



# **Social Impact Assessment**

## **Planning Proposal for zoning amendment**

**24 Hunter St  
Horseshoe Bend  
Maitland, NSW**

**Catholic Diocese of Maitland - Newcastle**

**December 2022**

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**12 December 2022**



## Abbreviations

ABS	Australian Bureau of Statistics
ASC	All Saints College
BOCSAR	Bureau of Crime Statistics and Research (NSW)
CDMN	Catholic Diocese of Maitland-Newcastle
DPE	Department of Planning and Environment (NSW)
EIA	Economic Impact Assessment
LEP	Local Environment Plan
LGA	Local Government Area
MCC	Maitland City Council
MPC	Multipurpose centre
SA2	Statistical Area Level 2
SIA	Social Impact Assessment



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## 1 Introductory material

### 1.1 Purpose of report

This report presents a Social Impact Assessment (SIA) prepared on behalf of the Catholic Diocese of Maitland-Newcastle (CDMN). The SIA has been prepared to support a planning proposal in respect of land owned by CDMN at 24 Hunter Street, Horseshoe Bend, Maitland (Lot 1 DP 1261532), within the Maitland City Council (MCC) Local Government Area (LGA). The land is part of the CDMN All Saints College (ASC) school campus, which also has frontage to Hunter Street.

The object of the planning proposal to amend the existing *RE2 Private Recreation* zoning of the site under the Maitland Local Environment Plan 2011 (LEP) to permit *Additional Permitted Uses* consistent with all uses permitted under the *B4 Mixed Use Zone*, with the express exception of residential accommodation. The planning proposal would bring the site within the ambit of the NSW Department of Planning and Environment (DPE) *Local Planning Directions Focus Area 7.1 'Business and Industrial Zones'*. The objectives of the direction are:

- a) Encourage employment growth in suitable locations,
- b) Protect employment land in business and industrial zones, and
- c) Support the viability of identified centres.

The specific objective of the planning proposal is to facilitate the continued use of the site in association with the adjacent ASC St Peter's Campus immediately west of the site on Hunter Street, and the Regional Sportsground to the east. Other community uses will also be supported. The rezoning enables additional facilities to be provided for use of the school and the public, providing additional community benefit. This envisions future uses including a multipurpose centre (MPC) for use in conjunction with school activities and for other uses, including private hire by members of the public or groups, and uses adjunct to other events taking place in the immediate area, such as at the regional sportsground. The proposed additional land use permissions are consistent with the general B4 Mixed Use zoned land to the south of the site.

Based on this summary objective it is submitted that the proposal is consistent with each element of direction 7.1, on the bases identified in Table 1. It is submitted that concordance with these objectives supports a conclusion that the planning proposal also complies with the requirements in Direction 7.1 (1).



**Table 1: Planning proposal concordance with Local Planning Direction (7.1)**

Direction 7.1 objective	Comments on concordance
(a) Encourage employment growth in suitable locations.	On the basis that the proposed primary use of the site is related to the adjacent school, and the early learning centre is already established onsite, it is submitted that the site is a suitable location. To the extent that the site will support additional educational activity, there may be some notionally additional employment derived from the proposed uses. Each of these outcomes are likely to produce beneficial socioeconomic outcomes
(b) Protect employment land in business and industrial zones.	The planning proposal does not directly address this point, as the site is currently not appropriately zoned to be classified as a business or industrial zone. However, the planning proposal would ensure use of the site consistent with the current, predominant educational uses in the immediate area.
(c) Support the viability of identified centres.	Maitland is identified as a strategic centre in the <i>Hunter Regional Plan 2036</i> <sup>1</sup> . The proposed development under the planning proposal represents use that would integrate with and augment existing uses in central Maitland, and will provide a facility that will support the functioning of the CBD and surrounding communities.

## 1.2 Relationship to Economic Impact Assessment (EIA)

This firm has also prepared an EIA for this Planning Proposal. The SIA and the EIA should be viewed as related documents, which in combination present evidence on the potential for socioeconomic impacts to eventuate from the planning proposal. As is identified throughout both reports, the propensity for effects is more likely to relate to subsequent development, supported by the proposed amendment to the current zoning.

<sup>1</sup> DPE 2016.

## 1.3 Site description

As is identified in Section 1, the site is Lot 1 DP 1261532, known as 24 Hunter Street, Horseshoe Bend (Maitland). The current RE2 site is shaded green in Figure 1. The existing site has a total area of 1.154 hectares (Ha).

Nominally, the zoning will remain RE2, with the additional uses augmenting the current permitted uses on the site. Specifically the MPC identified in Section 1.1 would be permissible consequent to approval of the planning proposal.

**Figure 1**



## 2 Regional planning context

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

### 2.1 DPE strategic planning documents

#### 2.1.1 Hunter Regional Plan 2036<sup>2</sup>

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. Provisions relating to the strategic centre and education-related provisions are presented in Table 2.

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<sup>2</sup> The draft Hunter Regional Plan 2041 is currently being prepared





**Table 2: Relationship of proposed project to HRP 2036**

Plan Ref.	HRP element	Relevance of proposal to element
P.26	Health and education are two of the largest sectors in the region’s economy. They are also two of the fastest-growing sectors, with the number of jobs projected to increase from 63,000 to 73,000, representing 21 per cent of the workforce by 2036. Health and education services will be essential to support the growth of local communities.	The planning proposal will support the development of education infrastructure that will contribute to increased capacity to meet demand created by population growth.
P.47	<b>Direction 20: Revitalise existing communities:</b> As the population grows there is potential to provide more social infrastructure, including health, education, community facilities and public transport, as well as opportunities to enhance open spaces, civic squares and other gathering places.	The planning proposal is specifically aimed at permitting the development of the MPC. In addition to its primary education uses, the MPC is also proposed for secondary use as a community facility. Prospective uses include a range of community, sports, cultural and private events.
P.60	<b>Direction 26: Deliver infrastructure to support growth and communities:</b> 26.1. Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure and the efficiency of new infrastructure. 26.2. Enable the delivery of health facilities, education, emergency services, energy production and supply, water and waste water, waste disposal areas, cemeteries and crematoria, in partnership with infrastructure providers.	The planning proposal supports development that is consistent with these objectives: maximising existing infrastructure capacity and the efficiency of new infrastructure; Enable the delivery of [ <i>inter alia</i> ] education . . . in partnership with infrastructure providers.
P.67	Maitland will continue to supply housing, connect its settlements and offer civic, health and educational services.	The planning proposal will support increased capacity for delivery of educational services

### 2.1.2 Greater Newcastle Metropolitan Plan

**Table 3: Relationship of proposed project to GNMP 2036**

Plan Ref.	GNMP element	Relevance of proposal to element
P.77	Maitland will continue to supply housing, connect its settlements and offer civic, health and educational services.  Maitland is a regional destination for education, with the benefit of student transport by road and rail to schools and tertiary education centres.	The planning proposal will support development that enhances Maitland’s position as an education destination, and increase capacity to manage demand increases over time.



## 2.2 MCC strategic planning documents

### 2.2.1 Central Maitland Structure Plan 2009 (CMSP)

**Table 4: Relationship of proposed project to CMSP 2009**

Plan Ref.	CMSP element	Relevance of proposal to element
P.44	Strengthening the enduring legacy of Central Maitland as an educational precinct is important with the creation of new colleges and training facilities connecting to existing resources and infrastructure.	The planning proposal is consistent with this aim
P.48	Aim to attract a diverse range of employment generating activities in Central Maitland: • Consolidating the existing concentration of activities such as education;	The planning proposal directly addresses this action.
P.56	4.5. Consolidate Arts, Culture and Education Opportunities: The East-Central Precinct contains the administrative core (town hall), regional exhibition centre (Art Gallery) and centre of education (schools and high-schools). All these functions can be further strengthened, expanded and further opened up to the public.	The planning proposal will support extension of education infrastructure, and provide the additional benefit of community infrastructure for out-of-school-hours use, as is anticipated by this provision.
P.97	5.7.4 Desired future character. . . The location of Maitland City Council, along with the concentration of community, cultural, recreational and educational facilities within the precinct will strengthen the civic function.	The eventual proposed development of the MPC will provide for use by the community. This is perceived as being consistent with fostering the civic function desired for the precinct.
P.97	5.7.5 Policy Objectives. . . Focus and cultivate the educational, recreational, artistic, cultural and community role of the precinct to service the Maitland LGA.	The planning proposal and proposed use will contribute to achievement of this objective.
P.123	6.4.6 Town Hall Area Redevelopment There are multiple sites within the East Central precinct which provide opportunities for more civic, educational, artistic and cultural developments. Some of these sites are owned by Council while others are owned by private land owners and organisations.	Although specific sites are not identified, the subject site is suitable for this purpose.



## 2.2.2 MCC Local Strategic Planning Statement 2040+ (LSPS)

**Table 5: Relationship of proposed project to GNMP 2036**

Plan Ref.	LSPS element	Relevance of proposal to element
P.77	With the continued growth of our population, there will be an increasing demand on our local schools. There is a need for new educational facilities and the upgrading of existing facilities to continue to provide quality education to our community.	The planning proposal and MPC will contribute to managing increasing service demand resulting from population growth.

## 2.3 Summary comments on consistency with planning strategies

The planning proposal will support subsequent development of the MPC, subject to acquisition of the relevant development consents. The consent pathway initiated by the planning proposal is consistent with each of the regional and local planning strategies identified throughout Section 2. As a result, it is submitted that the planning proposal is likely to make a positive contribution to the development of the city, and the management of future outcomes, particularly those relating to population growth.

# 3 Social baseline study

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

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

- Uses of the site and residential location of most frequent likely users of infrastructure planned for the site:
  - the primary uses of the site will be in conjunction with the operation of ASC. 2021 enrolments are reported as 1,372 students<sup>3</sup>. Australian Bureau of Statistics (ABS) 2021 Census data reports 1,801 resident students attending Catholic secondary schools in the Maitland LGA. This is interpreted as indicating that the majority of primary users will be resident within the LGA.
  - Primary use may also bring resident students’ family or other household members into contact with the proposed MPC on the site.
- Other parts of the lower Hunter region are serviced by other Catholic and Christian denominational schools, that may reduce attendance at ASC by students from these other areas. It is noted that two of these Catholic secondary schools are also located in the Maitland LGA (St Joseph’s Lochinvar, and St Bede’s, Chisholm).

<sup>3</sup> ACARA My School website 2022. < <https://myschool.edu.au/> >

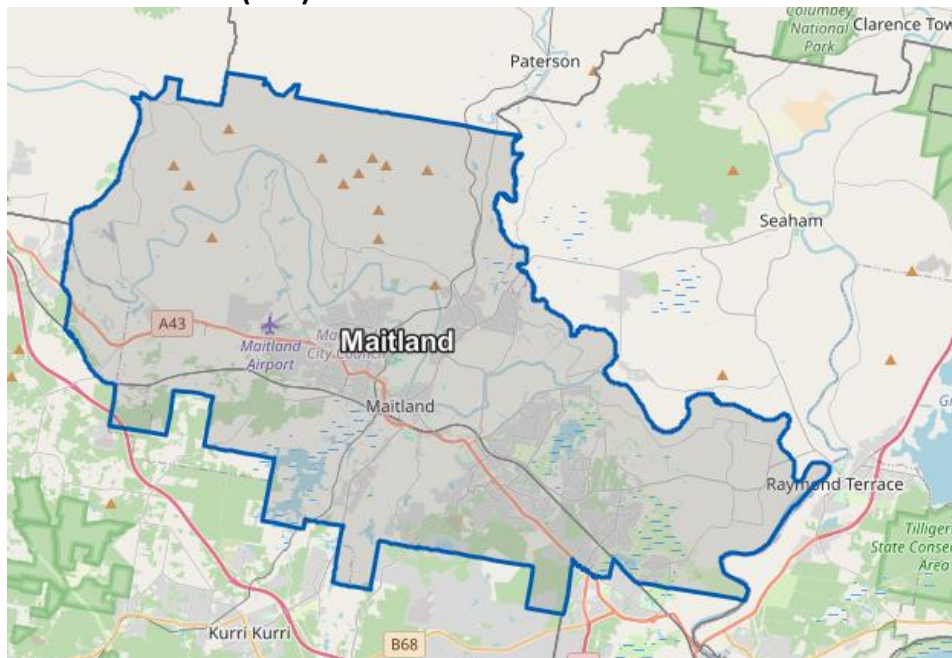
- Other users of the proposed MPC may originate in other areas, particularly in relation to uses relating to, for example, events at the regional sportsground. However, regular users are assumed as being likely to be from the local area.
- Some impacts are likely to be particularly localised. Examples are subsequent construction stage activity, and potential impacts during operational use, such as noise, and traffic movements.

Based on these considerations, two populations were determined as providing a reasonable representation of the social locality. These are:

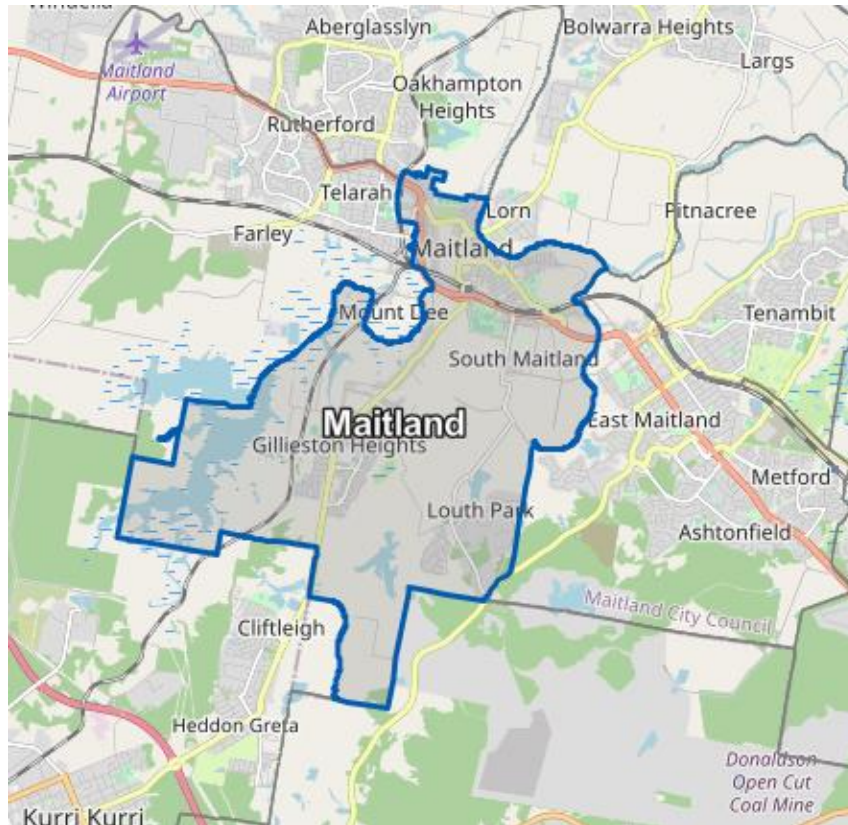
- Maitland LGA (which also corresponds with the ABS Maitland Statistical Area Level 3);
- Maitland Statistical Area Level 2 (SA2), which encapsulates the immediate surrounds of the site, including the nearest residential properties.

The two population areas are represented in Figures 2 and 3.

**Figure 2: Maitland LGA (SA3)**



**Figure 3: Maitland SA2**



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



## 3.2 Social baseline - demographic profile

### 3.2.1 Population and personal characteristics

**Table 6: Demographic profile; population characteristics**

	SA2 (%)	LGA (%)	NSW (%)
<b>Population</b>	<b>8,611</b>	<b>90,226</b>	<b>8,072,161</b>
Male	49.1	48.7	49.4
Female	50.9	51.3	50.6
	<b>Count</b>	<b>Count</b>	<b>Count</b>
Population density <sup>4</sup> (people/km <sup>2</sup> )	269.7	231.3	10.1
<b>Median Age</b>	<b>34 years</b>	<b>36 years</b>	<b>39 years</b>
	<b>%</b>	<b>%</b>	<b>%</b>
0-14 years	22.2	21.4	18.2
15-29 years	19.7	19.2	18.7
30- 44 years	23.7	20.7	21.0
45-59 years	16.3	17.7	18.7
60-74 years	12.0	14.5	15.6
≥ 75 years	6.0	6.5	7.9
<b>Country of Birth/Aboriginal &amp; Torres Strait Islander status</b>			
Aboriginal/Torres Strait Islander	7.6	7.5	3.4
Born in Australia	87.2	86.9	65.4
People of Australian Aboriginal descent	7.6	7.2	3.2
<b>Parents' country of birth</b>			
Both parents born overseas	11.6	11.9	39.4
Father only born overseas	6.0	5.7	6.3
Mother only born overseas	4.1	4.1	4.6
Both parents born in Australia	74.0	74.2	43.7
<b>Language</b>			
English (only spoken at home)	90.2	90.6	67.6
Households where non-English language spoken	7.8	6.9	29.5
<b>Registered marital status</b>			
Married	42.1	46.2	47.3
Separated	4.5	3.8	3.2
Divorced	10.1	9.1	8.6
Widowed	4.8	4.9	5.1
Never married	38.6	36.1	35.7
<b>Religious affiliation, top responses</b>			
No religion, so described	43.5	38.1	32.8
Catholic	20.8	22.9	22.4
Anglican	16.7	18.3	11.9
Not stated	4.7	4.9	6.8
Uniting Church	2.4	3.4	2.1

### 3.2.2 Observations on personal and population characteristics

- Gender distribution is similar for the SA2 and NSW populations. The LGA has a marginally higher proportion of female residents.

<sup>4</sup> ABS Data by Region – 2021 assessment . < <https://dbr.abs.gov.au/index.html> >



- The SA2 population is notably younger than both of the larger populations. This is most clearly substantiated by the lower median age, higher proportions of residents in the three youngest age groups, and lower proportions in the three oldest age groups.
- The social locality populations have larger proportions of Aboriginal and Torres Strait Islander residents and people of Australian Aboriginal descent. In other respects, the social locality populations are generally, culturally and linguistically homogenous. This is demonstrated by the relatively large proportions of people born in Australia, who have both parents born in Australia, and who speak only English at home.
- As further evidence of cultural homogeneity, the largest group of residents who were born overseas, were born in England (SA2 1.6%; LGA 1.8%).
- The LGA has a similar proportion of married people to NSW. The SA2 has a lower proportion, and a higher proportion of people who have never married. This is interpreted as being related to the younger age profile of the SA2.
- The SA2 has an elevated proportion of people stating that they have no religion, and a lower proportion of people reporting as Catholic than the two larger populations. However, the LGA, as the larger part of the social locality, has a marginally higher proportion of people reporting as Catholic than is the case for NSW.

### 3.2.3 Population projections

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

Table 8 disaggregates the data into the same age groups as those for the baseline data (Table 6). Population growth in the LGA will be broad based. This includes substantial increases in the younger age groups, part of which are likely to form the primary users of the MPC that the planning proposal would permit. The secondary uses would also serve the growing population more generally.

**Table 7: DPE population projections 2021-2041**

	2021	2026	2031	2036	2041	Cumulative Δ (%)
SA2	8,489	10,672	13,096	15,652	18,333	116.0
LGA	89,746	102,690	116,485	130,423	144,536	61.0
NSW	8,166,757	8,462,770	8,933,640	9,404,886	9,872,934	20.9



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

	SA2		LGA		NSW	
	Count	%	Count	%	Count	%
0-14 years	1,991	103.9	8,506	44.1	91,440	6.1
15-29 years	2,040	124.3	9,321	53.6	218,850	13.9
30- 44 years	2,498	121.5	10,997	59.1	275,321	16.1
45-59 years	1,767	125.6	9,425	58.3	301,799	20.1
60-74 years	807	81.9	6,359	50.3	223,043	17.9
≥ 75 years	740	153.6	10,182	180.4	578,966	89.4

### 3.2.4 Family, household, income and housing related characteristics

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

	SA2	LGA	NSW
<b>Family composition</b>	<b>%</b>	<b>%</b>	<b>%</b>
Couple family without children	35.2	36.5	37.9
Couple family with children	44.5	44.0	44.7
One parent family	18.4	18.1	15.8
Other family	2.1	1.4	1.6
<b>Household composition</b>			
Family households	72.9	75.3	71.2
Single or lone person households	24.5	22.2	25.0
Group households	2.6	2.5	3.8
<b>Income</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Median weekly personal income	829	802	813
Median weekly family income	2,087	2,088	2,185
Median weekly household income	1,756	1,766	1,829
	<b>%</b>	<b>%</b>	<b>%</b>
% households < \$650 gross p.w.	15.6	15.2	16.3
% households > \$3000 gross p.w.	21.1	21.8	26.9
<b>Dwellings</b>	<b>%</b>	<b>%</b>	<b>%</b>
Occupied private dwellings	94.7	94.9	90.6
Unoccupied private dwellings	5.5	5.1	9.4
<b>Dwelling structure</b>	<b>%</b>	<b>%</b>	<b>%</b>
Separate house	81.6	87.3	65.6
Semi-detached, row/terrace, townhouse	9.0	9.6	11.7
Flat or apartment	2.0	2.3	21.7
Other dwelling	6.6	0.7	0.7
<b>Number of bedrooms</b>	<b>%</b>	<b>%</b>	<b>%</b>
None (includes studio apartment/bedsitter)	0.4	0.2	0.7
1 bedroom	4.8	2.5	6.6
2 bedrooms	15.8	11.5	22.7
3 bedrooms	28.4	36.6	34.7
4 or more bedrooms	49.4	48.1	33.9





<b>Tenure type</b>	<b>%</b>	<b>%</b>	<b>%</b>
Owned outright	23.5	28.0	31.5
Owned with a mortgage	38.5	39.1	32.5
Rented	35.0	29.8	32.6
Other tenure type	1.9	2.1	1.9
Tenure type not stated	0.8	1.1	1.5
<b>Average people/household</b>	<b>2.6</b>	<b>2.7</b>	<b>2.6</b>
<b>Housing costs (rental)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Median weekly rent	390	370	420
Median monthly mortgage repayment	1,872	1,829	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. One point of distinction is the higher proportion of family households resident in the Maitland LGA. Consistent with this, average household size (people per household) is slightly larger. A further distinction is that the SA2 has a higher proportion of single person households than the LGA.
- Incomes are only marginally higher for NSW than for the social localities. 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 financial capacity than other parts of non-metropolitan NSW.

- Dwelling occupancy is approximately five percentage points higher in the social locality than for NSW. Housing stock is less diverse than for NSW, however this is a predictable outcome, given the relative scale of metropolitan Sydney, and the larger proportion of small dwellings, particularly flats/apartments in the city.
- The elevated proportions of mortgaged residences is indicative of the growth of the Maitland area. 2021 Census data recorded total private dwellings in the LGA at 35,413. For the 2016 Census, the figure was 30,583. This represents an increase of 15.8% of housing stock over 5 years, which supports this conclusion.
- There is also a higher proportion of rented dwellings in the SA2, which is generally consistent with inner city locations.
- 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.

Table 10 reports additional dwelling demand forecasts for the social locality populations and NSW to 2041. As the implied increases are linked to forecast population growth, the proportional growth approximates the population growth, which is also reported in the table for comparison.



**Table 10: Implied additional dwelling demand 2021-2041**

	Projected additional dwelling demand	Cumulative Δ (%)	Pop Δ (%)
SA2	3,527	118.0	116.0
LGA	25,193	68.7	61.0
NSW	904,260	26.4	20.9

Supplementary to the income data presented in Table 9, Table 11 displays most recent ABS Socioeconomic Indexes for Areas, for the SA2 and LGA (2016 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.

The SA2 and the LGA are placed in the mid-range of their comparators respectively<sup>5</sup>. 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 comparatively high incomes for the social locality, in the context of non-metropolitan populations. Generally, the data do not appear to indicate lower SES, in the context of all SA2s and LGAs in NSW.

**Table 11: ABS SEIFA 2016**

	SA2		LGA	
	Score	Decile	Score	Decile
IRSD <sup>6</sup>	978	4	983	6
IRSAD	962	4	966	6
IER	994	5	1005	8
IEO	944	4	941	4

<sup>5</sup> In NSW, 560 SA2s and 130 LGAs.

<sup>6</sup> 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).



### 3.2.6 Enrolments in educational institutions

**Table 12: Type of educational institution attending**

Type of institution	SA2		LGA		NSW	
	Count	%	Count	%	Count	%
Preschool	265	10.3	2,374	8.8	167,196	6.8
Primary - Government	521	20.2	5,441	20.1	444,985	18.1
Primary – Catholic	219	8.5	2,257	8.3	127,487	5.2
Primary – other non-Government	88	3.4	853	3.2	77,876	3.2
Primary – total	836	32.4	8,559	31.6	651,375	26.5
Secondary - Government	273	10.6	3,535	13.1	290,414	11.8
Secondary - Catholic	142	5.5	1,801	6.7	126,180	5.1
Secondary – other non-Government	73	2.8	834	3.1	94,885	3.9
Secondary – total	488	18.9	6,180	22.8	512,195	20.9
Tertiary – vocational education	258	10.0	2,641	9.8	207,586	8.5
Tertiary – university/other higher education	305	11.8	3,079	11.4	375,032	15.3
Tertiary total	565 <sup>7</sup>	21.9	5,720	21.1	583,617	23.8
Other	71	2.8	622	2.3	74,331	3.0
Not stated	353	13.7	3,631	13.4	465,268	19.0

### 3.2.7 Comments on enrolments in educational institutions

- The larger proportions of younger residents reported in Table 6 are also apparent for the SA2 and LGA in these data, when compared with NSW.
- Primary and secondary Catholic school enrolments are higher in the social locality than for NSW. However there is only a marginal difference between the SA2 and NSW for Catholic secondary enrolments.

Considering these data in the context of projected population growth to 2041, increases in demand for school placements will occur over that period. Increases in school infrastructure and service capacity can be anticipated as a result. The planning proposal and the school infrastructure it will permit will contribute additional capacity to meet this projected future need.

## 3.3 Summary comments on social baseline data

The social baseline data for the relevant local and regional social localities have several salient characteristics. There are higher proportional representations of younger residents in the social locality at the baseline observation point (2021 Census). The social locality is also relatively well positioned in terms of SES.

The most compelling features of the data are those on projected population and dwelling increases to 2041 (DPE). Growth is forecast to be significantly more rapid than for NSW as a whole. As was stated in Section 3.2.5, additional housing demand will be driven by population growth. Similarly, all other forms of social infrastructure and services will also need to increase in order meet this additional demand. On this basis, the planning proposal

<sup>7</sup> As reported by ABS.



will permit development of the proposed MPC, which would eventually contribute to managing future higher demand for educational and other services the MPC would support.

## 4 Description of immediate area and land uses.

### 4.1 Immediate environs

#### 4.1.1 Infrastructure on site, 24 Hunter Street, Horseshoe Bend

The site is owned by CDMN/ASC, as previously noted. It is currently occupied by:

- St Nicholas' Early Learning Centre and carparking.
- St Paul's Parish Hall.
- Outdoor sports infrastructure (basketball courts and cricket nets).
- Grassed playing field areas.
- The property is sign posted identifying the site as ASC private property.
- There is a privately owned storage facility adjacent to the playing fields, with frontage to James Street.

#### 4.1.2 All Saints College, St Peter's Campus

The campus occupies most of the western alignment of Hunter Street. This includes a car parking area.

#### 4.1.3 Hunter Street – other premises

Other premises identified with frontage to Hunter St are:

- On the eastern alignment (i.e. the same alignment as the site), six residential properties to the north; one retail premises (hair dressing salon) to the south.
- On the western alignment, one medical services (radiography) practice; one disability services organisation, and carparking. The rear of Maitland Presbyterian Church is also on the western alignment. The church and the adjacent building have frontage to Free Church Street, to the west.

#### 4.1.4 Odd Street

- The rear/parking area for the Maitland PCYC and adjacent beach volleyball courts are on Odd Street, opposite the ASC grassed fields. The entrance to the PCYC is via James Street. There are also two residential properties, towards James Street.
- The other premises on Odd Street are essentially rear accesses of properties with frontage to the northern alignment of High Street. At present, several buildings are unoccupied. Some carparking areas at the rear of buildings on High Street are also accessed from Odd Street.
- Maitland Sports Ground is immediately opposite the eastern end of Odd Street at its intersection with James Street.

#### 4.1.5 High Street

Premises on High Street east and west of Hunter Street comprise a range of commercial, cultural and hospitality uses, including the MCC administration centre, and Maitland Town



Hall. There is also an area of undeveloped land on the corner of High Street and Free Church Street.

#### 4.2 BOCSAR crime mapping – Horseshoe Bend

NSW Bureau of Crime Statistics and Research (BOCSAR) crime mapping for common offences (assault, theft and malicious damage to property)<sup>8</sup> are included in the SIA at Annexure 1. For each of these offence categories BOCSAR reports the two year trend for offences as stable and the actual incidence rate as ‘not calculated’, as offence numbers are too low to calculate a meaningful rate (in the most recently reported year [to June 2021], recorded offences were malicious damage [2]; assault [7]; and theft [6]).

The immediate area evidently does not attract criminal activity. It is noted that the existing school generally has good territorial enforcement features. As the proposed eventual use will be consistent with the prevalent current use, there does not appear to be evidence to suggest that there would be an increase in offences or antisocial behaviour associated with subsequent development.

#### 4.3 Summary comment on immediate area and land uses

The primary use of the proposed MPC that the planning proposal would support is the extension of the existing school’s capacity and educational activities. Accordingly, the proposed use is consistent with a current, comparatively significant use in the area. On the basis of this continuity of purpose, it is considered that there is a correspondingly reduced risk of the proposal and the ultimate development of the MPC, materially or unduly affecting other existing property occupants. A qualification is placed on this assessment, and it is submitted that this be duly considered by Council. As the current application relates only to the planning proposal at this stage, consultation with land occupants in the immediate area was not undertaken. Council may wish to recommend engagement with relevant parties at the stage of a subsequent Development Application (DA) being lodged for the MPC itself.

## 5 Assessment of social impacts

### 5.1 General comment on the nature of social impacts

An important consideration in the assessment of social impacts is the subjective nature of how impacts are interpreted by stakeholders. The DPE SIA technical supplement (2021) summarises this influence on the assessment process as follows: *‘The ratings of likelihood and magnitude – and therefore overall significance [of social impacts] – typically have both subjective and objective components, as this will depend on people’s individual experiences and/or perceptions as well as technical evaluations’* (DPE 2021:15).

The practical effect of this aspect of social impact is that different stakeholders may perceive the same impact or source of impact differently. For example, one resident may find

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<sup>8</sup> These are broad categories, that include a variety of specific offences.



construction noise intrusive, whereas a directly neighbouring resident may not consider the same noise as intrusive. This being the case it should be recognised that, notwithstanding the implementation of appropriate impact management and mitigation actions at appropriate stages of subsequent development, some stakeholders may remain dissatisfied with an impact of concern to them.

Regarding the current application, the nature of the proposal is a further factor influencing the extent to which social impacts may eventuate. Specifically, the planning proposal will permit uses additional to those currently applying to the site. As this does not involve any physical change to the site at present, the potential for effects may be more limited than may be the case for subsequent, actual development on the site.

## 5.2 Potential social impacts – planning proposal

As noted, the planning proposal will not directly result in any physical change to the area. As such, the risk of effects is considered as low. As was noted in Section 4.2, however, Council may deem it necessary to investigate this potential by directing engagement with nearby land occupants at the stage of development works consequent to the additional uses sought.

At the planning proposal stage, there may be some uncertainty among local land occupants regarding plans for the site. However, the following observations on proposed eventual use are noted;

- Consistency with current use on the site (i.e. the early learning centre, and the parish hall already utilised by ASC).
- The continuity between current and proposed principal use.
- The longstanding presence of ASC as a ‘neighbour’ in the area.

It is submitted that these factors are likely to mitigate any uncertainty in relation to the planning proposal.

### 5.2.1 Social impacts of educational use

Generally, the long term aim of the planning proposal is the expansion of education infrastructure and capacity in the LGA. This will notionally result in long term societal benefit. For example, in relation to the ABS SEIFA data presented in Table 10, ABS (2016) observed with respect to education that, *‘education is an important domain when considering socio-economic advantage and disadvantage because the skills people obtain through school and post-school education can increase their own standard of living, as well as that of their community’* (2016:10)<sup>9</sup>. The foundational elements of education provided by primary and secondary education are recognised in this statement. These foundations will be enhanced by the proposal and its aims, and are likely to be beneficial to the LGA/ social locality communities.

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<sup>9</sup> ABS 2016. < <https://www.abs.gov.au/ausstats/abs@.nsf/mf/2033.0.55.001> >



Annexure 1 presents an example excerpted from the DPE SIA guideline of the potential social impacts relating to development of education infrastructure, being a new school, or expansion of an existing school. As noted, direct impacts are not considered as likely to result from the planning proposal. Should the proposal be approved, and development of the MPC proceed, the matters in Annexure 2 may form the basis of a further assessment. A rudimentary review of these matters identifies construction stage effects as being the most likely source of material impacts, however these are clearly of limited duration. However, as a matter of practice, a subsequent DA would require community engagement to confirm the extent of such concerns among relevant stakeholders.

#### 5.2.2 Social impacts of other community uses.

As noted, the proposed MPC will also support other community activities. These may include, for example, indoor recreation/sport activities (such as dance, martial arts and yoga classes), cultural activities (such as art classes), private functions (such as wedding receptions and other functions) and uses adjunct to nearby sporting infrastructure (such as post-match/tournament presentations, café facilities). Such uses would notionally be positive for users. DPE (2021:19) describes several categories of impact, which activities such as those identified above, would beneficially affect. These include; way of life, community, and health and wellbeing of participants in these activities.

### 5.3 Potential economic impacts

As noted in Section 1.2, as is generally accepted, and inferred by the provenance of published information and data such as ABS SEIFA, social and economic aspects of an activity, development or proposal are interrelated. The EIA addresses the social effects of the project as they relate to economic impact considerations that are reported in the EIA.

## 6 Conclusions and recommendations

### 6.1 Conclusions

In summary, the planning proposal seeks the addition of certain permissions to the existing zoning, to support expansion of school infrastructure. This will be the primary use, although the ultimately proposed MPC will also be available to other community users, for appropriate purposes. The proposed primary use is entirely consistent with the existing activities of ASC immediate to, and actually on, the subject site.

The operation of ASC is a longstanding and prominent feature in central Maitland. Although community views should be sought prior to development of the MPC itself, it is assessed as likely that neighbouring land occupants/users would find the proposal acceptable because of the following considerations (Section 5.2):

- Consistency with current use on the site (i.e. the early learning centre, and the parish hall already utilised by ASC).
- The continuity between current and proposed principal use.
- The longstanding presence of ASC as a ‘neighbour’ in the area.



The planning proposal will not result in obvious changes to the site, or other impacts *per se*. The potential for impacts will relate to development of the site, consequent to an approval of the planning proposal. The extent and magnitude of effects of that stage are likely to require further investigation at the relevant time. However, bearing in mind both the current application and its ultimate objective, it is submitted that the planning proposal, on balance, will support a positive outcome for various elements of the community.

## 6.2 Recommendations

From the perspective of sound practice, it is recommended that engagement with stakeholders be conducted at the stage of any subsequent DA for the MPC or other development on the subject site, resulting from an approval of the planning proposal.





## References

Australian Bureau of Statistics (ABS) 2022. 2021 Census webpages

< <https://www.abs.gov.au/census> >

ABS 2022. 2033.0.55.001 - Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA) Australia and Technical Paper 2016

< <https://www.abs.gov.au/ausstats/abs@.nsf/mf/2033.0.55.001> >

Australian Curriculum, Assessment and Reporting Authority (ACARA) 2022. My School website

< <https://myschool.edu.au/> >

BOCSAR 2022. BOCSAR Crime Tool webpages.

< <http://crimetool.bocsar.nsw.gov.au/bocsar/> >

DPE 2022. Population projections webpages

< <https://www.planningportal.nsw.gov.au/populations> >

DPE 2021. Social Impact Assessment Guideline for State Significant Projects. July 2021

< <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines/social-impact-assessment> >

DPE 2018. Greater Newcastle Metropolitan Plan 2036.

< <https://www.planning.nsw.gov.au/Plans-for-your-area/Greater-Newcastle-metropolitan-planning/Resources> >

DPE 2016. Hunter Regional Plan 2036

< <https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Hunter/Hunter-regional-plan> >

Maitland City Council website 2022. Various webpages

< <https://www.maitland.nsw.gov.au/> >



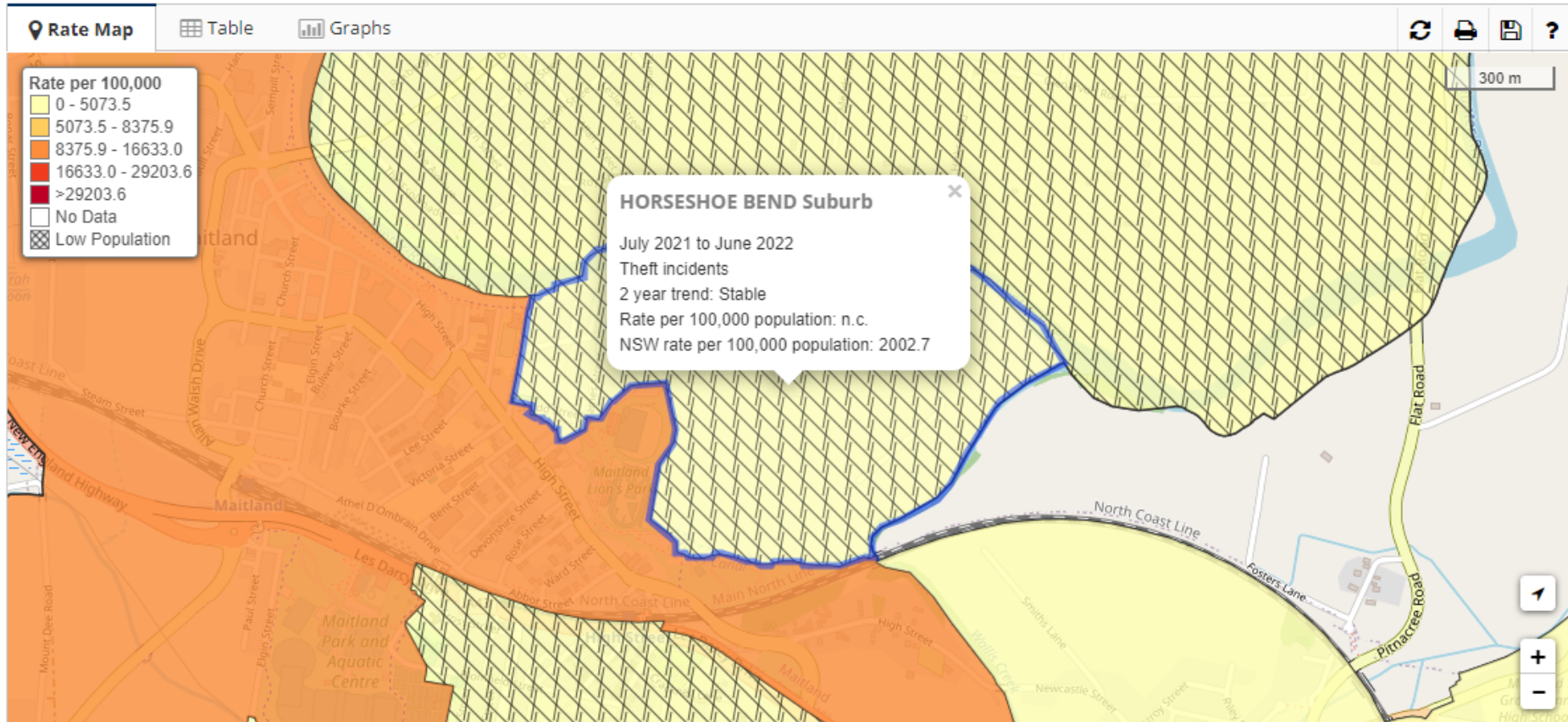
## Annexure 1: BOCSAR crime mapping material

Incidents of Assault from July 2021 to June 2022



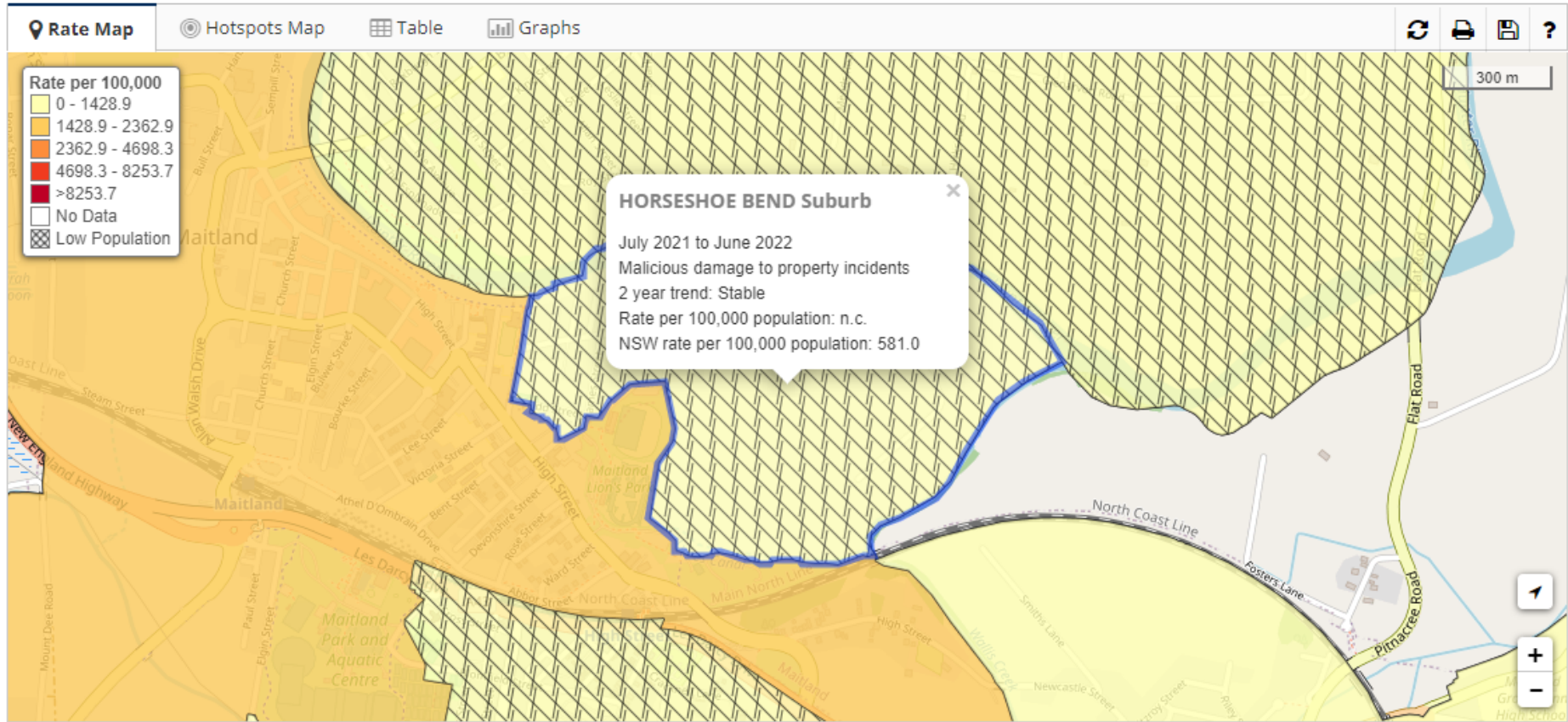


### Incidents of Theft from July 2021 to June 2022





### Incidents of Malicious damage to property from July 2021 to June 2022





## Annexure 2: DPE SIA guideline technical supplement – social impacts of school development example

<b>Education infrastructure</b>		
School (new or expansion of existing)	Way of life	<ul style="list-style-type: none"> <li>• Will privacy, peace and or quiet enjoyment significantly change for neighbours and the local area, particularly changes to people’s daily lives and activities (during both construction and operation)?</li> <li>• How will people be affected if traffic/parking demands or noise levels change?</li> </ul>
	Community	<ul style="list-style-type: none"> <li>• Will the school result in marked changes to community composition and character?</li> <li>• How will demand for support services, (e.g. childcare or social infrastructure) change?</li> <li>• Will there be an impact on community cohesion, identity or sense of place?</li> </ul>
	Accessibility	<ul style="list-style-type: none"> <li>• What are the likely social impacts of traffic changes in the area, including any provision of public or active transport options?</li> <li>• Will the project impact accessibility of or demand for community facilities, services or public space (e.g. sports fields)?</li> <li>• Will there be a social impact if traffic levels or parking demands change, especially during construction?</li> </ul>
	Culture	<ul style="list-style-type: none"> <li>• Are there opportunities for cultural expression, e.g. through design?</li> </ul>
	Health and wellbeing	<ul style="list-style-type: none"> <li>• Will community health be improved by better public access to school facilities (e.g. the school itself, sports facilities)?</li> <li>• Will there be benefits from better active transport and the ability for local children to live near school?</li> </ul>
	Surroundings	<ul style="list-style-type: none"> <li>• Will there be impacts to public open space, public facilities or streets?</li> <li>• Will there be changes to environmental values, visual landscape, or aesthetic values?</li> <li>• How will nearby residents experience changes in their surroundings during construction?</li> <li>• Will construction or operations affect public safety for pedestrians, children, drivers or cyclists?</li> </ul>
	Decision-making systems	<ul style="list-style-type: none"> <li>• Can affected people make informed decisions or feel they can influence project decisions, including elements of project design?</li> </ul>