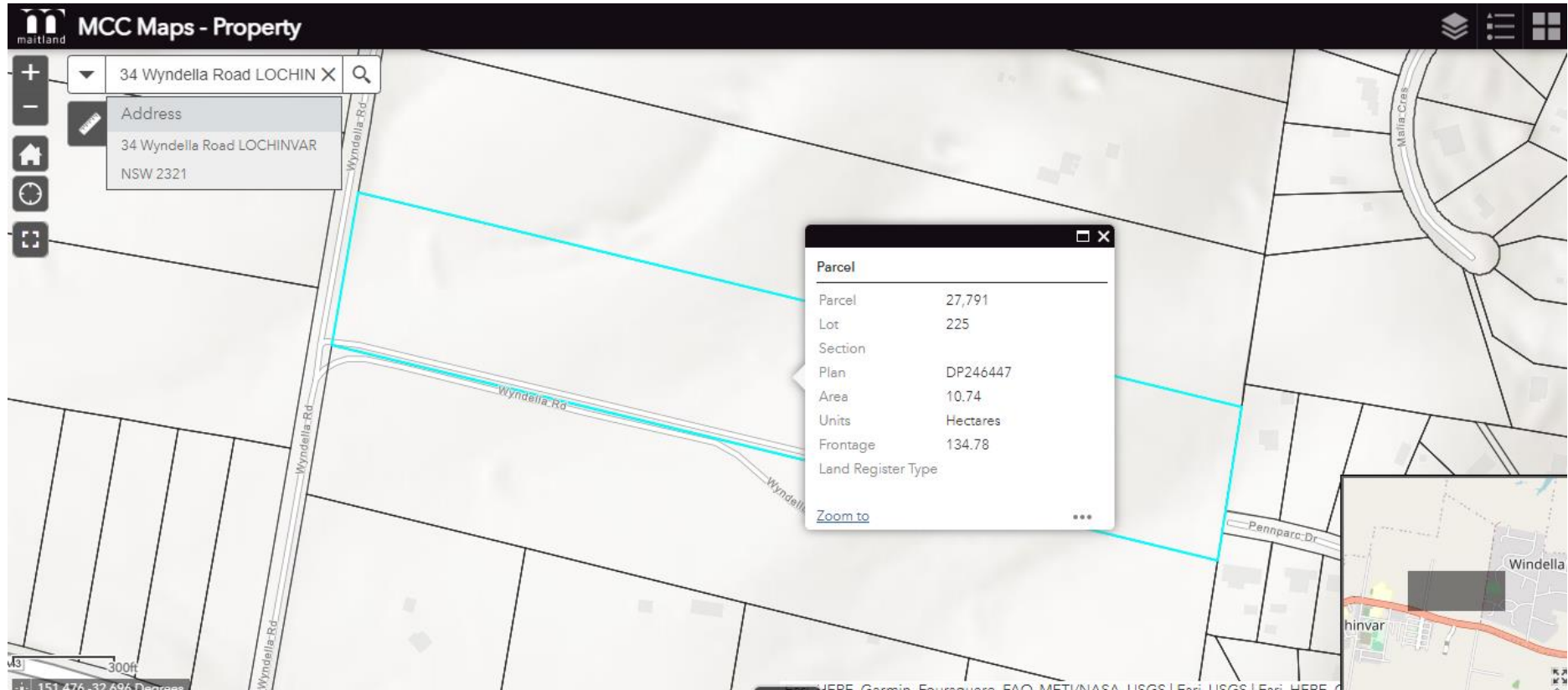
Note:

Corner lots are 1m wider to accommodate an additional side setback.

Communal Landscape Area = Area shown in green minus stormwater and approximate driveway area for each lot.

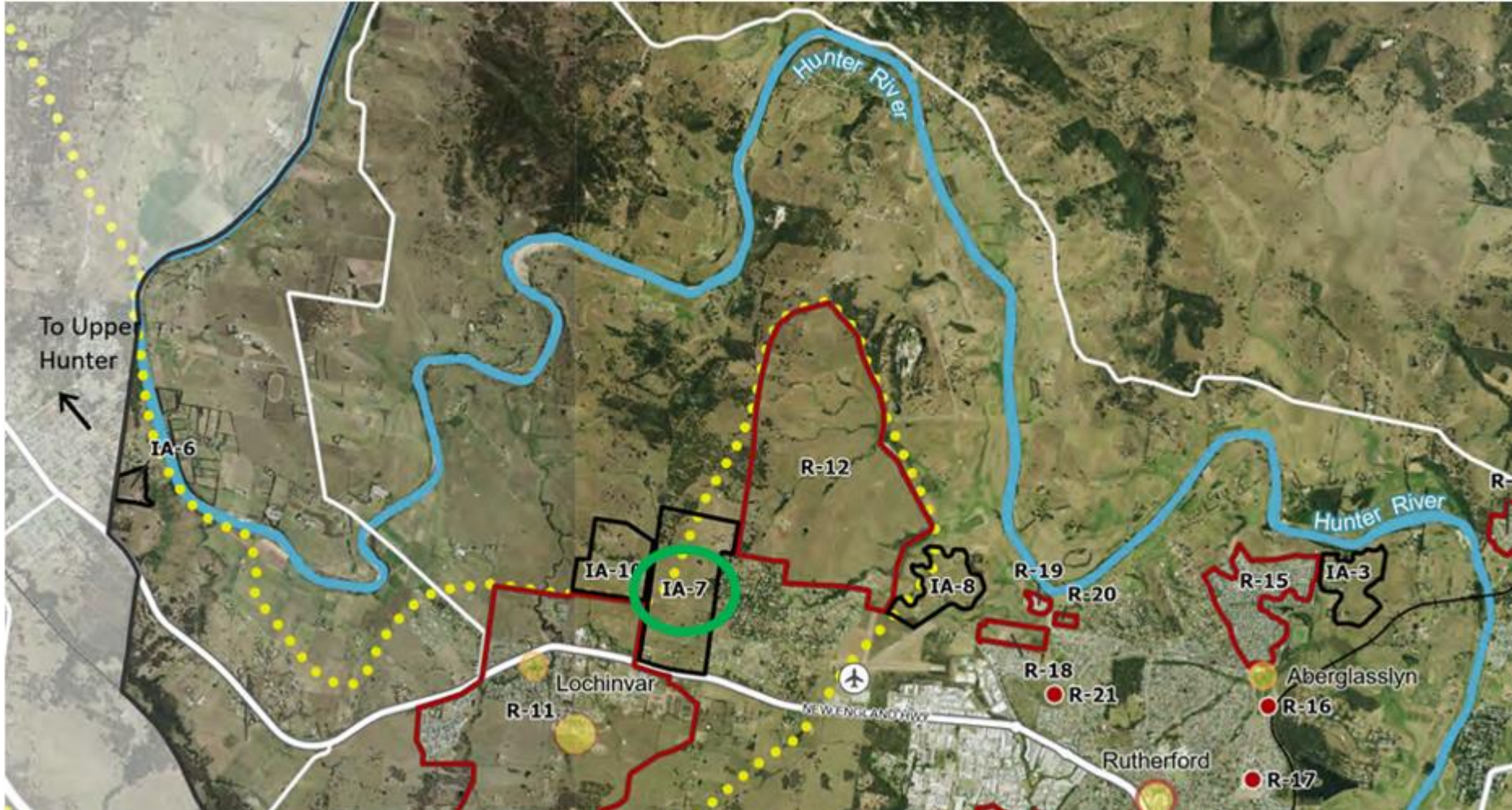


1B: MCC mapping data – 34 Wyndella Road, Lochinvar



MCC website 2023: <https://maps-maitlandcc.hub.arcgis.com/>

1C: Lochinvar Fringe Investigation Area (IA-7 [circled in green])



Source: MCC Local Housing Strategy (June 2023, p.78).



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



Max Wheen <max@aepd.com.au>

To: Mark Sargent

Cc: Boon Ng <boon@aepd.com.au>; Andre Hayek <Andre@aepd.com.au>



Wed 04/10/2023 16:12

Hi Mark,

Further to our earlier telephone conversation regarding local stakeholder consultation in the SIA, given that Maitland City Council does not have a policy requiring consultation and the majority of the surrounding area sits within either the Lochinvar Urban Release Area or the Lochinvar Fringe Investigation Area (Maitland City Council Local Housing Strategy 2041), we believe that the standard public notification process that is carried out during the DA's assessment will be sufficient.

Please include commentary to this effect in your firm's SIA.

Thanks Max,



MAX WHEEN
DEVELOPMENT MANAGER

0420 975 622 | max@aepd.com.au | [www.aepd.com.au]www.aepd.com.au
PO Box 238 Baulkham Hills, NSW 1755



MS

Mark Sargent

To: Max Wheen <max@aepd.com.au>

Cc: Boon Ng <boon@aepd.com.au>; Andre Hayek <Andre@aepd.com.au>



Wed 11/10/2023 09:26

Hi Max,

We will proceed on the basis of your instructions. As per our discussion on matters that are most likely to be of interest to nearby stakeholders, the SIA will address the following specific matters. This is based on our inspection of the site and surrounds:

- Traffic - the development will increase traffic, which may affect the amenity of some residents in the area, particularly for the properties on Wyndella Road itself. Additional contextual material will be included in the SIA.
- Visual impact/amenity - there are a small number of properties to which this may particularly apply.
- Noise - this may apply to the occupation stage, although our understanding of the intended purpose of the development does not suggest that this would be intrusive on a frequent basis. There will be noise impacts during the construction stage, which will be addressed in further detail in the SIA, and I presume in other reports being prepared for the application.

As per your initial instructions, the SIA will also address the statutorily required matters in DPE and MCC planning instruments.

Please advise if you wish to raise any further specific localised matters that you believe should be addressed in the SIA.

Regards

Mark



Dr Mark Sargent

Principal

Mark Sargent Enterprises T/A Aigis Group

M: 0423 489 284

E: mark@mseag.com.au



Annexure 3: Local area images



Image A3.1: View towards site from Springfield Drive (near Drover Drive)



Image A3.2: Bus stop, Springfield Drive (near Drover Drive)

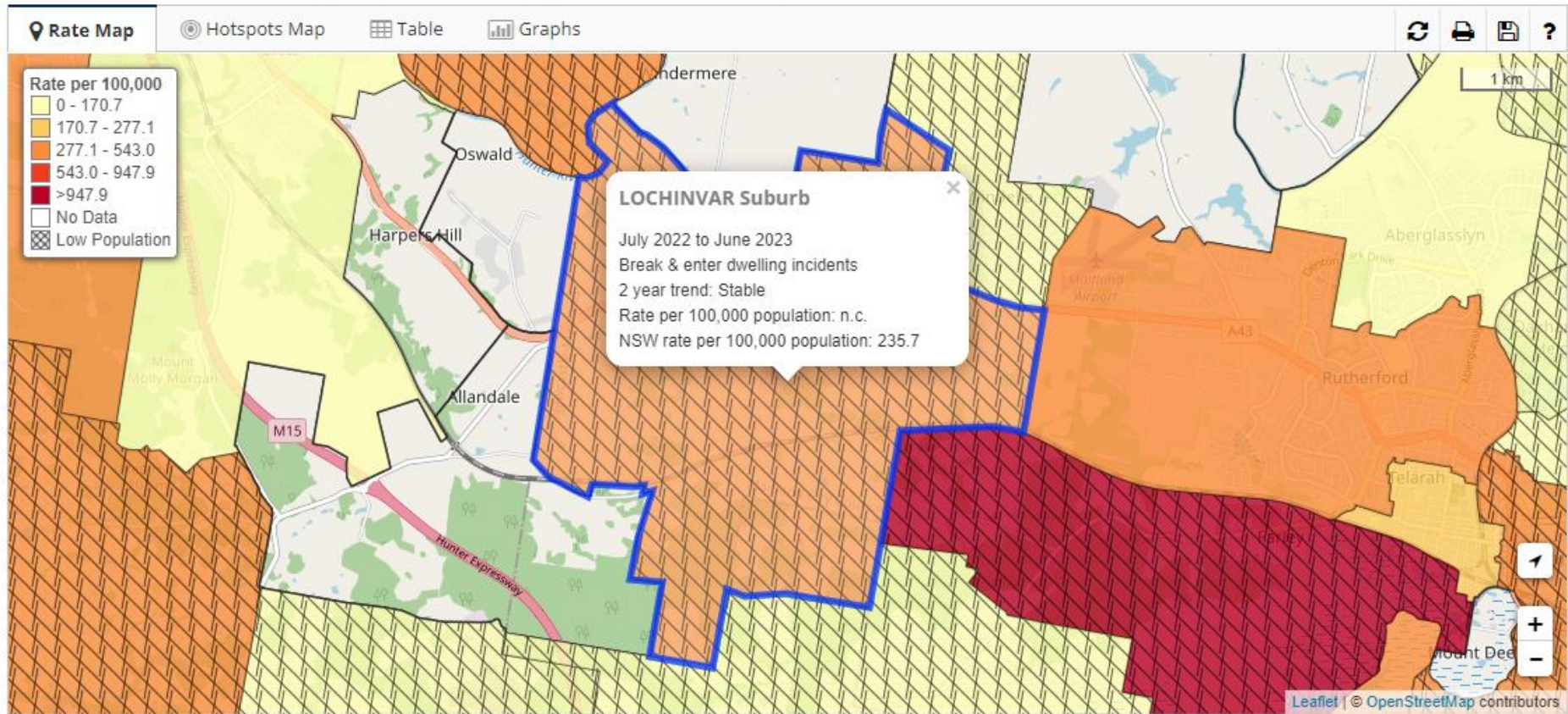


Image A3.3: View from site entry towards New England Highway intersection and Springfield Drive beyond



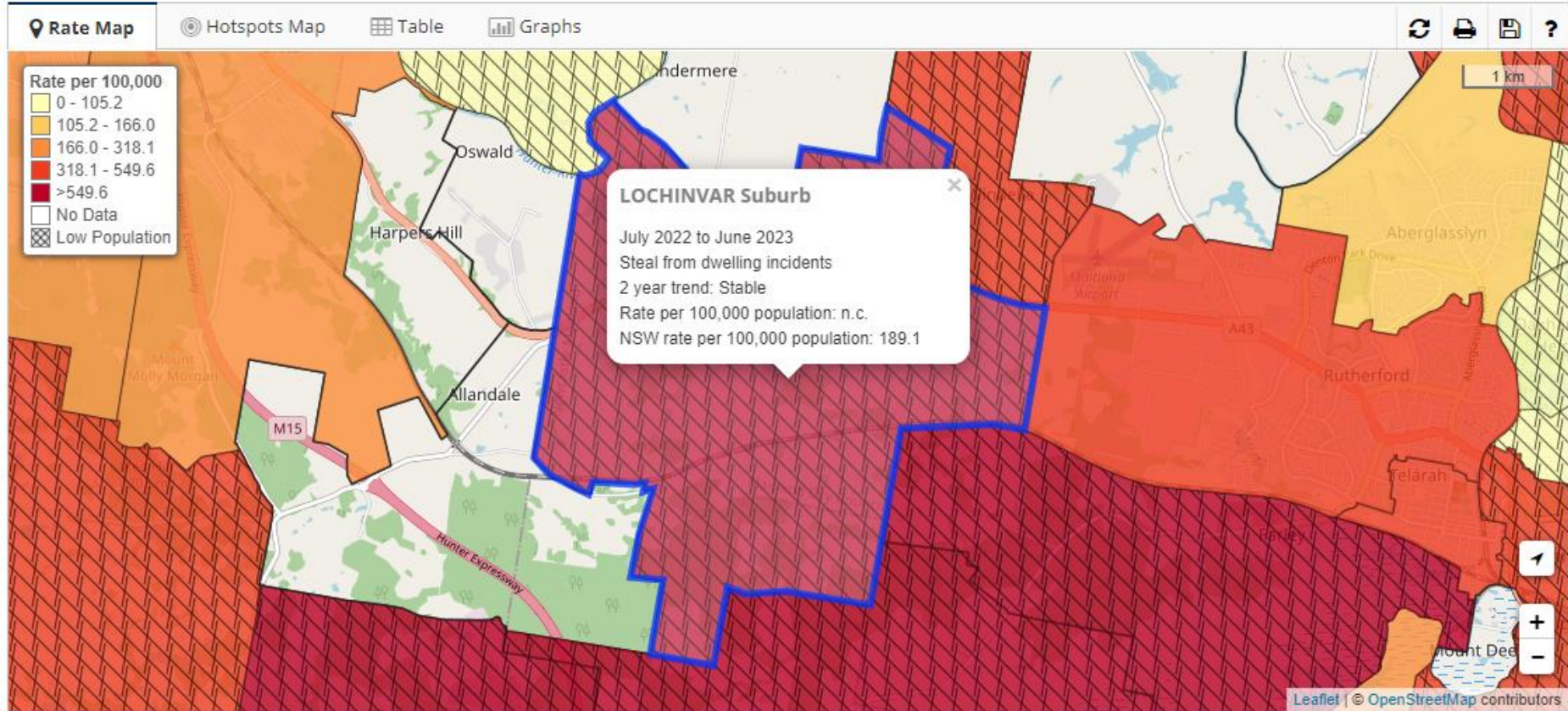
Annexure 4: BOCSAR crime mapping data

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



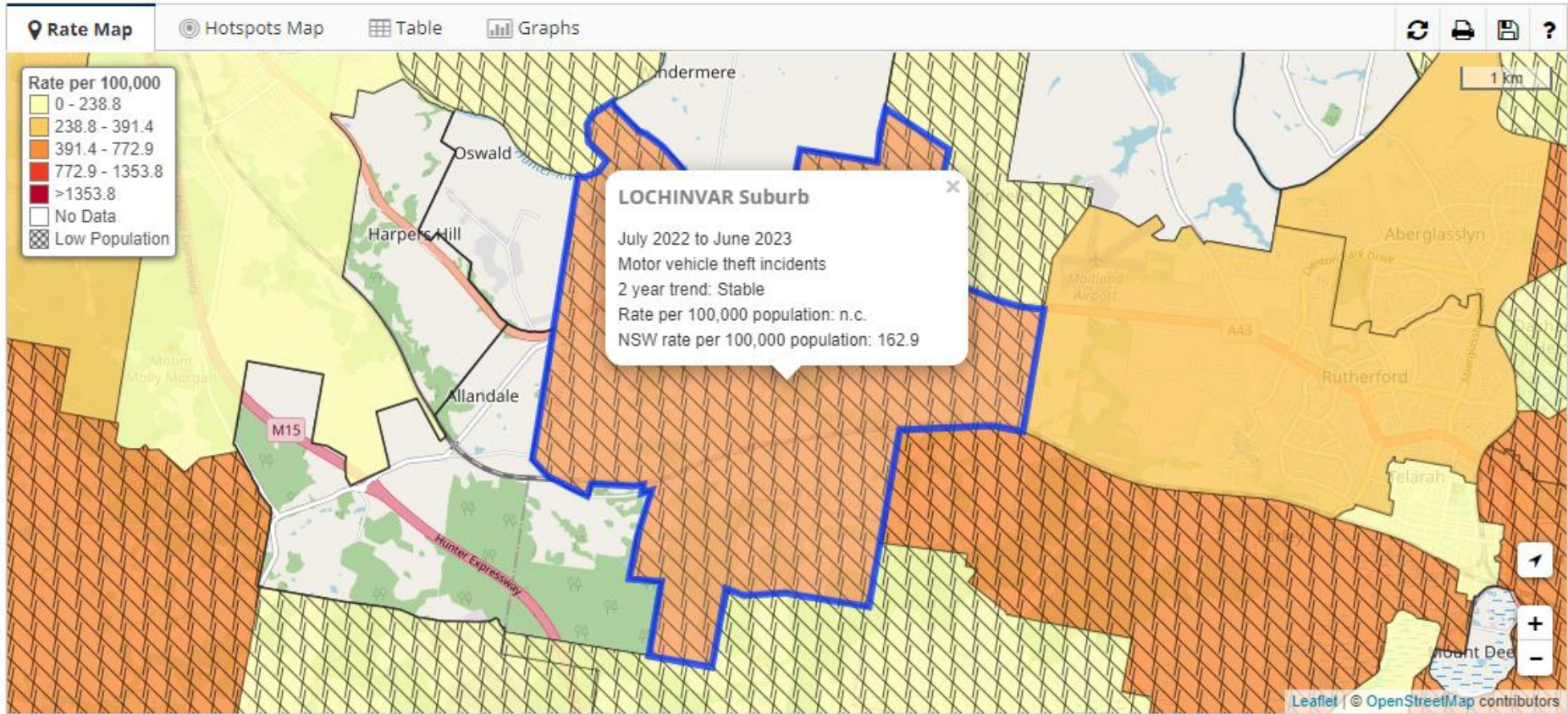


Incidents of Theft (Steal from dwelling) from July 2022 to June 2023



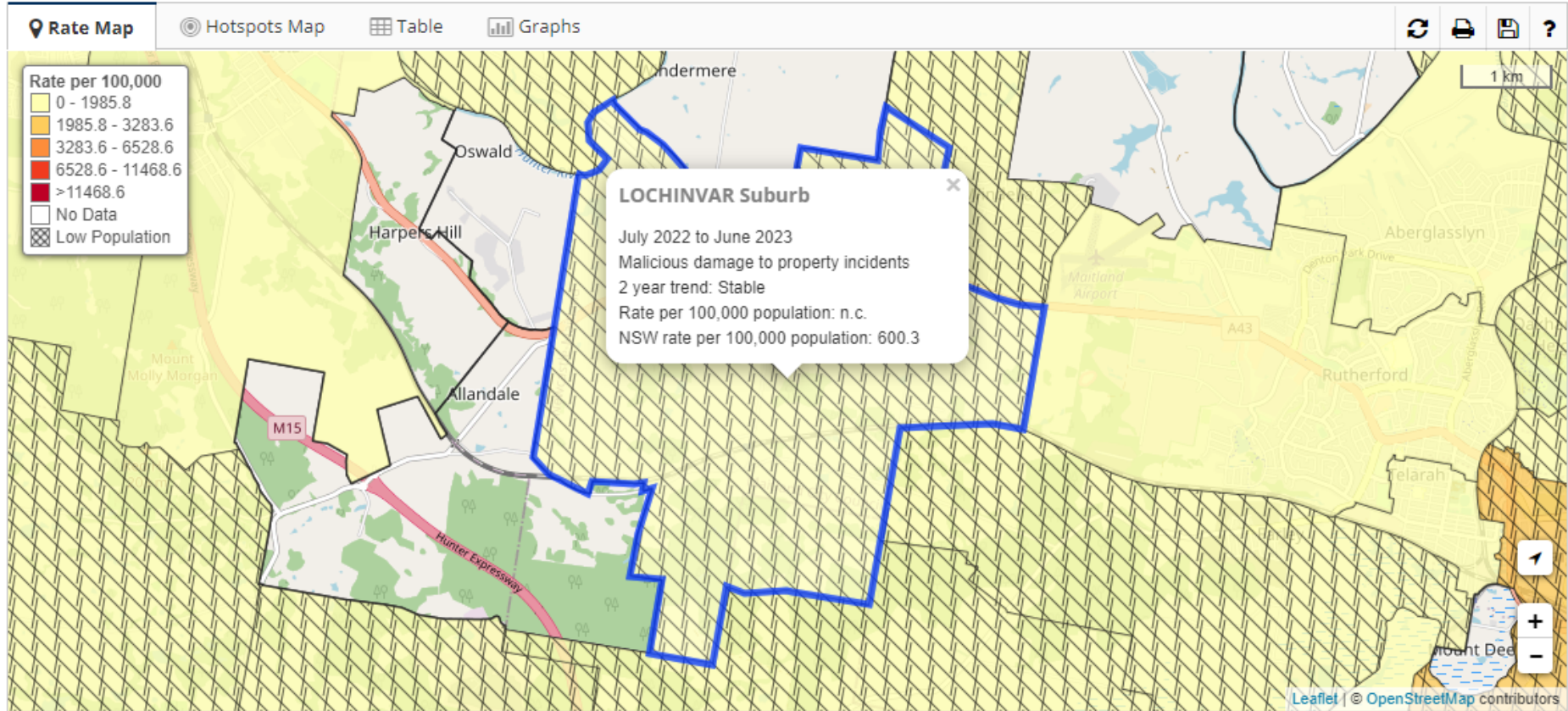


Incidents of Theft (Motor vehicle theft) from July 2022 to June 2023





Incidents of 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 ³²	Count	Rate	Count	Rate	Count	Rate	Count	Rate
Break and enter (dwelling)	n.c. ³³	3	n.c.	3	n.c.	6	n.c.	1	n.c.	6	n.c.
Steal from dwelling	n.c.	4	n.c.	3	n.c.	6	n.c.	4	n.c.	7	n.c.
Motor vehicle theft	n.c.	2	n.c.	1	n.c.	0	n.c.	4	n.c.	5	n.c.
Malicious damage to property	n.c.	8	n.c.	7	n.c.	1	n.c.	4	n.c.	2	n.c.

³² Per 100,000 population

³³ Not calculated – rates are too small to report.

Annexure 5: 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 of the SIA) are higher than the current rental costs reported by FACS (Table 10). 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 A5.1

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.



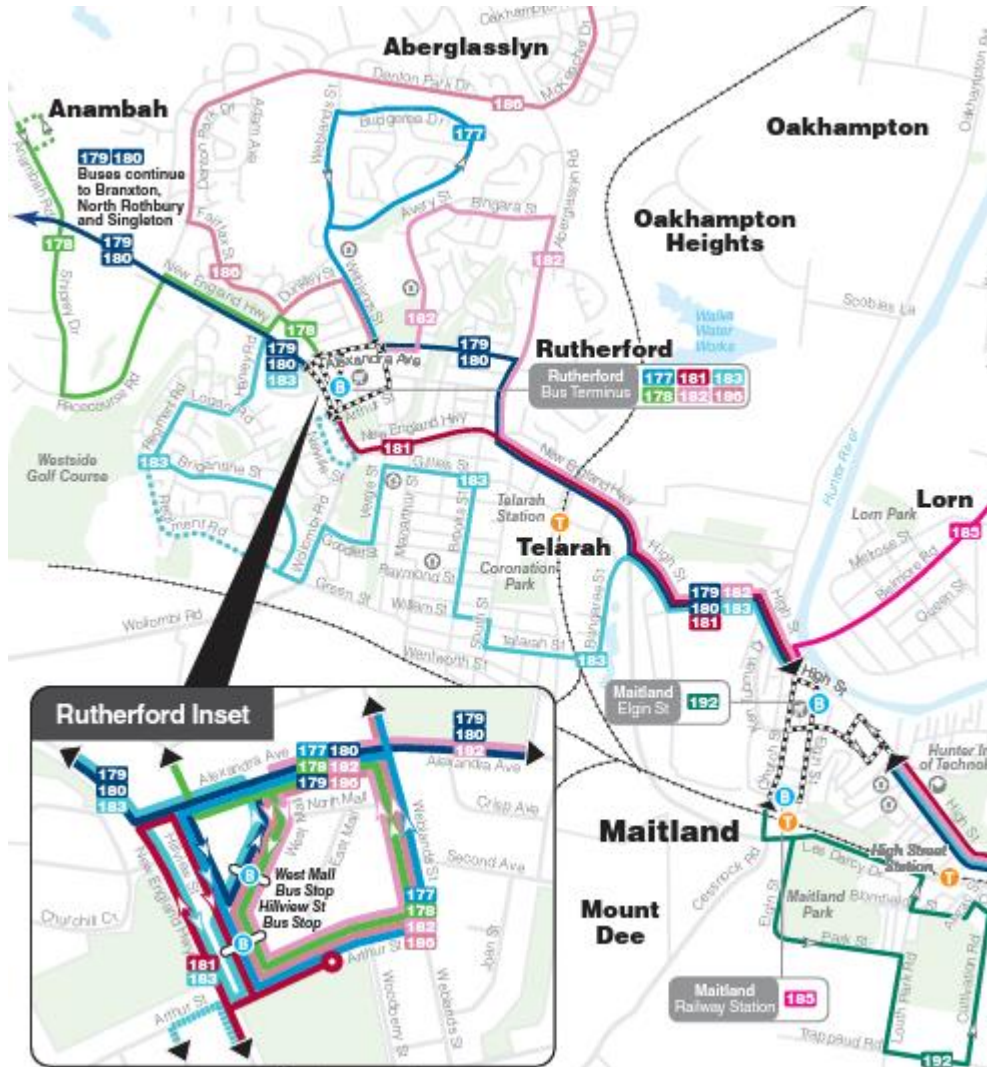
Figure A5.2

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.

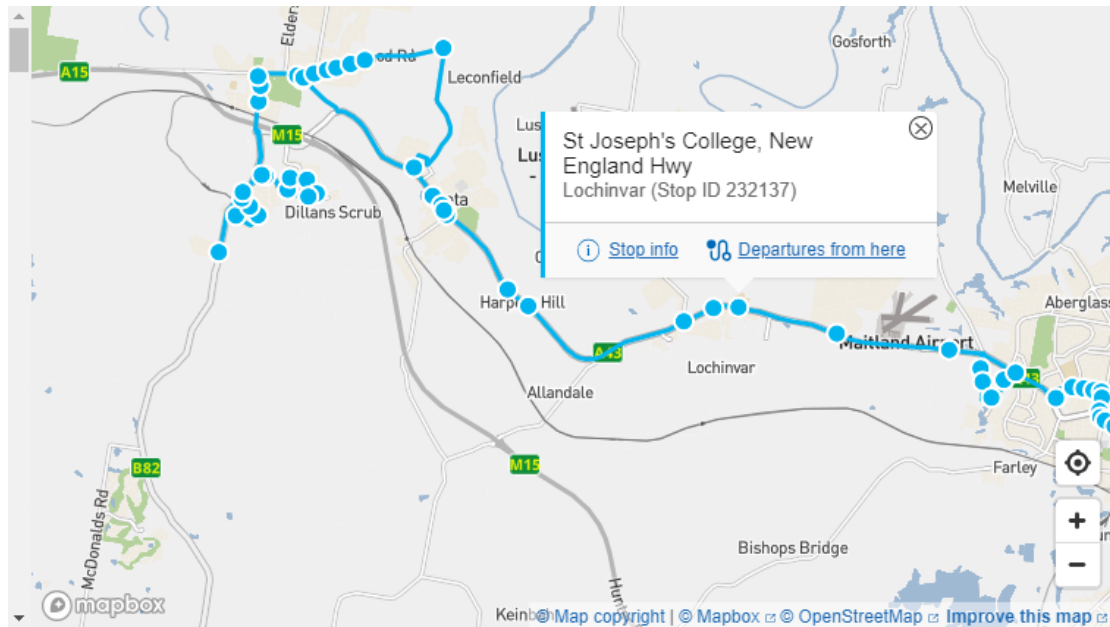
Annexure 6: Bus route maps – services 179 and 180

Network map

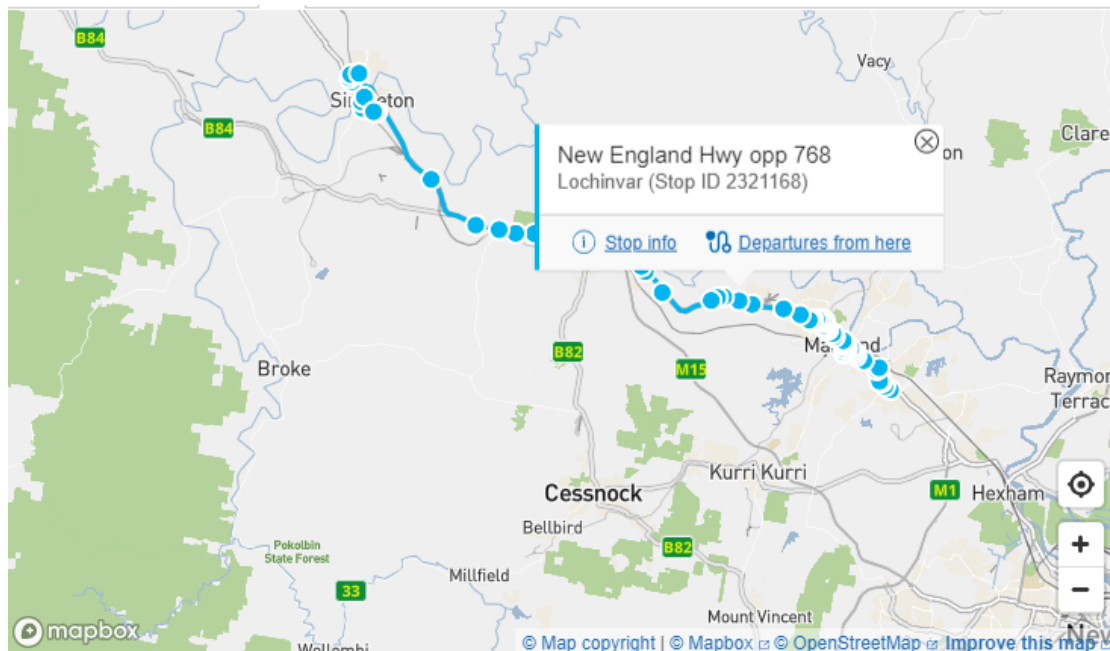




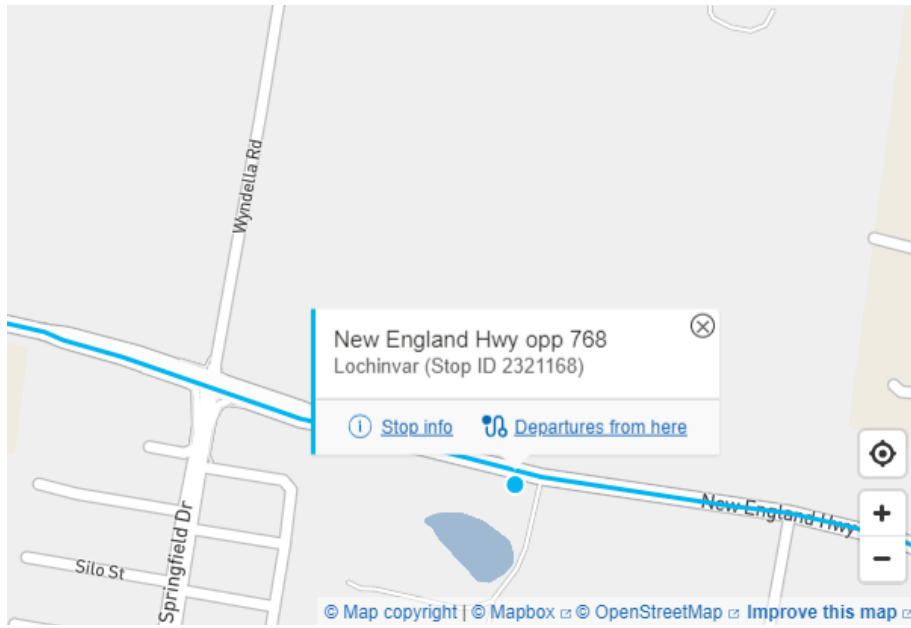
Route 179³⁴



Route 180



³⁴ The corresponding westbound stop is 'New England Highway at River Road, Windella, Stop ID 232170'.





Annexure 7: 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%