

JAMES MARSHALL & CO

Social Impact Statement

Proposed Shopping Village: Springfield Drive
and Robert Road; Lochinvar NSW

November 2022

1. Introduction

James Marshall & Co has been engaged to prepare a Social Impact Statement (SIS) for the proposed new town centre/shopping village at Springfield Drive and Robert Road; Lochinvar NSW. The proposed includes the following:

- Stage 1 of the proposal is a 4,641m² supermarket building including a 3000m² Supermarket, specialty retail and potential bottle shop. This building will incorporate an entry courtyard area with village common. Stage 1 would also include parking and circulation areas.
- Stage 2 would consist of a 3,422m² retail building with the potential for different tenancies, including bulky good retailers etc.
- Stage 3 is a 1,140m² Pub/Tavern with associated parking

Floor plan of the proposed development (inclusive of each stage) is shown in Figure 1. The location of the proposed development is shown in Figure 2.

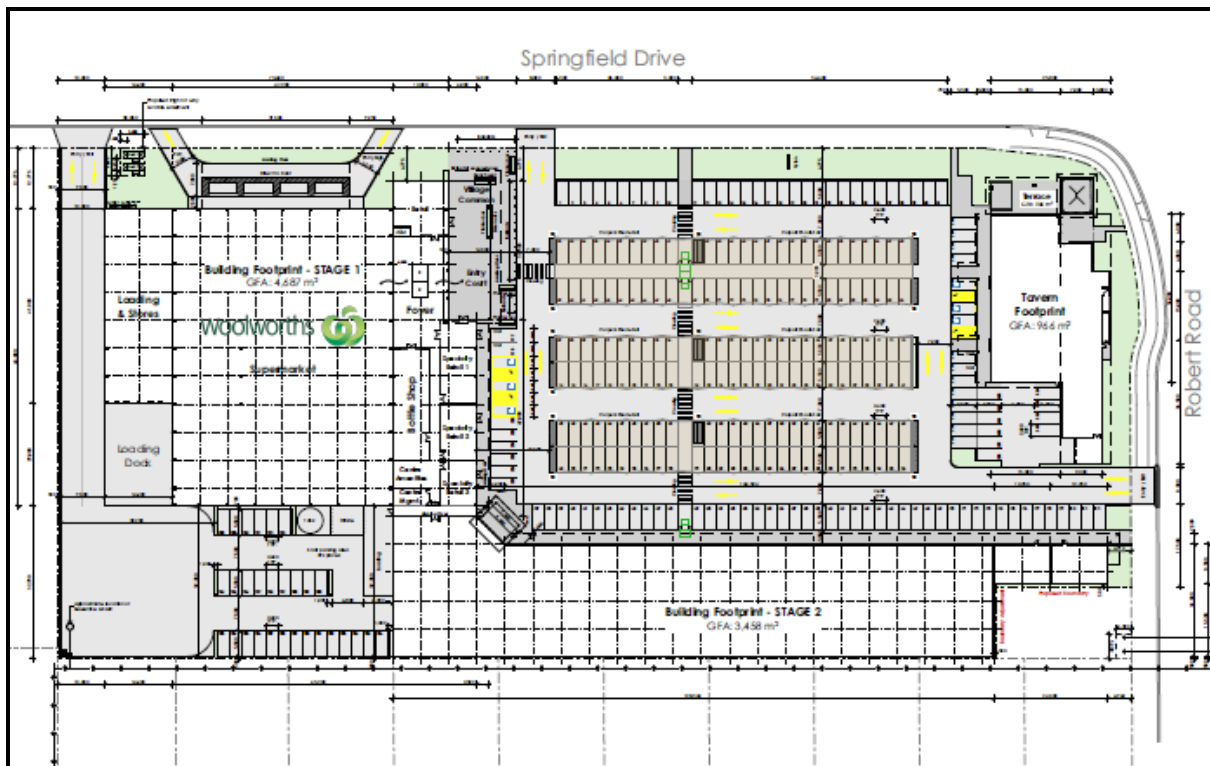


Figure 1: Proposed Layout (inclusive of stages 1, 2 and 3)



Figure 2: Development Site

The purpose of this SIS is to:

- Assist in establishing key facts about the project and to support informed decision about the appropriateness of the proposed development;
- Minimise adverse impacts and maximise beneficial impacts of the proposed development;
- Inform the development assessment process.

2. Area Analysis

2.1 Maitland City Overview

The Maitland Local Government Area (LGA) covers an area of 396km² in the Lower Hunter region of New South Wales. Maitland is the focus of a diversity of economic activities including agriculture, tourism, mining, manufacturing, transport and construction industries. Maitland's location on the rich alluvial flats of the Hunter and Paterson Rivers makes it one of the most highly productive areas in NSW and a service centre for a rich agricultural hinterland.

Maitland is very accessible with two national highways. It is a 90 minute freeway drive to Sydney, 30 minutes to the vineyards, Newcastle and Port Stephens. Maitland is located within proximity to airports, shipping terminals and freight rail access. Maitland is serviced by health services, schools, residential housing, retail shopping centres, parks and a range of other social infrastructure assets. Maitland promotes itself as a safe and healthy city, with a quality lifestyle, a vibrant and sustainable future.

2.2 Lochinvar Overview

Lochinvar is located along the New England Highway in the Lower Hunter Valley to the west of Maitland. Located in close proximity to the New England Highway, the Great Northern rail corridor and the F3 link, Lochinvar has a strategic position in the region for urban development.

The 2006 Lower Hunter Regional Strategy identified Lochinvar as a key land resource, being one of the largest remaining sites that have relatively few and manageable development constraints and is in a location that has access to quality infrastructure and services. Regionally, the Lochinvar area is also considered to have the function of a transport and service centre for the northern end of the Lower Hunter.

The Maitland Urban Settlement Strategy identifies Lochinvar as a key area for urban expansion over the next 20 years. This land use strategy aims to provide an adequate supply of land and sites for residential development in areas with minimal environmental constraints and where infrastructure can be efficiently and affordably provided. The study area supports cleared, slightly undulating land where development can be contained within a defined landscape without the need to sprawl into visually and agriculturally significant areas. Consideration of the character and environment of Lochinvar is also in close proximity to the expanding industrial area of Rutherford providing an employment area accessible by public transport.

Similarly, a number of regional transport corridors converge in the Lochinvar area, making opportunities for inter and intra-regional commuting. The presence of existing facilities and services and the ability to extend these into suitable adjoining areas is a key feature of Lochinvar resulting in cost-effective and resource-efficient development to promote affordable housing.

Further to the above, the Maitland DCP (2011) has defined the Lochinvar Urban Release Area (URA) and potential residential yield. The URA comprises a total of 650 hectares of land, with an approximate residential yield of 5,000 lots. As stated above the Lochinvar URA reinforces the area as being regionally significant and a key site to achieve the dwelling targets for population growth in the Lower Hunter.

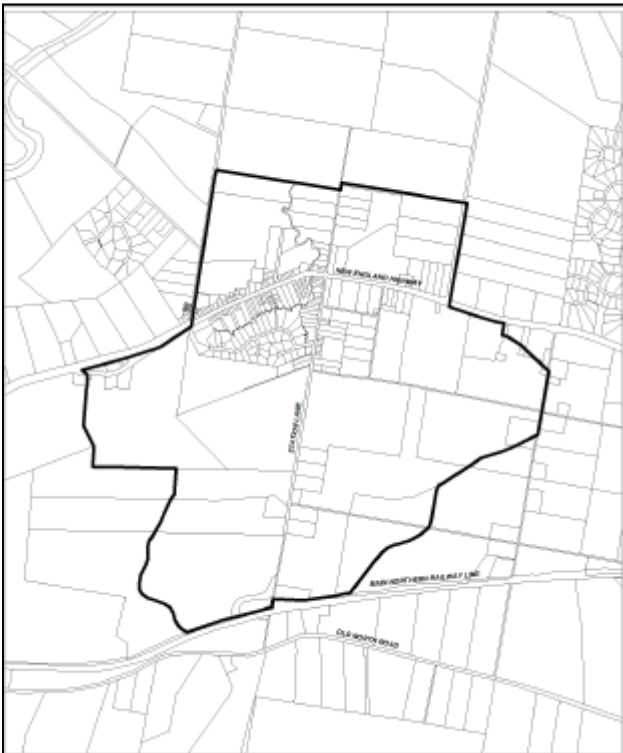


Figure 3: Lochinvar Urban Release Area (Maitland DCP 2011: 159)

With the above in mind, Lochinvar is undergoing change. Residential development is underway and infrastructure to support the increasing population can be seen with upgrading road infrastructure, community facilities and areas undergoing site preparation works. There is new educational infrastructure and existing school facilities have been expanded. To support the population growth a range of controls are established that are specific to the area, including the provision of Neighbourhood Commercial and Retail Uses with the objectives being identified as:

1. To accommodate and control appropriate neighbourhood commercial and retail uses.

2. To foster a sense of community and strong local identity and sense of place in neighbourhoods.

This proposal is consistent with the overall direction of the Lochinvar URA and Maitland DCP.

The 2021 ABS Census records a population of 1,095 –people. The median age of the population is 40 years. There are 318 families and 439 dwellings. The 2016 ABS Census recorded a population of 748 people with a media age of 45 years. There were 229 families and 296 dwellings. It is therefore obvious that Lochinvar is undergoing change and with that is a change in demographic profiles as younger families move into the area.

As further residential development takes place, the population characteristics will continue to change and it is expected that there will be more families and the median age is likely to decrease. Services and facilities will therefore need to cater for the population within the local contact (i.e. provided within the local community). The current residential character is shown in the following images.



Open Space Provided in Hereford Hill Release Area



New Development Bordering onto Existing Residential



Areas for Future Residential Release



New England Highway



Existing Residential Character



Lochinvar Pub



Hereford Hill Release Area



Site of the Proposed Development – Yet to be Developed

Figure 4: Land use and Residential Character of the Development Area.

2.3 Population Summary

The following tables provide a summary of Maitland LGA's and Lochinvar population characteristics from the 2021 and 2016 census.

Table 1: Population Summary

	Maitland LGA		Lochinvar State Suburb	
	2021	2016	2021	2016
People	90,226	77,305	1,095	748
Males	48.7%	48.8%	50.3%	49.8%
Females	51.3%	51.2%	49.7%	50.2%
Median Age	36	36	40	45
Families	25,244	21,220	318	229
Average number of children per family				
... for families with children	1.9	1.9	1.8	1.8
... for all households	0.8	0.9	0.9	0.8
All private dwellings	35,413	30,583	439	296
Average number of people per household	2.7	2.7	2.8	2.8
Median weekly household income	\$1,766	\$1,415	\$2,287	\$1,797
Median monthly mortgage repayments	\$1,829	\$1,733	\$2,167	\$1,733
Median weekly rent	\$370	\$320	\$370	\$290
Average number of motor vehicles per dwelling	2	1.9	2.4	2.4

3. Social Impact Checklist

The following checklist is used to understand potential impacts arising from the proposed development.

Table 2: Population

Social Impact Question	Yes / No	Social Impact Comment
Will there be any increase or decrease in population as a result of the development?	No	The development is proposed to support the emerging population that is underway and supported by the Lochinvar URA.
Will the development cause the relocation of any part of the population?	No	The site is a green field site and does not adversely impact residential development.
Will the development change the gender distribution within the community?	No	There will be no impact on gender distribution.
Will the development attract or impact upon people from other cultures?	No	There will be no impact on people from diverse cultural backgrounds.

Table 3: Community structure, character and beliefs

Social Impact Question	Yes / No	Social Impact Comment
Will the community's values be adversely affected, or enhanced?	Possible	The provision of the facility will add to the liveability of the area and is consistent with the Maitland DCP and Lochinvar URA.

Table 4: Health

Social Impact Question	Yes / No	Social Impact Comment
Will there be an increase in demand for any health services and how and where will people access them (including ancillary services such as community health care, dental services, counselling social support, etc.)?	No	The proposed development is in response to the broader residential release that is underway so is in fact meeting the increased demand for services in the area.
Will the development affect the health of the community or their perceptions of health?	No	Potential for some dust during construction. This can be managed on site via water carts and other dust suppression methods however would not create an impact any greater than the current developments being undertaken.
Will the development create additional pollution (including noise, dust) during construction and operation?	Possibly	Refer above

Table 5: Safety

Social Impact Question	Yes / No	Social Impact Comment
Are crime and nuisance rates or perceptions of crime likely to change?	No	There is no evidence to suggest that crime and nuisance rates / perceptions will change.
Will there be a need for crime prevention programs/strategies?	Yes	A CPTED has been completed and strategies to mitigate crime potential have been identified. These strategies are simple and include 'park smarter' campaigns etc. The development itself will not increase crime risk.
Will there be a greater call on emergency and/or law enforcement services and agencies?	Possible	Unlikely. The pub / tavern will have in place a Venue Management Plan guiding the day to day operation of the facility.
Will the development promote adequate surveillance and protection including lighting, landscape and other Crime Prevention Through Environmental Design (CPTED) principles?	Yes	A CPTED has been completed for the project using the preliminary plans available.

Will people feel safe around the development, day and night?	Yes	A review of BOCSAR data suggests that crime and nuisance behaviour within the existing suburb is minor. This may change with the increase in development however the area and facility is designed with CPTED etc., as a guiding principle as pre the DCP.
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Table 6: Employment

Social Impact Question	Yes / No	Social Impact Comment
Will there be an increase or decrease in employment.	Yes	There is an opportunity to for contract labour during construction. The facility will provide ongoing employment. There is no detail on staffing requirements.

Table 7: Housing

Social Impact Question	Yes / No	Social Impact Comment
Are current housing options appropriate to the needs of the changing community?	Yes	Land has been identified for residential development which is outside of the scope of this project.
Will there be a loss of affordable housing stock as a result of the development?	No	This aim of the Lochinvar URA is to increase the amount of affordable housing.
Is there available housing for people with a disability?	Unknown	The dwelling mix of adaptable housing is unknown. This development will be accessible.

Table 8: Accessibility

Social Impact Question	Yes / No	Social Impact Comment
Are there any groups excluded by virtue of the design or type of the development (e.g. parents with young children, the aged, people with a disability, young people, and people from a culturally and linguistically diverse background)?	Yes	The pub / tavern will have restrictions for access in accordance with licensing requirements.

Table 9: Sense of place and community

Social Impact Question	Yes / No	Social Impact Comment
Is the aesthetic nature of the surrounding community affected?	Yes	The surrounding area is undergoing significant change as a result of new release residential development. The surrounding rural area is currently going through a rezone process to convert to general residential zoning, which will create a fundamental change to the local aesthetic. The commercial precinct will support meeting local needs.
Do people perceive a loss of aesthetic qualities of their community?	Yes	The loss of rural land in the short term is likely to have a perceived adverse impact on the aesthetic qualities of the area by some residents. With that in mind however the area is within the Lochinvar URA with more land currently in a rezone process to convert to residential so the entire surrounding rural setting will not remain rural for any extended period. Any potential loss of aesthetic qualities of the area is not the result of this proposal.
Is the development complimentary to the existing neighbourhood character?	Yes	The proposed commercial precinct will support local residents with day to day needs.

4. Social Effects and Impact Summary

4.1 Social Effects

The social effects arising from the proposal are consistent with the Maitland DCP and objectives of the URA for Lochinvar. It is expected that localised services and facilities are provided to meet the day to day and incidental needs of residents. This in turn makes the area attractive for new home owners who want to invest in the area. The provision of such services and facilities such as open space, roads, transport and commercial areas, together meet this objective.

4.2 Summary of Overall Impacts

The proposed development reflects the evolving community needs and expectations particularly in relation to the convenience, liveability and affordability. The proposal is located in an area of rapid expansion and the proposed land use is consistent with other urban release areas within the Maitland LGA.

The development of the subject site is part of a wider urban settlement strategy undertaken by Council. The investigation process which resulted in the land being proposed for commercial and retail purposes has assessed all the likely impacts, including the cumulative impacts likely to result from the redevelopment of this area as part of the rezoning strategy.

5. Conclusions

The Lochinvar URA comprises a total of 650 hectares of land, with an approximate residential yield of 5,000 lots. Its development reinforces the area as being regionally significant and a key site to achieve the dwelling targets for population growth in the Lower Hunter.

To support the population growth a range of controls are set including the provision of Neighbourhood Commercial and Retail Uses with the objectives being identified as:

1. To accommodate and control appropriate neighbourhood commercial and retail uses.
2. To foster a sense of community and strong local identity and sense of place in neighbourhoods.

This proposal is consistent with the overall direction of the Lochinvar URA and Maitland DCP.