



**Social Impact Assessment
Manufactured Home Estate
40-80 & 82 Chapmans Road, Tuncurry,
NSW**

Allam Property Group

December 2024

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11 December 2024

Abbreviations

ABS	Australian Bureau of Statistics
AED	Automated External Defibrillator
AHURI	Australian Housing and Urban Research Institute
BHI	Bureau of Health Information (NSW)
CMP	Construction Management Plan
COR	Consultation Outcomes Report
CPTED	Crime Prevention Through Environmental Design
DBR	Data by Region (ABS)
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure (NSW)
FACS	Department of Family and Community Services (NSW)
HIA	Housing Industry Association of Australia
HNEH	Hunter New England Health
ILU	Independent Living Unit
IT	Intersect Traffic
JMC	James Marshall & Co.
LEP	Local Environment Plan
LGA	Local Government Area
LHD	Local Health District
MCC	Mid-Coast Council
MHE	Manufactured Home Estate
N/A	Not available
POA	Postal Area
PoM	Plan of Management
Qtr	Quarter
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
SIAG	Social Impact Assessment Guideline (DPHI)
TPA	Traffic & Parking Assessment
UCL	Urban Centres and Localities (ABS)

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) for a seniors' lifestyle community, on land described as 40 - 80 & 82 Chapmans Road Tuncurry, NSW. The SIA is part of the Statement of Environmental Effects (SEE) for a Development Application (DA) being lodged by the Applicant, Allam Property Group. The site is located in the MidCoast Council (MCC) Local Government Area (LGA).

1.2 Project description

As stated in Section 1.1, the consolidated site (nominally 40-80 & 82 Chapmans Road) comprises:

- Land with Title Reference Lot 100, DP1286524. A previous Development Application (DA) lodged for a similar project on this site has been refused by MCC. This DA remains subject of ongoing proceedings.
- Land with Title Reference Lot 11, DP615229, over which the Applicant has taken an option to purchase.

Recently DA 2022/0214 was lodged on Lot 100 DP 1286524 was appealed in the Land and Environment Court and orders to approve the application were made by the Court on 6 August 2024.

The current DA involves a different masterplan. Whilst the development relates to an MHE, it will be constructed on both of the sites nominated above. The proposed MHE is planned to comprise 283 sites for manufactured homes, to be constructed in situ. The development will also include resident recreational infrastructure, resident and visitor parking, site services and infrastructure such as internal roads, lighting etc., and landscaping. Site location and indicative layout diagrams are included in Annexure 2 of the SIA.

1.3 Approach to assessments

The MCC Great Lakes Development Control Plan (DCP) Section 17 specifically relates to MHE and caravan park developments proposed in the LGA. This includes the requirement for:

17.3.3 A Social Impact Assessment which considers:

- a) An assessment of how the development location and design addresses the requirements of residents; and*
- b) Connectivity between the development site, surrounding neighbourhood and community.*

In addition to these provisions, Section 3.3.1 of the DCP (Forster and Tuncurry Additional Character Statements) includes the following relevant material:

- *The Plan encourages the provision of a wide range of housing types that reflect the needs and aspirations of the diverse backgrounds and lifestyles of residents and*

provides for increased housing choice and availability that contribute to a sustainable living community.

This report has been prepared to address the suitability of the proposed development with respect to compliance with these requirements.

The SIA adopts relevant practice guidance from NSW Department of Planning, Housing and Infrastructure (DPHI) *Social Impact Assessment Guidelines for State Significant Projects* and its companion *Technical Supplement* (referred to collectively in this report as SIAG) to the extent that this is relevant to the particulars of the project. The reliance on the SIAG principally relates to the definitions of the social locality and social baselines for the project, and the assessment of social risks relating to the project.

Allam Property Group has conducted direct engagement with the local community regarding the proposed development, which is reported in this SIA. This includes engagement undertaken for the initial proposal (DA 2022/0214) and new community engagement regarding the current proposal.

As is provided for in the SIAG, this engagement and its outputs are important elements of the SIA and the SEE more generally, as they permit consideration of the community's views on the project and its potential impacts.

2 Regional planning context

This section presents a summary of the potential contribution of the proposed development to the stated aims of regional strategic planning instruments published by DPHI, and plans published by MCC. The localised Forster and Tuncurry Additional Character Statements from the DCP (as noted in Section 1.3) also form part of the regional planning context.

2.1 DPHI strategic planning documents

2.1.1 Hunter Regional Plan 2041

The Hunter Regional Plan 2041 (HRP) is the NSW Government’s overarching strategy for the development of the region to 2041. The region includes the MCC LGA.

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

Plan Ref.	Hunter Region Plan element	Relevance of proposal to element
P.8	As the Hunter grows, the region can become a healthy, sustainable, and thriving place for everyone. This requires a strategic approach to provide greater housing diversity and affordability, in a region that offers equity and opportunity.	Proposed addition of 283 dwellings to regional housing stock will contribute to increased diversity and relative affordability for some residents.
P.9	Hunter Regional Plan Principles: Equity; Communities should be safe and healthy with residents having opportunities for economic advancement, housing choices and a secure retirement.	The proposal is consistent with the principle of equity, providing housing choices and secure retirement to older residents likely to form part of the future community in the proposed retirement community.
P.53	Objective 5, Performance outcomes, including <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.
P.54	Table 6, p.54: MCC area is identified as contributing 11,050 of the region’s 101,800 required dwellings to 2041.	Proposed addition of 283 dwellings equates to 2.5% of additional required dwellings. The project would make a contribution to additional housing, without ‘crowding out’ the diversity of housing required to accommodate the growing population.



2.2 MCC strategic planning documents

2.2.1 MCC DCP

Requirements relating to development of MHEs and location specific provisions for development in the Forster – Tuncurry area are presented in Section 1.3.

2.2.2 MCC Local Strategic Planning Statement (LSPS)

Table 2: Relationship of proposed project to LSPS

Plan Ref.	LSPS element	Relevance of proposal to element
P.14	Forster-Tuncurry centres around lifestyle. Ideally located between the coast and lakes, both tourism and retirement living drive the economy. This has led to extensive shopping, entertainment and service facilities to support both residents and visitors.	The proposed development is consistent with urban and economic development in the local area.
P.21	The major towns of Taree and Forster-Tuncurry provide for a significant share of the region's housing and jobs.	The development would contribute additional housing, to meet the projected requirement in the HRP 2041.

2.2.3 MCC 'MidCoast 2032' Community Strategic Plan 2022-2032 (CSP)

Table 3: Relationship of proposed project to CSP

Plan Ref.	CSP element	Relevance of proposal to element
P.23	Strategic objective 2.6 'We have a diverse range of housing options'. 2.6.1 Plan and advocate for a range of housing options to meet the diverse needs of our community. Who else has a role? Residents, <i>Development Sector</i> , Community housing providers	Various types of housing will be required to achieve diversity objectives. The dwellings in the proposed development will provide one form of new housing. Residents downsizing to live in the development could also release their existing properties onto the market, facilitating redistribution of these properties and potentially improving housing efficiency (number of people per bedroom in dwellings). The project also represents private investment from the development sector.



2.2.4 MCC Ageing Strategy 2022-2026

Table 4 reports elements of the Ageing Strategy that relate directly to housing. Other aspects of the strategy that are relevant to the proposed development are discussed in Section 4.1.

Table 4: Relationship of proposed project to Ageing Strategy		
Plan Ref.	Ageing Strategy element	Relevance of proposal to element
P. 5	“Our Community”: Tuncurry population aged 65+ years was 43.9%. 22% of Tuncurry households were older, single person households. 11.3% of the Tuncurry population were in need of assistance.	The proposed development would be likely to increase the proportions of each of these local population characteristics.
P.10	Housing Choices For older residents, lifestyles and sense of ‘self and wellbeing’ are enhanced when our home is secure, fit-for-purpose, and can be adapted to meet our future needs, allowing us to age in place for longer .	The Applicant is an experienced developer of seniors living properties. The development will be designed and to ensure that resident feel, and are, safe, secure and comfortable in the homes they occupy in the development.
P.17	Housing Choices Strategies: Promote affordable, accessible and adaptable housing for our ageing population.	<i>(It is noted that these strategies mainly relate to Council’s role in ensuring appropriate seniors’ housing. However, the private sector has a role in providing the investment to facilitate Council’s aims).</i> The dwellings in the development will be fit for purpose for addressing these aims.
P17	Ensure seniors’ housing and public-use facilities comply with relevant standards and regulations.	The development will be designed and operated to comply with all relevant standards and regulations.

2.3 Summary comments on consistency with planning strategies

The various strategy documents recognise the general need to develop more housing to meet demand as the population increases over time. The Ageing Strategy clearly acknowledges that the Forster-Tuncurry area has a concentration of older residents. Population projections presented in Section 3 indicate that this population will increase proportionally more rapidly than other age groups over the projection period. Considering these observations, it is concluded that there is likely to be continuing demand for housing and provision of facilities specifically suitable for older people. The proposed development would contribute to meeting such demand.

3 Social baseline study

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

The DPHI SIAG requires identification of the social locality for projects subject of an SIA. The SIAG 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’ (2023:16). This definition has been considered in determining a social locality for the planning proposal site. Matters considered were:

- The nature and scale of potential impacts at the immediate local area level.
- Suitability of resident access to those parts of Tuncurry, Forster and the MCC LGA more generally, where the majority of services for potential residents are likely to be accessed. These included:
 - Tuncurry and Forster for commercial/retail/services access.
 - Taree for public hospital access and transport infrastructure, particularly passenger rail.
- Potential for impacts on residents and other land users in the immediate surrounds of the site.
- Potential effects on the broader community in the surrounding areas, particularly in relation to possible impacts on the ability of the rest of the community to access services, infrastructure and employment without impediment from those eventually living at the site.
- Potential cumulative effects of the project, noting that some of the matters above may relate to these effects.

Based on these considerations, there are several areas that are apparent as elements of the social locality. These are based on Australian Bureau of Statistics (ABS) geographic units. Based on proximity to the site, the population most likely to regularly interact with the project resides in the Tuncurry Statistical Area Level 2 (SA2), in which the site is located.

A substantial element of other services and infrastructure will also be accessed by residents in Forster. To account for the integration of Forster and Tuncurry, the eponymous ABS Urban Centres and Localities (UCL) is assessed.

The MidCoast LGA is generally assumed as accommodating the majority of regular resident activity and is therefore adopted as representing the regional community of interest.



Figure 1: Tuncurry SA2²

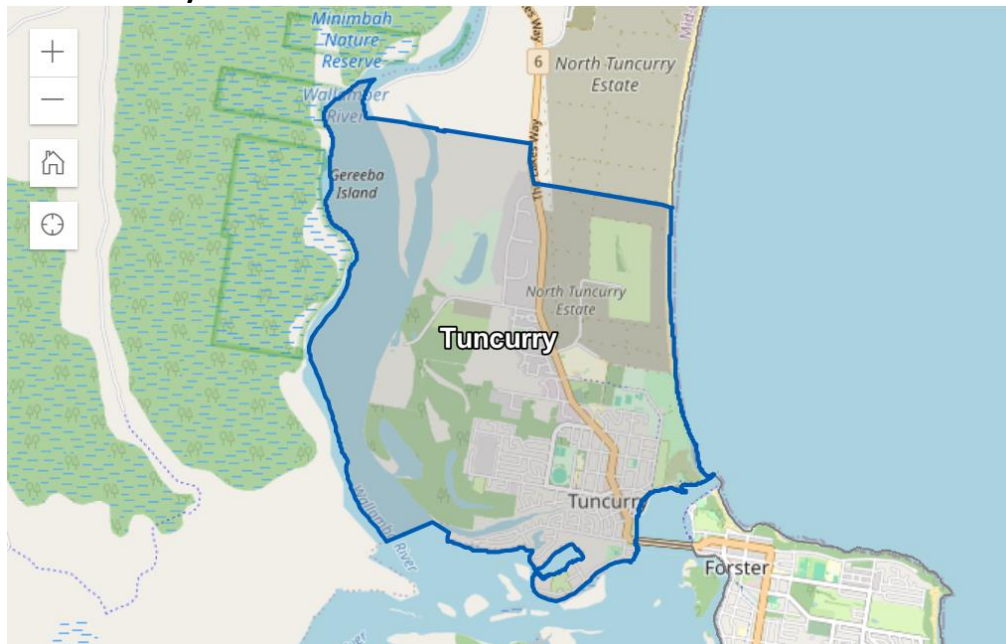
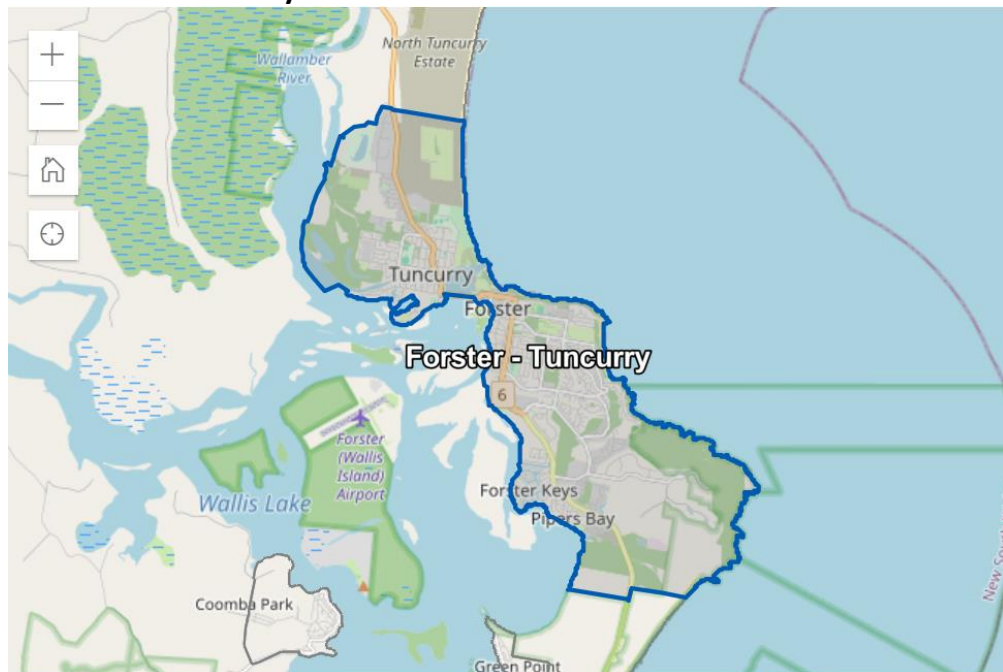


Figure 2: Forster Tuncurry UCL



² Figures 1 -3 source: ABS 2024.



Figure 3: MCC LGA



The social baseline study assesses the social context without the project (DPHI 2023:21). Impacts of the proposed project are then assessed against this baseline in the social impact assessment sections of the SIA. The following sections present a demographic profile of the populations within the social localities, to establish this baseline situation. It is noted that, in addition to the social locality populations, the NSW population is also reported, as the reference population for assessing variances.



3.2 Social baseline - demographic profile

Social baseline data are drawn from the ABS 2021 Census, unless otherwise noted³.

3.2.1 Population and personal characteristics

Table 5: Demographic profile; population characteristics

	SA2 (%)	UCL (%)	LGA (%)	NSW (%)
Population	6,376	20,554	96,579	8,072,163
Male	47.2	47.1	48.8	49.4
Female	52.8	52.9	51.2	50.6
	Count	Count	Count	Count
Population density ⁴ (people/km ²)	405.3	N/A	9.7	10.1
Median Age	62 years	59 years	54 years	39 years
	%	%	%	%
0-14 years	9.7	11.9	14.5	18.2
15-29 years	10.6	11.0	12.2	18.7
30- 44 years	10.1	11.7	12.7	21.0
45-59 years	15.3	16.4	18.5	18.7
60-74 years	30.3	28.2	27.1	15.6
≥ 75 years	24.1	20.7	14.9	7.9
Country of Birth/Aboriginal & Torres Strait Islander status				
Aboriginal/Torres Strait Islander	5.3	6.0	7.3	3.4
Born in Australia	83.5	82.3	82.2	65.4
People of Australian Aboriginal descent	4.8	5.6	6.7	3.2
Parents' country of birth				
Both parents born overseas	12.6	13.5	12.3	39.4
Father only born overseas	5.6	5.8	5.5	6.3
Mother only born overseas	3.4	3.6	3.5	4.6
Both parents born in Australia	71.0	69.8	70.8	43.7
Language				
English (only spoken at home)	90.5	90.2	89.8	67.6
Households where non-English language spoken	3.8	4.6	4.3	29.5
Registered marital status				
Married	43.6	45.8	47.5	47.3
Separated	4.2	4.0	4.1	3.2
Divorced	14.2	13.3	12.3	8.6
Widowed	13.0	11.2	8.4	5.1
Never married	24.9	25.7	27.6	35.7
Religious affiliation, top responses				
No religion, so described	30.9	33.5	36.2	32.8
Anglican	26.5	23.8	22.6	11.9
Catholic	20.6	20.3	16.8	22.4
Not stated	6.4	6.9	8.2	6.8
Uniting Church	4.0	3.6	3.9	2.1

³ The MCC community profile (REMPPLAN) was also assessed as a data source. The data are predominantly based on 2021 Census data and therefore generally accord with the data presented and discussed in this profile. As a result, this material is not cited in this reporting.

⁴ 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 most evidently skewed towards females in the SA2 and UCL. This is interpreted as being related to the older local populations, and the longer life expectancies of females. The most recently published NSW 'HealthStats' data (2022) record life expectancies (at birth) as 84.9 years for women; 80.9 years for men; and 82.9 years for all persons.
- The SA2, UCL and LGA each have much older populations than the LGA. This is most apparent in the significantly higher median ages for the three social locality areas. The Tuncurry and Forster median ages are also markedly higher than that of the LGA.
- The lower proportions of people in the younger age groups, and higher proportions in the older age groups compared with NSW also provide additional evidence of the overall older population profile.
- The social locality populations have larger proportions of Aboriginal and Torres Strait Islander residents and people of Australian Aboriginal descent when compared with the general population of NSW. This population group is younger than the general population. Median ages are 27 years for the SA2 and 23 for the LGA⁵. It is interpreted that this part of the community does not substantially contribute to the generally older age profile locally.
- 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 3.6%; UCL 3.3%; LGA 3.3%;).
- There are larger proportions of divorced and widowed people in the SA2 and UCL, which again is consistent with an older population.
- All populations reported no religion (so described) as the most common religious affiliation. This is also the case for NSW.

As noted above, generally, the local and regional populations are older and have a larger proportion of female residents. Otherwise, they are generally culturally and linguistically homogenous. Community engagement conducted by MCC for the Ageing Strategy reported some perceived discrimination experienced by older residents. The relatively large older population may expose some people to such experiences. However, because the proposed development specifically caters to this population group, it is submitted that there is a relatively reduced risk of any group being disadvantaged on that or other bases as a result of the proposed development.

⁵ ABS Census data do not include corresponding data for the UCL.



3.2.3 Population projections

Current (released 2022) DPHI population projections for the period 2021 to 2041 are presented in Table 6⁶. The population growth rates in the SA2 and MCC LGA are lower than for NSW. Nevertheless, population growth will create additional demand for housing, services and infrastructure in the local areas and across the LGA.

Table 7 disaggregates the data into the same age groups as those for the baseline data (Table 5). There are distinctive patterns of growth for the SA2, LGA and NSW. The common features are significant growth in the 75 years and older age group. This population 'ageing' may support demand for the more diversified housing advocated in the planning documents reported (Section 2) and which this project would contribute to. This may also have the effect of redistributing some housing stock, which is discussed subsequently.

Table 6: DPHI population projections 2021-2041

	2021	2026	2031	2036	2041	Cumulative Δ (%)
SA2	6,407	6,741	7,065	7,349	7,580	18.3
LGA	95,073	98,912	102,660	105,940	108,760	14.4
NSW	8,166,757	8,462,770	8,933,640	9,404,886	9,872,934	20.9

Table 7: Population increase by age group 2021 - 2041 (cumulative)

	SA2		LGA		NSW	
	Count	%	Count	%	Count	%
0-14 years	214	27.7	-188	-1.3	91,440	6.1
15-29 years	9	1.3	-386	-3.2	218,850	13.9
30- 44 years	103	16.2	2,563	21.1	275,321	16.1
45-59 years	95	9.5	2,761	15.6	301,799	20.1
60-74 years	-63	-3.3	-152	-0.6	223,043	17.9
≥ 75 years	816	57.4	9,088	66.4	595,723	94.4
Total	1,174	18.3	13,687	14.4	1,706,176	20.9

⁶ DPE population projections do not include data for the UCL.



3.2.4 Family, household, income and housing related characteristics

Table 8: Families/households, income, & housing-related data (ABS)

	SA2	UCL	LGA	NSW
	%	%	%	%
Family composition				
Couple family without children	59.9	57.3	53.5	37.9
Couple family with children	20.6	23.7	27.9	44.7
One parent family	18.3	17.5	17.2	15.8
Other family	1.4	1.4	1.4	1.6
Household composition				
Family households	56.8	60.2	66.4	71.2
Single or lone person households	40.6	36.9	30.8	25.0
Group households	2.6	3.0	2.8	3.8
Income	\$	\$	\$	\$
Median weekly personal income	499	554	564	813
Median weekly family income	1,137	1,280	1,341	2,185
Median weekly household income	854	956	1,060	1,829
	%	%	%	%
% households < \$650 gross p.w.	33.2	29.4	26.4	16.3
% households > \$3000 gross p.w.	5.3	8.1	9.3	26.9
Dwellings	%	%	%	%
Occupied private dwellings	81.2	80.6	83.7	90.6
Unoccupied private dwellings	19.0	19.4	16.3	9.4
	SA2	LGA	SA4	NSW
	%	%	%	%
Dwelling structure				
Separate house	54.1	61.2	82.3	65.6
Semi-detached, row/terrace, townhouse	23.4	17.8	8.8	11.7
Flat or apartment	20.5	18.7	7.0	21.7
Other dwelling	1.6	2.0	1.7	0.7
Number of bedrooms	%	%	%	%
None (includes studio apartment/bedsitter)	0.5	0.4	0.6	0.7
1 bedroom	7.1	5.3	4.0	6.6
2 bedrooms	32.4	25.7	19.0	22.7
3 bedrooms	41.4	43.4	43.6	34.7
4 or more bedrooms	16.5	23.4	30.6	33.9
Tenure type	%	%	%	%
Owned outright	51.2	49.5	48.1	31.5
Owned with a mortgage	16.1	18.4	23.9	32.5
Rented	27.5	26.6	22.5	32.6
Other tenure type	2.4	3.3	3.0	1.9
Tenure type not stated	2.6	2.2	2.4	1.5



Average people/household	1.9	2.0	2.2	2.6
Housing costs (rental)	\$	\$	\$	\$
Median weekly rent	310	330	315	420
Median monthly mortgage repayment	1,322	1,577	1,500	2,167

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

- There are larger proportions of couple families without children and single or lone person households across the three social locality populations, compared with NSW. This is most apparent for the SA2. These are indicators of the existing older populations in these social localities.
- Dwelling occupancy is substantially lower in the social localities than for NSW. This is interpreted as relating to a larger proportion of vacation properties, particularly in the former Great Lakes Shire.
- Housing stock is relatively diverse compared with NSW. This is interpreted as likely being related to larger proportions of small vacation properties and small seniors living developments. This conclusion is supported by the relatively high proportions of one and two bedroom dwellings in the SA2 particularly.
- Combined home ownership (outright and mortgaged) are higher across the social localities, than for NSW: SA2 [67.3%]; UCL [67.9%]; LGA [72.0]; NSW [64.0%]. This is an indicator of the longer tenure associated with older and longer established households.
- Median incomes are lower across the social localities. The proportions of households with lower incomes are also substantially higher than for NSW. This is directly associated with the concentration of older households in the area. Table 9 displays the proportions of age pension recipients across the available areas as supporting evidence of this conclusion.

Table 9: Centrelink age pension recipients (% of population)⁷

	SA2	LGA	NSW
Pension recipients (%)	31.4	21.4	9.8

3.2.6 Household and dwelling projections

Table 10 reports DPHI additional (implied) dwelling demand forecasts for the available social locality populations and NSW to 2041. Generally, the implied increases are linked to forecast population growth. Table 10a reports projected household size (people per household) for 2021 and 2041 for each area. There is little change in household size projected for the SA2. Larger decreases are projected for the LGA and NSW. Against the background of net population increases across all areas, the data suggest that the additional housing stock will to accommodate more, smaller households will be required. As smaller household size is

⁷ Most recently available ABS Data by Region (DBR) statistics. Most recent year varies for each geographic area. Subsequent to preparation of this material ABS has ceased publishing this data in its DBR data offering, however it has been retained in this report.



indicative of older households, the proposed development will contribute to supply of suitable housing in the LGA to address demographic change.

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

Table 10: Implied additional dwelling demand 2021-2041

	Projected additional dwelling demand	Cumulative Δ (%)	Pop Δ (%)
SA2	773	18.9	18.3
LGA	11,035	20.8	14.4
NSW	904,260	26.4	20.9

Table 10a: Household size [people per household] 2021-2041

	2021	2041
SA2	1.93	1.91
LGA	2.2	2.09
NSW	2.58	2.45

Table 10b: Household type projections – Mid-Coast LGA 2021-2041

Household type	Δ (count)	Δ (%)
Couple only	2,924	19.7
Couple with children	970	12.1
Single parent	685	14.8
Multiple and Other family households	83	9.8
Lone person	3,699	28.8
Group	140	11.5
Total households	8,500	20.0

3.2.7 Supplementary income and wealth data – ABS SEIFA

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



The SA2 is ranked in the lowest two deciles for each index. The LGA is ranked in the third and fourth deciles. This generally indicates relatively low SES across the two areas, when compared with state and national geographies. The outcomes are interpreted as being related to the large proportions of older, and often retired, households in the areas, with lower incomes and the constraints this notionally places on households interpreted as likely being a main contributor to overall lower SES.

Table 11: ABS SEIFA 2021

	SA2		LGA	
	Score	Decile	Score	Decile
IRSD ⁸	908	2	943	3
IRSAD	876	1	912	3
IER	912	2	963	4
IEO	866	1	905	3

3.2.8 Labour force data

Table 12: Labour force data: employment status

	SA2 (%)	UCL (%)	LGA (%)	NSW (%)
In the labour force	35.7	39.5	43.9	58.7
Not in the labour force	56.5	53.1	48.6	35.5
Not stated	7.8	7.4	7.4	5.9
Worked full-time	42.7	45.8	47.9	55.2
Worked part-time	40.0	41.3	38.3	29.7
Away from work	8.0	7.2	7.6	10.2
Unemployment rate (March 2024)	4.7	5.6 ⁹	4.1	3.7 ¹⁰

Data source: ABS 2021 Census [2024]

3.2.9 Observations on labour force data

- The labour force data for the SA2 is also indicative of a substantial retired population. The proportion of people in the labour force is low, and that for not in the labour force is high. Noting the difference in 'not stated' responses, compared with NSW, this approaches an inversion of the situation for the state population. As the population is expanded, labour force participation increases, as may be expected as economic diversity and employment opportunities increase with population size.

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 2021 Census data.

¹⁰ The latest ABS Labour Force Australia data release at the time of completion of the SIA was for June 2024 (released 18 July 2024). The NSW unemployment rate in March is presented for consistency with the most recent quarterly data for the smaller areas.



3.3 Summary comments on social baseline data

The baseline data for the social locality/ localities do not indicate any demographic characteristics suggesting substantial divergence, such as culturally or linguistically diverse community elements. This is obviously different to the general state population.

From the perspective of future housing demand, the development may be considered as potentially contributing to meeting the housing needs of the projected ageing population, which is the most apparent feature of the social locality populations.

Overall, it is concluded that there are no discernible groups within these communities who would be more or less vulnerable to effects of the project on demographic bases. Reported discrimination on the basis of age (MCC Ageing Strategy) is noted and may warrant consideration in the context of the increase in older residents that the development would support. This would be a matter for MCC to assess based on the evidence it has on hand.

Generally, the data do not suggest an elevated level of social risk for the project. Apart from demographic characteristics, residents in the area immediate to the project site, most specifically Tuncurry, may experience some impacts, however these are likely to be based on proximity to the site, rather than demographic factors. The Tuncurry population is discussed in Sections 3.4 and 3.5.

3.4 Other relevant social baseline characteristics

3.4.1 Housing stock and affordability

The ABS Census demographic data presented for the various parts of the social locality indicate several relevant observations in respect of local housing stock and its diversity and affordability:

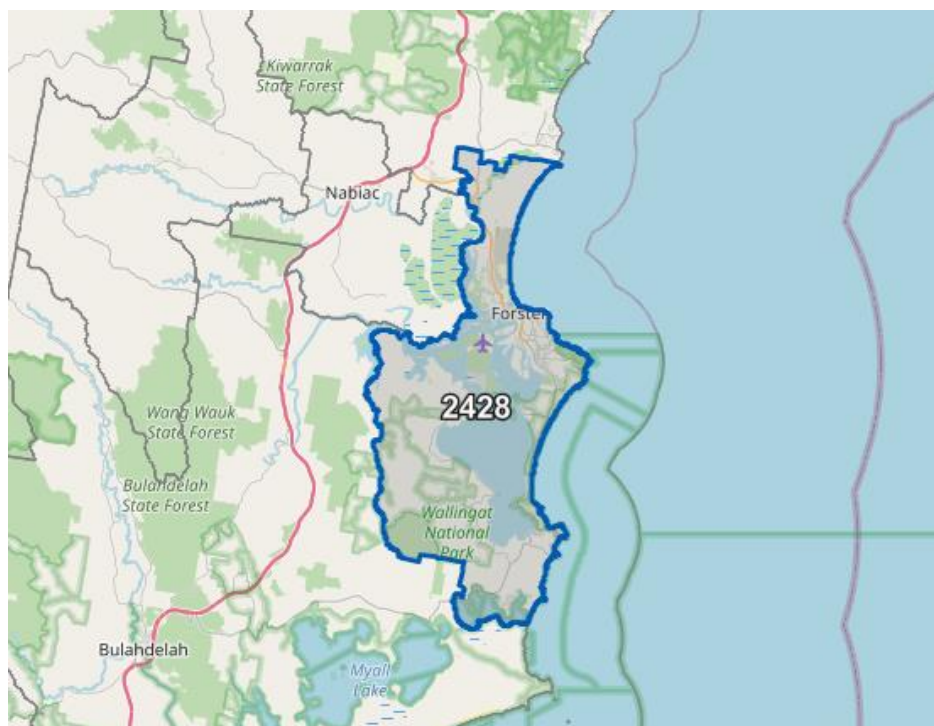
- There is existing diversity in housing types in the immediate social localities, however there is a lower proportion of occupied private dwellings when compared with NSW as the broad population for comparison. This would indicate that a higher proportion of housing may be used as holiday/vacation accommodation. This reduces total available residential housing stock and may also act to effectively reduce the level of diversity within the area's housing stock.
- Housing costs (rents and mortgage repayments) are lower in the SA2, but higher for the UCL, when compared with the LGA (Table 8). These data indicate that housing in the SA2 is relatively affordable in the context of the Forster-Tuncurry area generally.

The MCC Ageing Strategy particularly identifies the strategic need for providing housing for older households. Affordability is one of the considerations identified. Table 13 provides the most recently available housing transactions data from the NSW Department of Family and Community Services (FACS)¹¹. Rental bond price data are also presented for reference.

¹¹ The most recently released data are for June 2022 (sales) and September 2022 (rental bonds).

Localised FACS data are presented at 2428 post office area (POA) level, which is illustrated in Figure 4.

Figure 4: POA 2428



Source: ABS 2024

Table 13: FACS sales & rental data, MCC LGA & POA 2428

Dwelling/sale type June qtr 2024	POA 2428			LGA		
	\$'000s		Count	\$'000s		Count
	Median	Mean	Sales	Median	Mean	Sales
Total	720	765	167	656	694	464
Non-strata	815	875	101	700	735	363
Strata	589	598	66	522	547	101

Dwelling/rental type September qtr, 2024	POA 2428		LGA	
	Median	Total bonds	Median	Total bonds
	\$/week	held	\$/week	held
All dwellings	490	2,444	460	7,467
All – 1 bedroom	310	246	295	784
All – 2 bedrooms	420	1,002	400	2,399
All – 3 bedrooms	580	862	530	2,851
All – 4+ bedrooms	673	277	610	1,119
House (all)	580	1,048	530	4,124
Flat/unit (all)	390	1,004	390	2,317



Townhouse (all)	520	240	500	502
Other (all)	-	152	305	524

Mean and median sale prices for the POA were higher than for the LGA as a whole. It is noted that the MCC LGA includes three former local government areas, with a wide range of residential contexts, which are assessed as contributing to these lower values for the LGA, when compared with the relatively compact and coastal context of the POA¹².

A search of commercial property data¹³ was conducted to establish indicative mean pricing for properties recently sold in Tuncurry. A total of 57 properties were identified, of which 36 were units and 21 were houses. The mean price of these properties was \$686,293 (\$502,922 for units and \$1,000,643 for houses). The mean sale price across the 2428 POA was \$778,495 for all properties during the same period (\$564,313 for units and \$954,455 for houses). Comparison of the June quarter (FACS) and more recent data indicate that mean and median housing prices in the POA have increased in the subsequent period.

The FACS rental bonds data indicate that generally, rents in the POA are higher than for the LGA. As noted above, the differing residential contexts are likely to be a factor in this difference.

3.4.2 Other social locality characteristics - criminal activity profile

James Marshall & Co. (JMC) has prepared a Crime Prevention Through Environmental Design (CPTED) report for the proposed development. JMC assesses crime incidence in Tuncurry as low (2024:20) and makes recommendations in relation to design features that will mitigate any increase in risk of crime occurring in regard to the development itself. As a residential development with significant control over access to the property, it would appear as unlikely that the development would increase the risk of crime in the area in general.

3.4.3 Other social locality characteristics – access to transport, services, infrastructure, etc. The relative location of the proposed development and the surrounding area and access to services and infrastructure are also features of the social locality. These are examined in greater detail in Section 6.3 of the SIA.

3.5 Relative affordability of dwellings in the POA and social locality

3.5.1 Relative affordability – 2428 POA

The Australian Institute of Health and Welfare (AIHW) has published data on housing affordability for POAs across Australia. Figure 5 shows the AIHW assessment of affordability for the 2428 POA. The median household income input was derived from current ABS 'Data by Region (DBR)' for the MCC LGA, as a proxy for the POA. This median was \$39,177

¹² ABS Data by Region records the LGA land area as approximately 10,054 km². The land area of the POA was not available. However, indicatively, the SA2 has a land area of approximately 15.7km², or approximately 0.16% of the LGA land area.

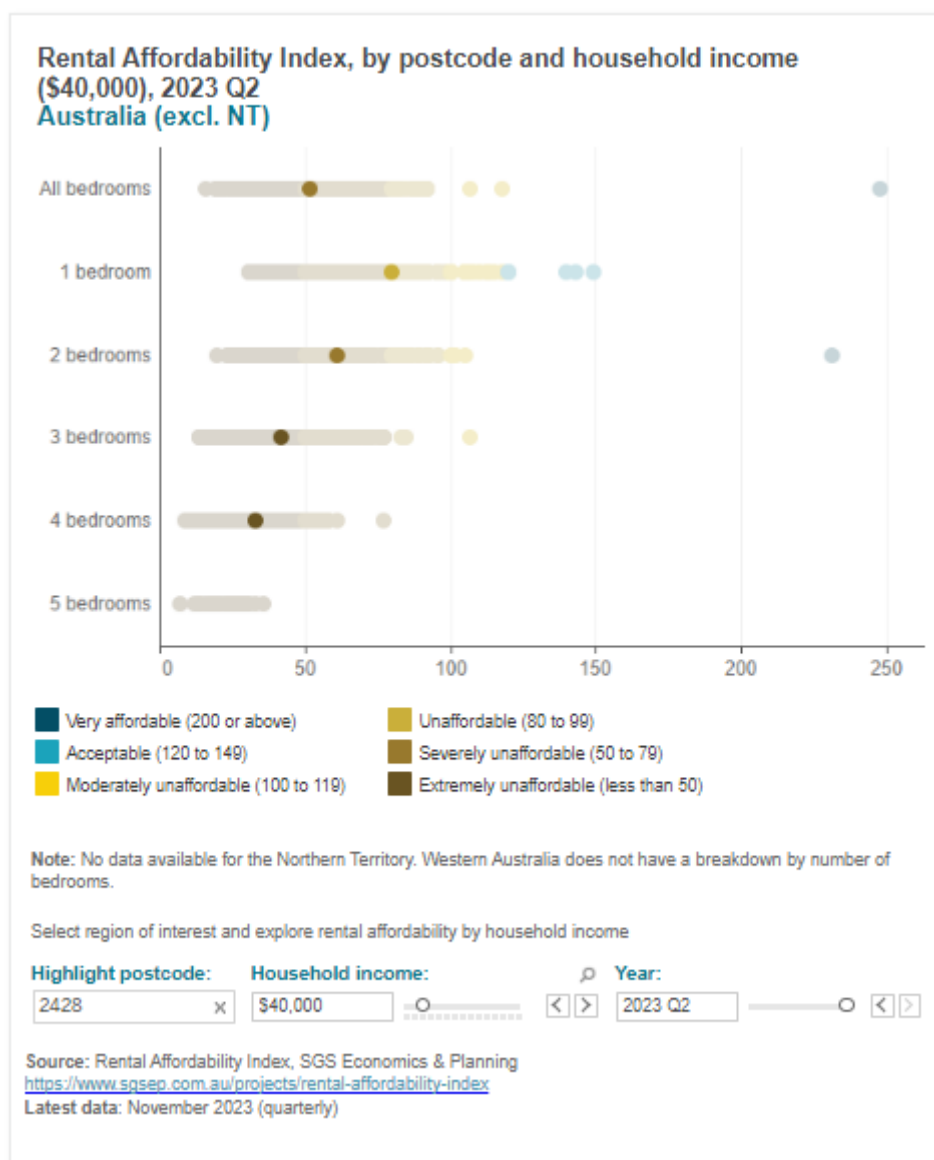
¹³ Core Logic. Sales between 10 September and 6 December 2024 when accessed.



(annualised)¹⁴. All dwellings range between unaffordable and extremely unaffordable. It is noted however, that this is based on a relatively low median income (the annualised NSW median household income at the same point was \$56,992). Taking into account the relatively large number of older residents with low incomes in the area, the affordability index was also calculated for the NSW median annualised income (rounded to \$60,000). As would be expected, this improves affordability (refer to Figure 5a), but each housing type remains collectively unaffordable.

Figure 5

Rental market: Rental Affordability Index - postcode

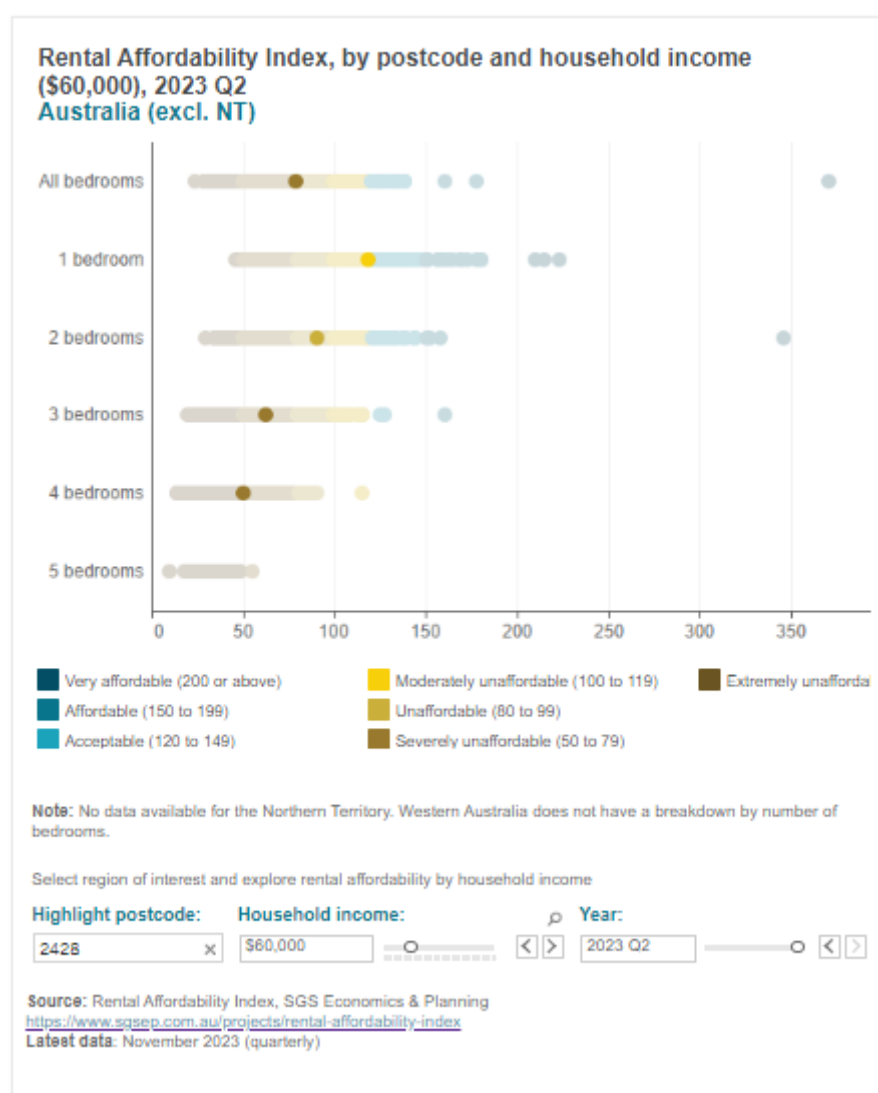


¹⁴ Median equivalised total household income reported as \$704 per week (2021 data, ABS Data by Region 2024), therefore annualised = \$36,608. Escalated by Wage Price Index (NS) for 2022 and 2023, this becomes \$39,177. The assessment has been rounded to \$40,000, as the AIHW data is in \$5,000 increments.



Figure 5a

Rental market: Rental Affordability Index - postcode



Source: AIHW 2024

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

In the following analyses, affordability is discussed in terms of the comparison between pricing of various forms of dwellings. In practice, affordability is not merely a factor of price or cost, but of the capacity of individuals or households to pay for housing and available housing stock, among other factors in the relevant market at any time. These factors are interdependent and contextualised, and are therefore excluded in the analyses presented.



A survey of dwellings available in comparable developments for older residents in the Forster-Tuncurry area was conducted, using a commercial retirement directory website¹⁵. Available low and high prices for four villages were obtained, along with prices for available dwellings, to allow assessment of the relative affordability of these, when compared with the FACS housing cost data (Table 13) and other published sales data (Section 3.4.1). The findings are summarised in Table 14.

Table 14: Village development dwelling prices

	(≈\$)
Lowest price	325,000
Highest price	729,999
Mean/median price	486,367

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

3.5.3 Comparison of relative affordability – actual and imputed rents

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

As both rental and owner occupied housing are important contributors to affordable housing options, it is desirable to provide a comparison between owner-occupied and rental housing costs, on an equivalised basis. This can be indicatively achieved by calculating the imputed rent for owner occupied properties, and comparing these with most recent actual market rent data (FACS). The method applied for calculating imputed rent is outlined in Annexure 4. The estimates based on the data in Tables 13 and 14, and Section 3.4.1 (for Tuncurry), are presented in Table 15.

¹⁵ Villages.com.au . There are other villages in the area, however no pricing data was disclosed for these at the time the investigation was done.



Table 15: Imputed rents for owner occupied dwellings POA 2428 & LGA

Area/housing types	Mean value	Imputed rent (≈\$ per week) ¹⁶
POA all dwellings	\$765,000	\$687
LGA all dwellings	\$694,000	\$623
Tuncurry recent/current sales	\$686,293	\$616
Local seniors villages dwellings (average)	\$486,367	\$437
Local village minimum	\$325,000	\$292
Local village maximum	\$729,999	\$656
Median rent POA (FACS data)	-	\$490
Median rent LGA (FACS data)	-	\$460
Indicative average price – proposed development	\$750,000	\$674

Direct comparisons between imputed rents for owner occupied dwellings and actual rents for the POA and LGA indicate that imputed rents are higher than recorded median rents (\$490 and \$460 for the POA and LGA respectively) in the context of the general market. The proposed development will also have a higher imputed rent than recent actual rents, but will be lower than the imputed rent for owner occupied dwellings more generally in the POA. Given the dispersal of the LGA's population and its centres, it is assessed that the POA is the appropriate comparative area. The mean imputed rent for seniors developments is \$437. per week, indicating that these properties are relatively affordable. At the highest quoted price for seniors' living dwellings, imputed rent is \$656, which approaches market rents and imputed rent for the proposed retirement village.

Generally speaking, residential property appreciates in value over time. There is therefore some likelihood that actual and imputed rents will increase over time, particularly given that the development of the proposed retirement village would not commence in the immediate term, and once commenced, construction of the site and the dwellings would be progressive over a period of time. As noted from reporting of community engagement (Figure 7, site development would take six months and subsequent construction of dwellings a further two years.

Resident tenure for the project is structured as a residential land lease community. Accordingly, owner occupiers in the MHE will essentially buy the dwelling, not the land on which the dwelling is situated¹⁷, while retaining the right to sell their dwelling at the market

¹⁶ As presented in Annexure 4, the rental yield adopted is 0.000898.

¹⁷ Owners pay a weekly rental fee for occupancy of the land. The analytical model excludes comparable costs for various forms of housing tenure, as identified in Table A4.1.



value for comparable dwellings. For potential residents, this may also be considered as contributing to overall affordability.

4 Community engagement

4.1 Chapmans Road urban context

The following properties are located on Chapmans Road. Occupants or regular users of these properties are proposed as the elements of the community that are most likely to frequently interact with the activities of the development.

- Residential properties (counted as 17 in total)¹⁸.
- Local Church (# 11).
- Sunrise Supported Living (nominally # 11A).
- Lumpy's Nursery and Landscape Yard (# 27).
- Little Dreamers Early Learning Centre (# 33).
- Super Storage Boat & Caravan (#37).
- Tuncurry-Forster Jockey Club (#45). Incorporating:
 - Forster-Tuncurry Golf Driving Range and Water Golf.
 - Forster-Tuncurry Radio Yacht Club.
- Tuncurry Lakes Resort (# 84). The resort is approximately 1 kilometre from the site entrance.

4.2 MCC Ageing Strategy 2022-2026 community consultation outcomes

In the Ageing Strategy, MCC states that; *'Extensive consultation was undertaken within the MidCoast community from January to June 2021 to explore what's currently working well, areas that could be improved, and support or services that we need or need more of'* (p.9).

MCC's summary of the matters that community members identified is included in Figure 6. These matters are adopted as broadly representative of the views of the older element of the local community, and as being likely to also be to some extent relevant to future residents of the proposed development.

Respondents identified various positive aspects of living in their communities. There are also some important issues that constrain older residents' ability to enjoy their desired lifestyles. Access to health services, public transport and employment opportunities are among these, and are addressed in the social impact assessment in the context of the proposed development.

¹⁸ Some of the residential properties may also be home-based businesses.

Figure 6



4.3 Previous engagement conducted by Allam Property Group

4.3.1 Engagement context

As identified in Section 1.2, a DA was previously lodged for development of an 88 lot/unit development on part of the subject site. The Applicant conducted a program of engagement with the local community to support that DA in May 2022. It is submitted that the community views obtained through that process are likely to retain some validity as indicators of the matters of interest to the community regarding the expanded development proposed in the current DA.

Allam Property Group has previously prepared a comprehensive *Consultation Outcomes Report* (COR), which it is assumed has been presented to MCC and the JRPP as part of the previous assessment and determination processes. Therefore, the report is not discussed in detail herein. Relevant summary material is presented in Section 4.2.2.



4.3.2 Statistical summary of outcomes

The COR reports:

- 428 dwellings notified by letterbox drop.
- 8 key and neighbouring stakeholders approached by email.
- 1 local business advised that representatives were unable to attend the community drop-in session for the project.
- 8 community members attended the drop in session. This consisted of 6 nearby residents and 2 neighbouring business owners.
- 4 attendees signed up to receive further information about the project.

4.3.3 Key matters raised

The COR (page 9) reports that:

'The key issue raised was potential traffic impacts including:

- *Exiting Chapmans Road onto The Lakes Way.*
- *Parking along Chapmans Road.*

The most common issue that drove people to attend the community drop-in session was potential traffic impacts and seeking further information on how Allam Property was planning to manage that. Most attendees commented that Chapmans Road is becoming increasingly busy with visitors and employees of nearby businesses parking alongside both sides of Chapmans Road. Attendees also noted that race days at Tuncurry Forster Jockey Club caused an increase to traffic and availability of parking along Chapmans Road.

Additionally, all attendees expressed concern that the proposed development would increase the number of people accessing The Lakes Way toward Forster, which is already difficult during peak periods'.

The COR (page 9) reports the following actions by the Applicant:

In response, the Allam Property project team were able to inform attendees that:

- *A Traffic Impact Assessment was being undertaken, and where and when they would be able to find this information.*
- *The proposed development would have its own entrance, road and onsite visitor parking.*
- *Mid Coast Council are planning a proposed upgrade to the intersection of The Lakes Way and Chapmans Road, in accordance with their Developer Contributions Plan.*

Attendees were satisfied with this information and the project team also took the details of four community members who indicated that they would like to receive more information about the Traffic Impact Assessment when it was finished'.

4.3.4 Other stakeholder enquiries

The COR contains the following summary of other questions raised by stakeholders and addressed by Allam Property Group staff during the community drop in session (Figure 7).



Figure 7

Issue	Response
Timeframes for construction	Early works will take approximately 6 months and the construction of the housing 2 years. As the homes are finished, they will be released to owners and potential owners.
Landscaping and security at the front entrance of the proposed development	The proposed estate will include a secure front fence and gate. In front of this fence, and throughout the estate, will be landscaping to compliment the existing environment.
Public housing tenants within the proposed development	Houses will be privately owned and not available for rent.
Noise from residents	The proposed estate will be limited to residents over the age of 55.
Timing of clubhouse Development Application	While similar clubhouse facilities exist in other Allam Property estates, it is important that the clubhouse for the proposed Chapmans Road development meets the needs of its future residents. Allam Property is committed to providing this facility and believe these types of facilities are integral to estates being a lifestyle community. The Clubhouse and community facilities will be included in an addendum to the DA documentation.
Issue	Response
The type of fill that will be used on the site	Clean and tested fill will be used throughout construction
Safety of nearby residents with increased truck movements along Chapmans Road during construction	Throughout construction, measures will be taken to ensure the safety of residents on Chapmans Road. This will likely include increased signage, reduced speed limits and traffic control.

4.3.5 Summary of previous engagement

The engagement process identified potential traffic and parking effects as being of specific interest to local stakeholders. This is addressed in Section 5, with reference to the Traffic and Parking Assessment for the project, prepared by Intersect Traffic.

Several of the other questions raised by stakeholders related to effects during construction of the development. These are collectively addressed in Section 5.2.

4.4 Direct engagement for current application – October 2024

Engagement for the current development proposal was also undertaken by Allam Property Group during October 2024. This engagement was conducted on similar bases to the previous process as described in Section 4.3. This included provision for continued engagement with interested parties from the previous process. The COR for this stage of the project (ATX Consulting, November 2024) summarises the approach as:

The key elements of the engagement process included:

- A newsletter distributed to the local area covering over 500 dwellings
- An open house/drop-in session hosted in a local, accessible venue
- Individual meetings, phone conversations with interested stakeholders
- Preparation of a Community Consultation Outcomes Report that can accompany a development application (2024:6).



4.4.1 Community information session outcomes

The community information session was held on 23 October 2024, and was attended by ten (10) people. The matters raised are summarised in Figure 8.

Figure 8: Matters raised during community information session

Issue	Comments
Traffic	<p>Most concern expressed about Chapmans Road and The Lakes Way intersection</p> <p>Feeling that Chapmans Road intersection was not functioning well currently and that additional traffic would worsen situation</p> <p>Desire for any planned road intersection improvements to be undertaken as early as possible</p> <p>Questions about trip generation from over 55s development and assumptions about less vehicle trips (it was noted that assumptions for trips/day at Monterey (Allam land lease community at Kendall) was 3.8 but count data suggests only 2.5)</p> <p>Grandis Drive and The Lakes Way also of concern</p> <p>Suggest timing of traffic light sequencing at Grandis Drive needs changing to enable more cars from Grandis Drive to access The Lakes Way.</p> <p>Most participants understood traffic impacts were cumulative and that there were a number of projects contributing</p> <p>Strong desire for consideration of traffic impacts of projects in the area to be considered by Council in planning of upgrades</p> <p>Awareness that Landcom North Tuncurry project was significant and that road infrastructure upgrades were required as part of that project</p> <p>Request that road works required for Sorrento be coordinated by Council and TfNSW with Landcom North Tuncurry development</p> <p>Residents expressed concern about lack of information about what upgrades were being planned in area</p> <p>Residents expressed desire for updates on Landcom project including sequencing</p>
Parking	<p>Existing concerns about parking around Sunrise Village</p> <p>Understood that different staffing requirements of Sorrento would not present same problem</p> <p>Existing parking problems on Chapmans Road seen to exacerbate traffic flow problems</p> <p>Concerns were initially expressed about parking impacting Chapmans Road. It was noted that the Sorrento proposal includes homes with mostly double garages, space to park in driveways, and additional on-site visitor parking throughout</p>
Infrastructure	<p>Beyond road/traffic some concerns expressed about infrastructure and services in general and need for expansion of hospital, medical, health services in response to population growth</p>



Issue	Comments
Facilities	<p>Questions were asked about the nature of the on-site facilities including:</p> <ul style="list-style-type: none"> • The community centre • Swimming pool • Caravan parking <p>Feedback was received supporting the location of the community centre in the middle of the site (as opposed to at the front) to lessen impacts on existing neighbours</p> <p>It was noted that space was also provided on site for hairdressers and for support services to deliver services. It was also noted that what services are provided and when is dependent on the needs of the community members</p>
Flooding and drainage	<p>Questions about how flooding was being dealt with</p> <p>Concern about flooding and how this was being assessed given the amount of fill required on the site</p> <p>Confirmed that a full Flood Study will be submitted with DA</p>
Houses	<p>Questions about parking for each residence (most dwellings include double garage)</p> <p>Positive feedback received on size of front setback allowing for cars to be parked on driveway</p> <p>Confirmed that purchasers own the building not the land</p> <p>Confirmed that no stamp duty is paid on dwellings</p> <p>Sizes confirmed to be in range of 180-210 square metres</p> <p>Enquiries received about pricing</p>
Safety	<p>It was confirmed that there would be gate at the front entrance. It will be determined by residents if gate locked at all times (enabling resident only access) or if gate may remain open during day time and closed only at night</p> <p>It was confirmed that residents of these communities value safety and residents only access gate contributed to people's feelings of safety</p>

4.4.2 Outcomes of current and previous community engagement

Traffic and parking issues were common issues of concern in both community engagement stages. These are discussed in Section 5.2.1 of the SIA, and in detail in the Traffic and Parking Assessment (TPA) for the project.

Traffic concerns relate to the functionality of Chapmans Road and its intersection with The Lakes Way. The additional aspect with respect to traffic is cumulative impacts given other development in the area. Parking issues relate to the proximity of the development the Sunrise Village. These impacts are also characterised as being cumulative. Previous engagement has also identified potential issues on race days held at Tuncurry Racecourse (Tuncurry-Forster Jockey Club).

The project TPA includes recommendations for the mitigation of potential impacts. These generally relate to road infrastructure improvements, most of which are general in nature



and relate to management of population growth in the area generally. Mitigation of potential parking impacts is largely achieved through the provision of on-site parking.

It is noted that in the most recent engagement session, the matter of resident access to services and infrastructure in the context of existing community demand was also raised. This is discussed in detail in Section 6 of the SIA.



5 Social impact assessment

5.1 General comment on social impacts

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

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

5.2 Potential effects on local land users/occupants

The effects identified during engagement processes are generally considered as being relevant to the amenity of residents and other regular land occupants and users in the immediate area. Section 4.1 identifies properties in Chapmans Road to which this may apply. In the broader context, such as Tuncurry, Forster and surrounds, it is considered that any effects will be more dissipated, with potential effects likely to decrease as distance from the site increases. This indicates that effects on the area more broadly will not be material.

5.2.1 Traffic and parking impacts

Traffic effects have consistently been identified by local stakeholders as being the main matter of concern or interest in terms of potential impacts. From the perspective of the impact categories included in the SIAG, potential effects are characterised as relating to way of life, accessibility and surroundings. In essence, each of these potential impacts relates to the extent to which the changes resulting from the development will impact on other people's ability to move around the area without being unduly impeded. In assessing this, it must also be acknowledged that other changes in the area may also contribute to the potential for cumulative effects, which are addressed in Section 5.2.1.2.

Increased traffic at the intersection of Chapmans Road and The Lakes Way, and on-street parking on Chapmans Road, are the two specific issues. This may effect accessibility in particular, from the perspective of the function of the intersection in terms of delays and potentially safety.



Intersect Traffic (IT) has prepared the Traffic and Parking Assessment (TPA) for the proposed development (November 2024). Regarding traffic and parking respectively, IT concludes in summary that:

- *The local road network has sufficient spare two-way mid-block capacity to cater for the additional development traffic without adversely impacting on current level of service (LoS) experienced by motorists on the road network or the residential amenity for adjoining residences (2024:20).*
- *In regard to on-site car parking the proposal would meet the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (2024:21).*

With respect to the parking required, this is detailed in the TPA as follows:

Noting that on completion of the development a total of 283 long term sites would exist within the park the following on-site parking is required to be provided:

- ◆ *Resident Parking – 283 car parks*
- ◆ *Visitor Car Parking – 41 car parks*
- ◆ *Accessible Visitor Car Parking $283 / 100 = 2 - 3$ accessible car parks (within the 39 visitor car parks to be provided).*

On examination of the plans, it was found that:

- ◆ *As each site has an area in excess of 150m² it is considered there is sufficient room on each site to provide an on-site resident car park; and*
- ◆ *48 visitor car parking spaces including 4 accessible spaces are shown on the plans.*

Therefore, the plans show that the development is more than compliant with the caravan park regulations even if Council requires a third accessible space. Whilst not dimensioned there is adequate space for the visitor (including access) car parking spaces to be provide on-site to the dimensioned requirements and this can be conditioned on the consent.

It is therefore concluded that in regard to on-site car parking the proposal would meet the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (2024:19).

Further specific advice received from the Applicant (December 2024) is that the development will include double or single garages for each dwelling as well as the ability to park in the driveway of each dwelling. Based on projected house types, there would be approximately 230 dwellings with double garages and 53 dwellings with single garages.

Table 16 reports an assessment of the number of registered vehicles in the SA2 and LGA, based on 2021 Census data¹⁹ and the proportional change that may result from the

¹⁹ The ABS reported 3,857 private dwellings and 1.5 vehicles per dwelling for the SA2; 12,067 private dwellings and 1.6 vehicles for the UCL; and 50,346 private dwellings and 1.8 vehicles per dwelling for the LGA.

development, based on the assumption of 283 vehicles (one vehicle per dwelling). The additional vehicles would contribute less than 5% to the number of vehicles in the SA2, 1.5% for the UCL, and approximately 0.3% at LGA level.

As the ABS data are from the 2021 Census, there may be some discrepancy with the current numbers of vehicles. As the population is increasing over time, it would be anticipated that this would result in more vehicles being kept in the area. This would act to reduce the proportional increase attributable to the development. Similarly, as the population increases over time, the number of vehicles kept at the village will remain relatively static, whereas the overall number of vehicles in the social localities will increase. As such, the proportional contribution is likely to decline.

Section 6.2 of the SIA discusses the potential for some proportion of residents of the development to originate from within the social locality areas. Although this effect is likely to be marginal in scale, it may reduce the total number of additional vehicles associated with the development, from a local and regional perspective.

Table 16: Assessment of change in passenger vehicle registrations		
Area	Number of passenger vehicles	Max % Δ (283 vehicles)
SA2	5,786	≈4.9%
UCL	19,307	≈1.5%
LGA	90,623	≈0.3%

With respect to mitigation of traffic effects, the Applicant has advised stakeholders that ‘*Mid Coast Council are planning a proposed upgrade to the intersection of The Lakes Way and Chapmans Road, in accordance with their Developer Contributions Plan*’ (recent citation cf. COR). It is concluded as likely that this will provide mitigation appropriate to the volume of additional traffic movements at the intersection relating to the proposed development.

5.2.1.1 Construction stage impacts

As noted in relation to previous engagement, public safety aspects of truck movements on Chapmans Road during construction was raised as an issue. Other queries in relation to construction related to the use of fill on the site, and the duration of the construction stage of the development. The duration of works is clearly a consideration regarding the extent of all construction impacts. A Construction Management Plan (CMP) will be required for the project works. This will include provisions for managing effects. Construction stage traffic is also ordinarily addressed in the CMP, with respect to managing aspects such as operating times, and safety.

Stakeholders also raised the use of fill on the site, which relates to the impact category of surroundings. As has been identified in the COR and reporting of subsequent engagement, the Applicant has undertaken to use clean and tested fill on the site. This is submitted as mitigating any effects of this kind.



5.2.1.2 Other construction stage effects

There is also the possibility of other construction stage effects, such as noise, and dust generation. These are interpreted as short-term effects on surroundings, with particular emphasis on amenity. These were not identified by engaged stakeholders. There are operational safeguards that can be included in the CMP for the development. These include restrictions on work hours, and dust suppression activities, for example. Compliance with the CMP is considered as being likely to appropriately mitigate these effects.

5.2.1.3 Occupancy stage effects

During occupancy of the proposed development, it is likely that noise generation will be consistent with that associated with residential activity generally. As has been noted, the relatively high existing residential density, combined with other uses in the immediate area, result in an environment where the proposed development is considered as unlikely to create material impacts. Assuming compliance with current construction standards, noise emissions are anticipated to be compliant with requirements. Furthermore, as the proposed use of the development is as an over-55s community, and the need for individual residents to control noise in the context of other nearby residents within the development, it is assessed as likely that noise emissions will also be reduced in respect of surrounding residents and other parties.

The Applicant is an experienced developer of similar projects. It is therefore assumed that the Applicant is in the position to prepare and implement a Plan of Management (PoM) for operation of the community. The PoM should include provisions to support the amenity of residents within the development, and land occupants and users in close proximity.

5.2.1.4 Effects on community; local character and sense of place

Chapmans Road currently features a range of uses, including residential, commercial and recreational facilities. Although the proposed development will provide independent living for its residents, the existing Sunrise Supported Living site can be considered as a comparable use. As such, the development will not be entirely out of character with existing uses.

The development will absorb vacant residential zoned land, which will have some impact on the character of the immediate area, mainly from the perspective of visual impacts. Current circumstances mitigating the extent of any such effects are that the site is not accessible to the public, and parts of it are already significantly disturbed. The development of the site for the currently proposed residential/urban purpose has been indicated over a number of years and reflected in Council strategies, which is also considered as a mitigating factor. Environmental zoned land is also being retained and protected.

It is assessed that the proposed development will change the character of its immediate surrounds, which may impact on the sense of place of some land occupants in the immediate vicinity. No advice has been received to the effect that issues of this kind were

raised during consultation for the project. Consequently, with the mitigating factors above taken into account, it is concluded that the extent of any effects may be limited.

5.2.1.5 Potential for cumulative effects

The introduction of 283 additional dwellings, with up to around 566 residents in total will necessarily increase activity in the immediate surrounds of the development site. By association there will be an increase in cumulative effects. Based on community engagement outcomes, traffic effects are perceived as the most significant cumulative effect. The extent of this is addressed in the TIA for the project. As identified in Section 4.3.3, upgrading of the Chapmans Road/The Lakes Way intersection is planned and is assumed as likely to mitigate this cumulative impact.

There is planned, and may also be further development in the Tuncurry area over time, such as the North Tuncurry urban release area, which in the context of the project may increase cumulative effects. At the time of preparation of the SIA, no substantial imminent development had been identified.

5.2.2 Effects on other residents in the Tuncurry and Forster area

The effects on other residents in the surrounding areas of the site, particularly Tuncurry and Forster, are likely to be less apparent, and would be expected to diminish with increasing distance from the proposed development. As is subsequently addressed in Section 6.2, the potential proportional increase in population from the proposed development is contextually relatively small and it is concluded that any effects would be proportionate to this small increase.

5.3 Summary of potential effects on local residents

Based on engagement outcomes, there is a limited number of impacts that engaged residents identified as having some potential to affect them. Means for addressing these impacts are identified briefly in the preceding material. More detailed information is or will be included in relevant technical material in the SEE, including the TIA and the CMP, once finalised.

Longer run outcomes are likely to be generally consistent with those relating to existing residential, commercial and recreational uses, and on this assessment, are unlikely to unduly impact on the amenity of other resident. This assessment is based on the relatively small proportional increase in population associated with the development.

As noted in Section 5.1, this does not preclude the possibility that some stakeholders may consider themselves as affected by any of the impacts discussed above, or others that may be identified by stakeholders subsequently. This may eventuate, despite adoption of all reasonably practical avoidance, minimisation and mitigation initiatives in relation to the development. Means for addressing such circumstances are addressed in Section 7.2 (Recommendations).

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.



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.

Material on potential scale of the project in terms of increased occupancy is presented. An indicative assessment of the availability and capacity of local and regional services and infrastructure to absorb the effects of the population increase consequent to the development is also presented.

6.2 Scale of the proposed development and potential for enduring effects

The proposed development comprises 283 dwellings or 'Independent Living Units' (ILU), as described by the Property Council of Australia (PCA). Given the nature of the development and sizes proposed for the dwellings, it is assumed that each ILU may accommodate up to two (2) people, therefore a total of *up to* 566 residents. The PCA 2023 *PWC/Property Council Retirement Census* reported the average number of residents per ILU in NSW as 1.21 (assumed as 1.2 for the following analyses). This produces an indicative total of 340 residents for the development. Table 17 summarises the resulting proportional population change for these estimates for the SA2 and LGA (assuming 2021 Census counts and 2041 DPHI population projections).

Table 17: Projected population change resulting from proposed development, 283 permanent dwellings (% Δ)

	SA2		LGA	
	2021	2041	2021	2041
Actual/projected population	6,407 ²⁰	7,580	95,073	108,760
2.0 PPH/ 566 total residents (%)	8.8	7.5	0.6	0.52
1.2 PPH/ 340 total residents (%)	5.3	4.5	0.36	0.31

There is potential for some residents of the proposed development to originate from within the local and regional areas. This would have the effect of reducing the already relatively small absolute and proportional population increase, although the extent to which this might eventuate cannot be determined with any accuracy. However, Australian Housing and Urban Research Institute (James, Rowley and Stone, AHURI, 2020²¹) research findings indicate that 22% of households that downsized, effectively did so in the locality in which they already lived. If this were replicated in respect of dwellings in the new development, the population increase relating to people relocating from other areas and thus potentially increasing demand for services, may range between 266 and 442 people.

²⁰ Refer to explanation on current and previous SA2 (Section 3.2.3).

²¹ Evidence Summary (2020:2).

If the complementary 75 to 125 people originated locally, this would also support ‘ageing in place’ for these residents. Examples of the benefits of this to relevant people would be the ability to maintain established family and social networks by remaining within residential proximity of these, and to maintain established relationships with service providers, such as health professionals.

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

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

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

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

As noted above, an increase in the number of 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 Service access - Tuncurry residents

Table 18 includes an indicative, non-exhaustive list of relevant service and infrastructure, presented with the aim of providing insight into the extent of services available within Forster-Tuncurry and the LGA more generally. Approximate travel distances (by road) are also included in the table, to demonstrate relative proximity.

The list below focuses on services considered to be in reasonably close proximity and of particular relevance to the intended, older demographic of residents in the proposed retirement community. It is noted that in some instances, most notably public health facilities, these are at a distance from the site. Transport capacity facilitating mobility in the local and broader areas is also identified. Comments on specific services and infrastructure are presented in the subsequent sections.

Table 18: Indicative survey of services and public infrastructure access

Service/infrastructure type	Description	Proximity to site (by road) ²²
Telecommunications		
Broadband access (NBN)	-	Fibre to the node (FTTN) service available in area.
Public transport		
Bus	Buslines Forster Route 304 (Stockland Mall – Forster – Tuncurry and return. Busways Routes 150 & 151 (Taree, Tuncurry, Forster, Hawks Nest and Newcastle)	Refer to Annexure 5, for network and route maps. Route travels through part of Chapmans Road. Refer to Annexure 5 for network map.
Rail	Taree Station	≈ 33 km
Airport	Newcastle Airport, Williamtown	≈ 140 km
Taxi/ride share etc.	On demand	N/A
Hospitals & other health services/facilities		
Public Hospitals	Manning Hospital (York St, Taree)	≈ 32 km
Private Hospitals	Forster Private Hospital ²³	≈ 6 km
General Practice/medical & allied health services	Various. Services accessible in Tuncurry, Forster and the Taree area.	Varies

²² Where applicable.

²³ In February 2023, the NSW Government announced this site as the preferred site for a Forster-Tuncurry Public Hospital. < <https://www.nswnationals.org.au/preferred-site-announced-for-forster-tuncurry-public-hospital/> >

Service/infrastructure type	Description	Proximity to site (by road) ²⁴
Emergency Services		
NSW Ambulance Service	Tuncurry Ambulance Station, Manning Street	≈ 3 km
NSW Fire & Rescue	Forster Fire Station, Lake Street	≈ 6 km
NSW Police	Forster Police Station, Little Street	≈ 9 km
Social/sports infrastructure/activities		
Forster Library	Civic Centre, Lake Street	≈ 6 km
Great Lakes Aquatic & Leisure Centre	Lake Street, Forster	≈ 6 km
Forster Tuncurry Community Centre	Breese Parade, Forster	≈ 8 km
Tuncurry Beach Bowling Club	Parkes Street	≈ 3 km
Forster Tuncurry Golf Club	Via The Northern Parkway	≈ 3 km
Forster RSL Club	Strand Street	≈ 6 km
Great Lakes Cinema	Manning Street, Tuncurry	≈ 3 km
Government Services		
Services Australia (Centrelink, Medicare)	116 Manning St, Tuncurry	≈ 3 km
Service NSW	Tuncurry Service Centre, 25 Manning Street	≈ 3 km
MidCoast Council	Forster Civic Centre, Lake Street	≈ 6 km
Retail (nearest shopping centres)		
Woolworths Supermarket Tuncurry	Peel Street	≈ 3 km
Stockland Forster Shopping Centre/ Woolworths Forster + other retail	Breese Parade	≈ 8 km
Access Fuels (nearest fuel)	Manning Street, Tuncurry	≈ 3 km

²⁴ Where applicable.



6.4.1 Transport

Public transport in Forster-Tuncurry is generally limited to bus services. These include local routes, and interregional routes, most notably to and from Newcastle. The nearest stop for the local route 304 is Stop ID 2428411, nominally 'Chapmans Road before Grandis Drive'. It is approximately 440 metres from the existing entrance to the site, and is shown in Figure 9. The distance to this stop is likely to be a constraint on residents with a mobility deficit, who may be reliant on this service. The TPA identifies that a second bus stop is located on The Lakes Way, approximately 70 metres south of Chapmans Road. Impacts will be mitigated by the provision of a private bus for the use of residents. This will assist residents for outings into the community and access to local shopping/health precincts.

Generally, as residents of the development are generally presumed to be capable of independent living, it is anticipated that a substantial proportion of resident transport will be via private vehicles. It is noted that as the community develops over time, there may be shared transport (e.g. carpooling) that may occur and which may reduce total movements.

Figure 9

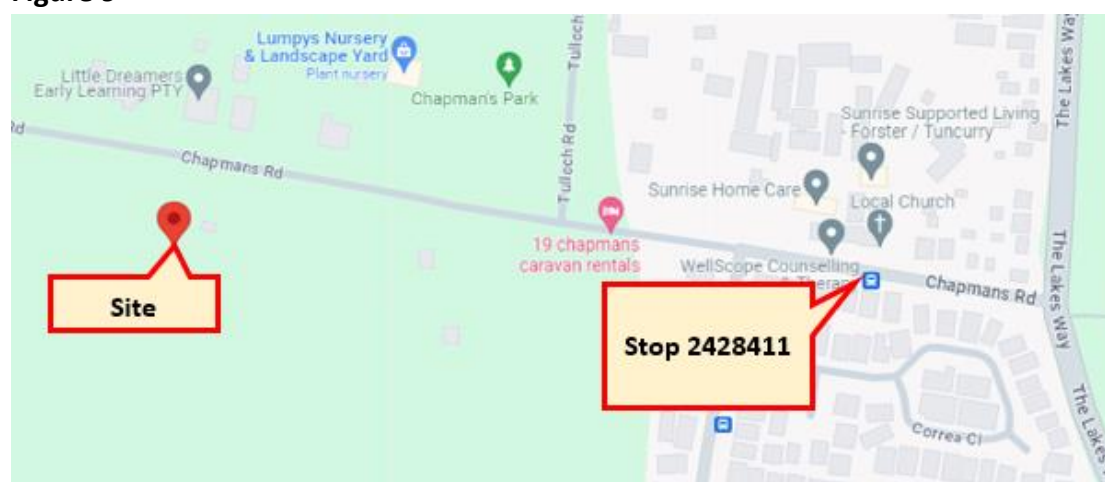


Image source: Google Maps 2024

6.4.2 Health services

Equitable access to health services is vital to all LGA residents. It is also particularly relevant to older residents, whose needs may be greater than those of the general population²⁵. However, an Australian Institute of Health and Welfare report (AIHW, 2024) found that '3 in 4 people aged over 65 in 2022 report they have good, very good, or excellent health'. Because the MHE is proposed for residents aged 55 years and over, there is some likelihood that a proportion of the residents would be younger than 65 years of age, which may have positive implications for residents' health circumstances.

²⁵ NSW Health reports that currently (i.e. 2022) 16% of the NSW population that is aged 65+ years represents 35% of the activity in the health system (*Future Health. Guiding the next decade of care in NSW 2022-2023. NSW Health, May 2022*) [page 8].

Based on AIHW's population health survey, there is evidence to support an assessment that a reasonable proportion of residents of the development would be in good health. These national population health data findings and the objectively small population change that the development would produce, indicate that the change in demand for frequent access to health services by potential MHE residents may be of corresponding scale.

As noted in Section 6.2, some future residents may originate from within the local area and its surrounds, or the LGA more generally. This may support these residents retaining their existing medical services providers. In such cases, there may not be an increase in demand relating to these residents. However, it is likely that there will be some increase in demand relating to new residents to the area. Although there is consistent high demand on the health system and this may impact on its efficiency, it is presumed that all citizens will continue to have access to publicly-provided services on the same bases as other residents of the social localities.

The nearest public hospital is Manning Base Hospital (Taree). Although the hospital is approximately 32 km from the site, the nearest NSW Ambulance Service station is located approximately 3km from the site, and travel time to the hospital is indicatively less than 30 minutes.

Bureau of Health Information (BHI) performance data for the hospital are presented in Annexure 6 for reference. The BHI data indicate that in the most recent reporting period, there were lower emergency department performance outcomes when compared with peer group hospitals, whereas for the corresponding period in 2023, these were comparable to peer group. Elective surgery measures are comparable with the peer hospitals.

6.4.3 Emergency services

As is the case with health services, access to or support of emergency services is presumed to be available to all citizens as required, noting that, as is also the case with health, there may be constraints relating to demand in some circumstances. In addition to these publicly provided services, the Plan of Management (PoM) for the development should include specific provisions for the site to supplement these services.

The PoM should include evacuation plans with designated muster points, for example. The compulsory installation of smoke alarm in all buildings, and the provision of fire extinguishers/hoses and Automated External Defibrillators (AEDs) are preventative/responsive inclusions that may also supplement emergency services response capability. Training for residents may also be offered, to increase response capability.

The PoM may also provide for a staff member with current first aid qualifications and access to equipment to be onsite at all times. As the residents will be older, it is also recommended that all feasible features to facilitate resident mobility and access be incorporated into the design of the development, to reduce risk to residents.



6.4.4 Other services

There is reasonably convenient access to other services, such as retail and social and recreational infrastructure. As noted however, based on current transport service levels, this would generally involve access by private vehicle. As noted in Section 6.4.1, this may reduce to some extent over time, as the community develops. This may support carpooling and other forms of mutual support between residents.

A further source of mitigation of the extent of effects is that some social infrastructure will be provided on the site. The proposed clubhouse and associated features will provide a range of recreational infrastructure and opportunities. This will reduce demand on similar facilities available to the public through other providers.

In addition to social infrastructure, there are also various social groups that may be of interest to some residents. Figure 10 shows various organisations that are active in the Tuncurry area. Some of these may be relevant to some future residents.

Figure 10



Image source: Aigis Group 2024

6.4.5 Summary comments on service access

There are likely to be cumulative increases in demand for the range of services that residents in Tuncurry and its surrounds need to maintain their lifestyles and standards of living. However, in the context of the area's current population and its projected growth, the likely increases from the development will be proportionally modest. As is noted for several service categories discussed, there are a range of design features and village management



strategies that can be put in place that may also mitigate the extent of increases in service demand. These are reiterated in the recommendations included at the end of the SIA.

6.5 Potential economic benefits

A detailed assessment of potential economic impacts of the proposed development is beyond the scope of this SIA. However, in broad terms, there are likely to be several economic beneficial outcomes. These are discussed in qualitative terms in the following sections.

6.5.1 Employment

There are two positive employment outcomes that will result from the project. These are:

- Construction stage employment:- in community engagement, the Applicant advised stakeholders that initial works will take around 6 months, and subsequent construction of dwellings around 2 years. This will support employment for various trades over this period. Although this period is limited in duration, the project is relatively large in the local context, and thus will involve reasonably intensive activity.
- Operations stage employment:- this will include management roles, and regular maintenance and upkeep roles. In addition occasional maintenance and repairs are likely to be required at various stages for communal infrastructure and individual dwellings.

It is considered as being likely that a reasonable proportion of these service providers will originate from within the LGA. This is particularly likely to be the case during the operational stage. As a result, a proportion of their incomes will be spent locally and/or regionally, which supports other commercial activity and employment in these areas.

6.5.2 Business activity

As is the case with employment, the development will create transactions with various businesses during both the construction and operational stages. This will be particularly apparent in the construction stage, in terms of the scale and breadth of activity.

This is a consequence of the relatively large supply chain activity required for construction, and its broad effects. For example, the ABS has noted *'the high flow-on effects of construction activity to the rest of the economy. Clearly, through its multipliers, construction activity has a high impact on the economy'*²⁶. It is likely that some of this benefit will accrue to businesses in the MCC LGA. This supports additional employment and economic activity which that supports.

²⁶ ABS 1301.00, Year Book Australia, 2002.



6.6 Summary of mitigation and enhancement approaches

The discussion of potential effects of the development includes suggested mitigation and/or enhancement approaches in the preceding sections. These are summarised below and relate to those impacts that are assessed as having some potential to be perceived or experienced at a material level by some stakeholders.

6.6.1 Impact mitigation

6.6.1.1 Traffic impacts

Mitigation approaches in relation to potential traffic impacts are:

- In relation to permanent traffic impacts, it is noted that *'Mid Coast Council are planning a proposed upgrade to the intersection of The Lakes Way and Chapmans Road, in accordance with their Developer Contributions Plan'* (SIA, Section 5.2.1)
- Traffic activity related to the construction stage of the project can be managed through specific provisions in the project CMP. Furthermore, these traffic provisions should account for the proximity of the site to the aged care facility and early learning centre also located on Chapmans Road.

6.6.1.2 Other construction stage effects

Other construction stage effects, such as dust or noise emissions, can be addressed through specific provisions in the CMP and DA conditions of consent. It is noted that such provisions are generally based on regulatory criteria, and thus also entail monitoring obligations as additional safeguards (the NPfI, for example).

6.6.2 Impact enhancement

As is the case with mitigation of potentially material impacts, the potential for beneficial outcomes of the project is limited on the grounds of assessed materiality in the context of the social localities.

6.6.2.1 Commercial and employment benefits – construction stages

The benefit to the MCC LGA can be enhanced through endeavours by the Applicant to engage locally and/or regionally based contractor and supplier firms, and workers, during the construction stage. If achievable, this would enhance the level of economic benefit accruing to the region.



7 Conclusions and recommendations

7.1 Conclusions

The proposed development is likely to produce beneficial social outcomes for the people who eventually live in the proposed over 55s community. These benefits are likely to relate to providing a safe and secure environment for these older citizens, with social infrastructure and services provided onsite.

There is also reasonably good access to the broad range of services available in the Forster-Tuncurry area. However, some important services, exemplified by Manning Base Hospital, are at some distance from the site. This observed as being typical in an area such as the Mid-Coast LGA, with its dispersed settlement pattern. Accessibility is assessed as being similar for all residents in the area. As the proposed development is likely to result in a relatively modest increase in population, effects would generally be of corresponding scale.

There are other associated or incidental benefits of the development, such as the release of residents' former dwellings into the market. This may lead to more efficient housing outcomes in the Forster-Tuncurry area and the LGA, resulting from older, smaller households vacating their larger properties, allowing occupation by larger and generally younger households.

Community engagement indicates that the immediate community has some limited concerns in relation to the project. This mainly related to traffic impacts, particularly in relation to the intersection of Chapmans Road and The Lakes Way, and on-street parking on Chapmans Road. In stakeholder engagement, the Applicant has advised interested parties of likely approaches to addressing potential impacts.

There may be other effects. It is assessed that this may particularly relate to construction activity. As such these effects would be limited in duration. There are standardised structures for mitigating any effects, such as a CMP (Section 5.2).

It is assessed as unlikely that the development would materially impact on other parts of the UCL or LGA, as indicative social localities for the development. It is also noted that parties who are not regularly in close proximity to a development are generally less likely to be materially impacted by it. Some of the more distributed effects are likely to be positive. This includes increases in economic activity that new residents would create, and economic benefits of construction of the development.

It is assessed that, on balance, the social impacts of the development will be positive for directly involved parties, such as future residents. Other parties in the Forster-Tuncurry area and the LGA more generally are assessed as being unlikely to be materially affected.



7.2 Recommendations

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

7.2.1 Procurement and contracting

The Applicant may purposively seek to engage local businesses during the construction stages of the project would increase the level of economic (and indirectly, social) benefit of the project in the MCC LGA. Similarly, use of local employees would also support the consumption activities of these households during the construction period.

7.2.2 Construction Management Plan (CMP)

It is presumed that a comprehensive CMP be developed and be implemented throughout the construction stages. The Applicant is an experienced developer, and is therefore presumed to have sufficient capability to produce and implement the CMP. The CMP should be used to reduce the potential for impacts on nearby stakeholders in particular.

7.2.3 CPTED compliance

The CPTED report (James Marshall & Co.) is discussed in Section 3.4.2. It is recommended that the suggested CPTED principles and features be incorporated into the development in its design stage. Compliance with the CPTED recommendations will be required to maximise the safety and security of village residents and other residents in immediate proximity to the site.

7.2.4 Operational Plan of Management (PoM)

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

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Annexure 1: Author declaration

Aigis Group firm profile

Aigis Group is a small consultancy firm based in Lake Macquarie, New South Wales (NSW). The firm was established in 2004, although the founding partners (Scott Holmes and Mark Sargent) had worked collaboratively on projects since 2002, including social, economic and market research engagements. The firm was established on the basis of its ability to engage the skills of a group of consultants to augment the firm's internal skills as required, and maintains capacity to operate on that basis, as required.

The firm provides a range of research services, including the provision of economic and socioeconomic impact assessments to organisations in the public sector, property development, licensing, mining, and other industries. A summary list of relevant engagements can be provided on request.

Author profile

Dr Mark Sargent (MMktg²⁷, MBA[Merit], PhD²⁸) has been the firm's Principal Consultant since 2006, and is the author of this document. Mark's doctoral degree was in politics and specifically, regulatory policy. He has taught public policy at the University of Newcastle, and management at the TAFE Hunter Institute. He has also held a variety of past directorship roles. Mark is a past graduate of the Australian Institute of Company Directors (AICD), and an Affiliate Member (Allied Professional), of the Planning Institute of Australia (PIA).

Author declaration

The author warrants that:

1. The Social Impact Assessment (SIA) contains all information relevant to the SIA for the Project, which was known to the author at the time of preparation.
2. That none of the information in the SIA is false or misleading.

The author also requires that the reviewer/reader refers to the disclaimer forming part of the SIA (page 2).



Mark Sargent
10 December 2024

²⁷ Market Research major stream.

²⁸ Doctor of Philosophy in Politics (Public Policy).



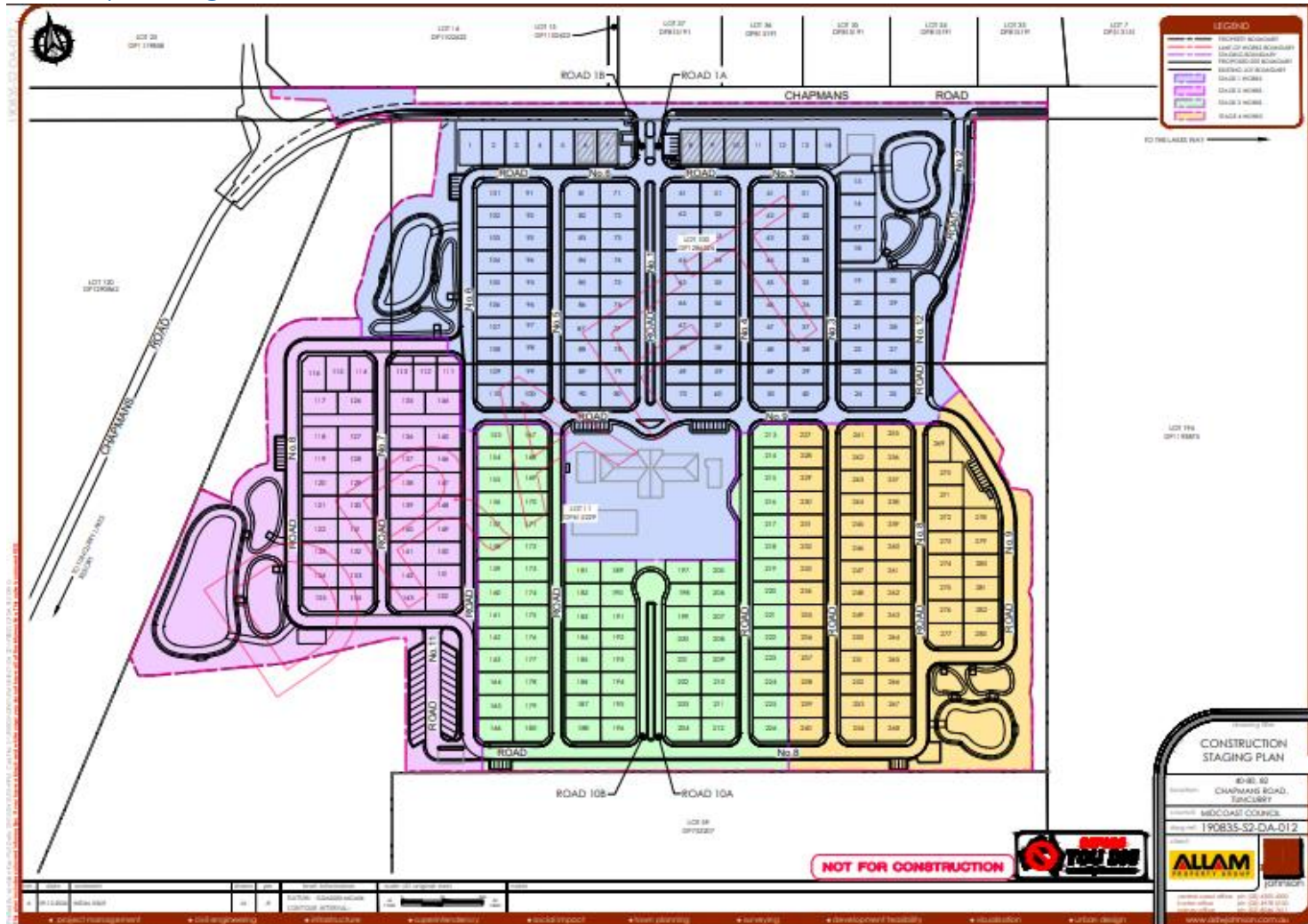
Annexure 2: Site location and indicative layout diagrams

Site location diagram





Indicative site layout diagram, December 2024





Annexure 4: 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 15 of the SIA) are higher than the current rental costs reported by FACS (Table 13). 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 A4.1
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 A4.2

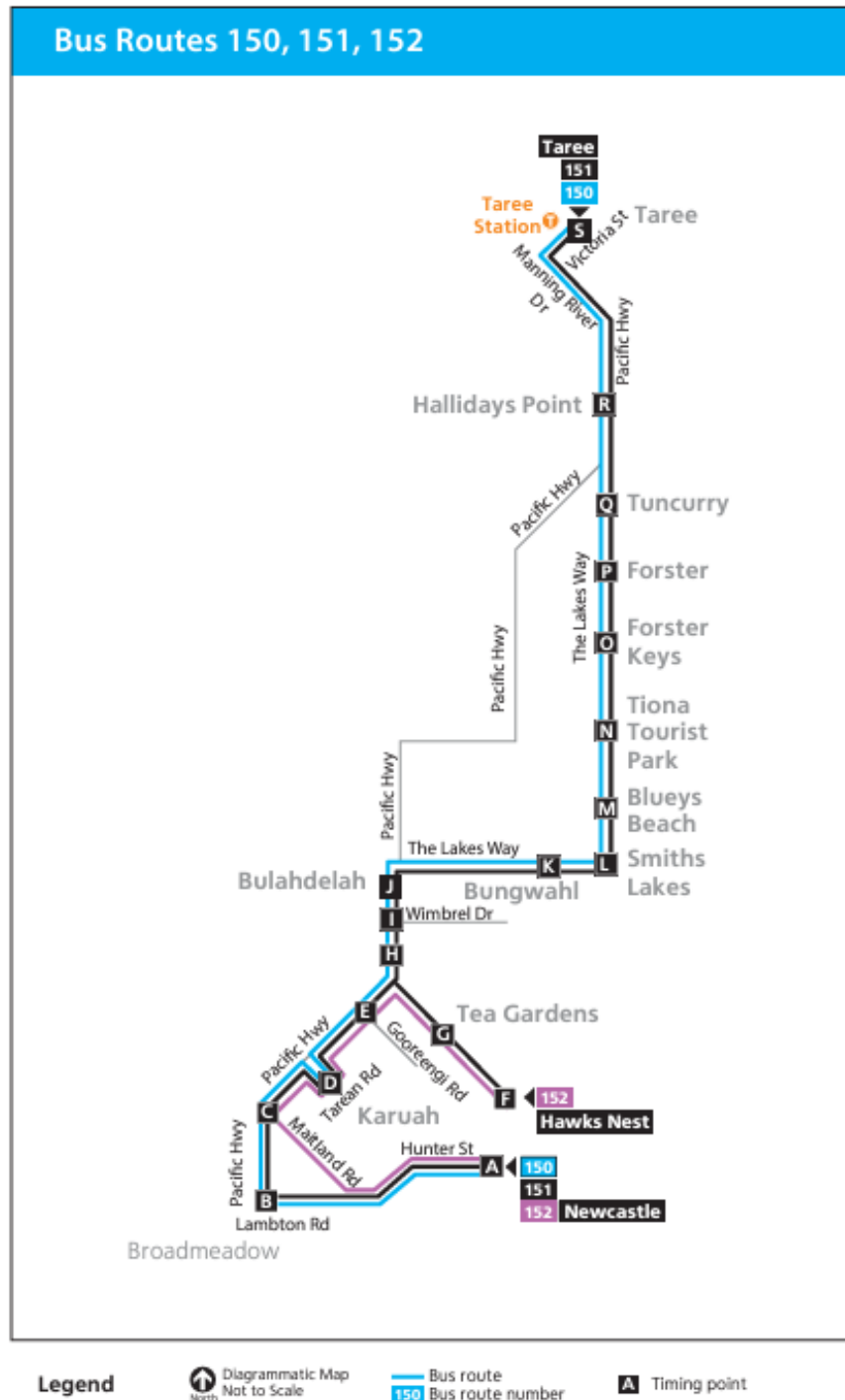
65250DO001_201516 Estimates of Imputed Rent, Australia, 2015-16									
Released at 11:30 am (CANBERRA TIME) 23 March 2018									
Table 1.1 Basic and Expanded CURF rental yields									
Stratum Flag	State	Area of Usual Residence	Dwelling	2003-04	2005-06	2007-08	2009-10	2011-12	2013-14
1	New South 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 5: Bus route maps

Network map - services 150 & 151 (services to Newcastle)





Local services network maps





Chapmans Road, local area bus service map (Route 304)





Annexure 6: Hospital performance data Manning Hospital Major (B), April -June 2024

Emergency department activity

		Apr-Jun 2024	Apr-Jun 2023	Difference	% change
Arrivals by ambulance		2,965	2,757	208	7.5%
Attendances		9,363	9,116	247	2.7%
Emergency presentations		9,171	8,913	258	2.9%
By triage	T1: Resuscitation	54	54	0	0.0%
	T2: Emergency	1,375	1,491	-116	-7.8%
	T3: Urgent	3,271	3,191	80	2.5%
	T4: Semi-urgent	3,069	3,037	32	1.1%
	T5: Non-urgent	1,402	1,140	262	23.0%
Admissions to hospital from ED		1,976	1,858	118	6.4%

Emergency department performance

			Apr-Jun 2024	Apr-Jun 2023	Difference	Peer group ...
Time to start treatment	% starting treatment on time		44.4%	56.8%	-12.4 percentage points	57.3%
By triage	T2: Emergency	% starting treatment on time	37.6%	53.0%	-15.4 percentage points	48.4%
		Median	15m	10m	5 minutes	11m
		90th percentile	1h 18m	45m	33 minutes	42m
	T3: Urgent	% starting treatment on time	34.3%	49.7%	-15.4 percentage points	51.5%
		Median	43m	31m	12 minutes	30m
		90th percentile	3h 23m	2h 44m	39 minutes	2h 18m
	T4: Semi-urgent	% starting treatment on time	45.8%	57.9%	-12.1 percentage points	64.2%
		Median	1h 06m	51m	15 minutes	38m
		90th percentile	3h 51m	3h 18m	33 minutes	2h 43m
	T5: Non-urgent	% starting treatment on time	75.6%	80.9%	-5.3 percentage points	83.3%
		Median	1h 00m	51m	9 minutes	36m
		90th percentile	3h 33m	3h 02m	31 minutes	2h 42m
Time from arrival to leaving	% leaving within 4 hours		44.5%	47.6%	-3.1 percentage points	49.2%
		Median	4h 35m	4h 12m	23 minutes	4h 05m
		90th percentile	13h 34m	12h 04m	90 minutes	13h 26m
Time to transfer care	% within 30 minutes		59.6%	73.3%	-13.7 percentage points	69.8%



Elective surgery activity

		Apr-Jun 2024	Apr-Jun 2023	Difference	% change
Elective surgeries performed	Total	478	542	-64	-11.8%

Elective surgery performance

			Apr-Jun 2024	Apr-Jun 2023	Difference	Peer group ..
Waiting times	Urgent	Median	23 days	22 days	1 days	16 days
		90th Percentile	29 days	29 days	0 days	28 days
	Semi-urgent	Median	63 days	69 days	-6 days	61 days
		90th Percentile	120 days	147 days	-27 days	104 days
	Non-urgent	Median	330 days	287 days	43 days	323 days
		90th Percentile	432 days	457 days	-25 days	399 days
Percentage of surgeries performed on time	Total		80.2%	78.1%	2.1 percentage points	85.0%
↳ By urgency	Urgent		99.3%	98.0%	1.3 percentage points	98.2%
	Semi-urgent		74.3%	69.0%	5.3 percentage points	84.0%
	Non-urgent		67.1%	70.8%	-3.7 percentage points	79.5%