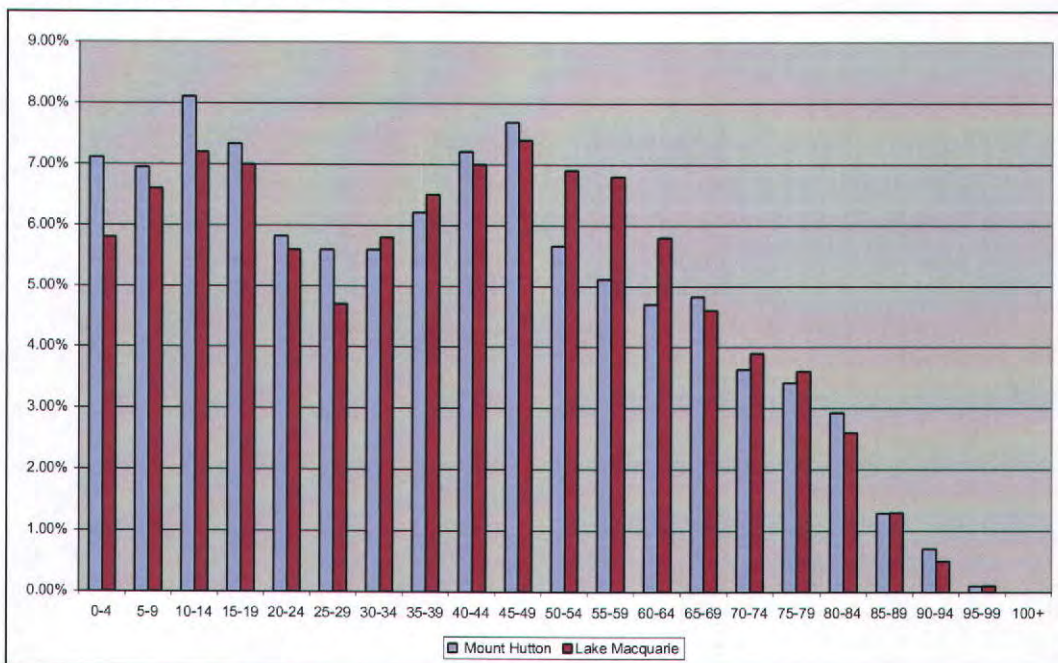


4. Demographic Overview

The following demographic profile is based upon data provided by the Australian Bureau of Statistics (ABS) Census of Population and Housing 2006. Unless otherwise stated, data from the Census is based on place of usual residence. For purposes of comparison, statistical data for the Lake Macquarie Local Government Area (the 'Lake Macquarie LGA') and Hunter Statistical Division (the 'Hunter SD') have been provided where appropriate.

- In 2006, the suburb of Mount Hutton had a usual resident population of 3,108, a slight increase of 3.0% (or 96 people) since 2001, and represents approximately 1.7% of the total population within the Lake Macquarie LGA. In comparison, the population of the Lake Macquarie LGA increased by 1.6% to 183,139 in 2006, whilst NSW grew by 3.5% during the same period.
- Mount Hutton's population density was 1,195 persons per square kilometre in 2006.
- Mount Hutton has a noticeably younger age structure in comparison to the Lake Macquarie LGA and wider Hunter SD. The LGA's population is projected to age more rapidly than NSW as a whole.
- In Mount Hutton, 830 people or 26.7% of residents are eligible to live in seniors living accommodation (being aged 55 or over). In the Lake Macquarie LGA, 53,720 people (29.3%) are aged over 55 years.

Chart 4.1: Age Structure

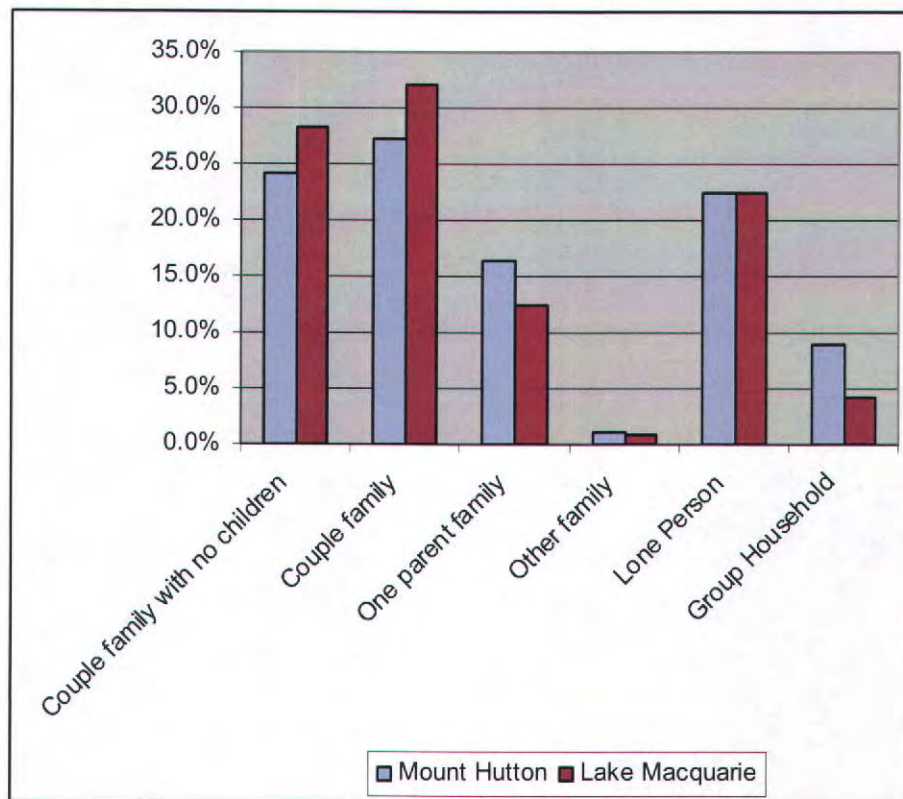


- In 2006, 115 people (13.8%) in Mount Hutton aged 55 years and over required assistance with one or more core activities (self-care, mobility or communication) because of a severe or profound disability¹. This is higher than the Lake Macquarie LGA (6,851 or 12.8%), the Hunter SD (12.8%) and NSW as a whole (11.9%).

¹ This is a new data category included for the first time in the 2006 Census.

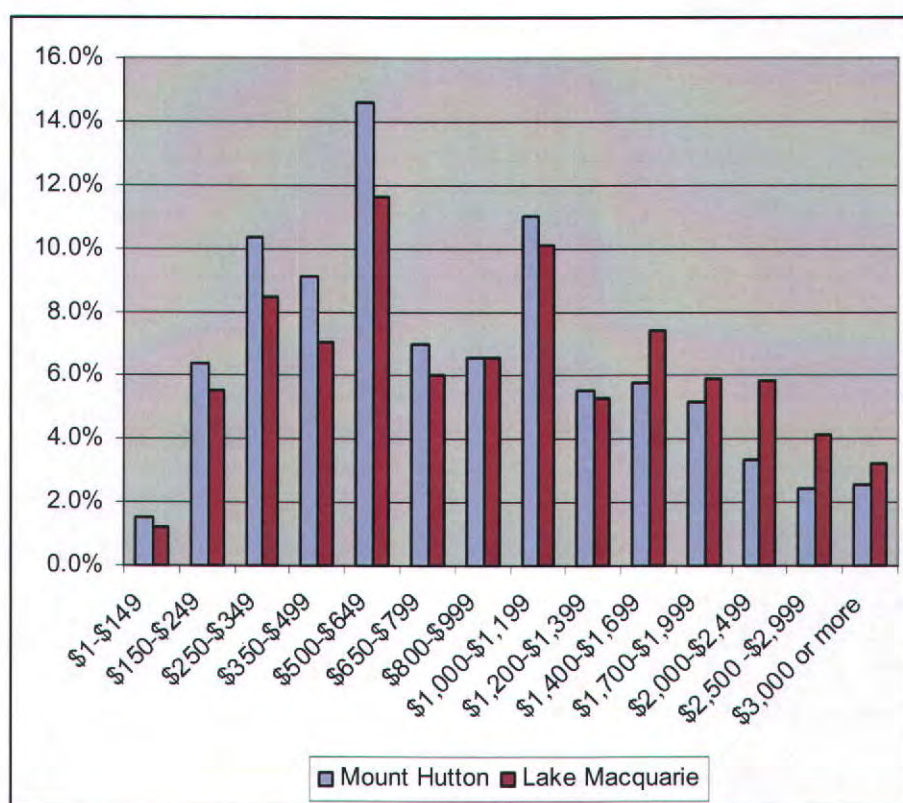
- According to the ABS definition outlined above, persons aged 55 years and over with a profound or severe disability comprise almost three quarters (63.2%) of all persons in Mount Hutton who have a profound or severe disability. This is somewhat lower than the proportion of persons aged 55 years and over as a total of the people with a profound or severe disability in the Lake Macquarie LGA (69.4%), the Hunter SD (67.5%) and NSW (69.6%).
- There is limited cultural diversity amongst residents of Mount Hutton (2.3%), with most people being born in Australia and speaking only English at home, characteristics which are reflective of the Hunter region as a whole.
- 3.5% of the population indicated that there were of Aboriginal or Torres Strait Islander origin, higher than the Lake Macquarie LGA (2.3%), the Hunter SD (2.6%) and NSW (2.1%).
- The household structure of Mount Hutton differs notably from the LGA average, with a high proportion of single parent households (16.3% compared to 12.4%) and group households (9.0% compared to 4.1%).

Chart 4.2: Household Structure



- Mount Hutton has a higher proportion of low income households than the LGA average (27.4% versus 22.9%).
- In 2006, 8.1% of the Mount Hutton population were unemployed and looking for work, compared to the Lake Macquarie LA (6.7%) and NSW (5.9%). Unemployment rates throughout NSW have declined since the 2001 Census.
- As can be seen from the above indicators, Mount Hutton generally has a lower socio-economic status than the Lake Macquarie LGA, with a higher rate of rented dwellings, lower household incomes, as well as a higher rate of unemployment, all of which are reflected in relatively lower SEIFA scores.

Chart 4.3: Household Income



- The urban form of Mount Hutton is primarily detached housing, with limited apartment-style dwellings, which is reflective of broader pattern in the Lake Macquarie LGA and Hunter SD.
- The suburb has a lower proportion of home ownership and a correspondingly higher rate of rental properties, including public housing dwellings, in comparison to the Lake Macquarie LGA and NSW. Mount Hutton had a higher proportion of rented accommodation (29.5%), compared to the Lake Macquarie LGA (22.3%), the Hunter SD (26.4%) and NSW (29.5%)

5. The Need for Seniors Accommodation

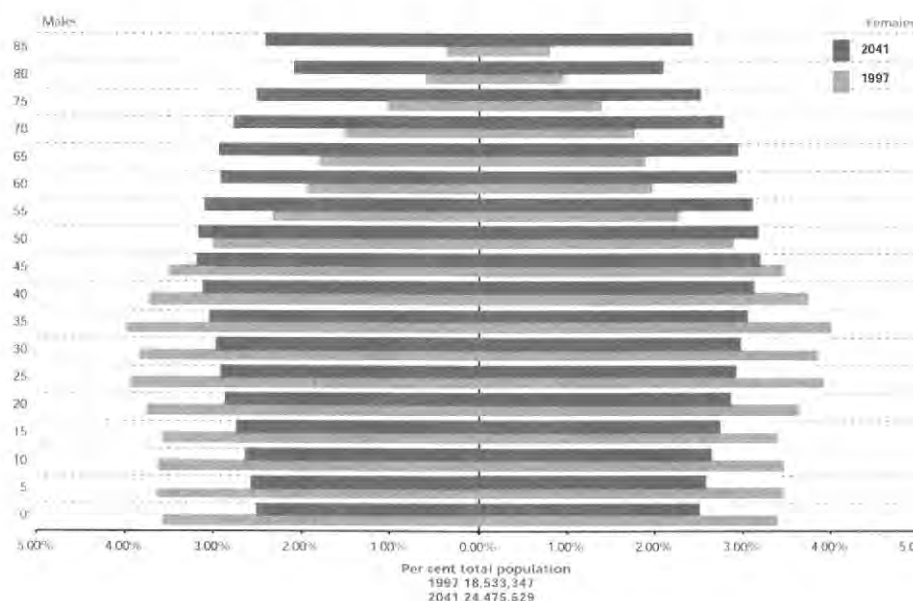
5.1 Australia's Ageing Population

Over the coming decades Australia's population aged 65 years and over is projected to increase substantially. The ageing of the population is a major change in Australia's demographic composition, and is a current focus for both economic and social policy. Much of the discussion around population ageing focuses on issues associated with an increasing proportion of older people - for example, expenditure associated with income support, the provision of health and disability services, and family and community care.

With health outcomes continuing to improve and mortality rates declining, life expectancy of Australians continues to increase. The Australian Bureau of Statistics (ABS) indicates that previous population projections assumed:

"these trends would continue each year for a limited period, the latest projections include a 'high' life expectancy alternative, in which recent life expectancy gains are assumed to continue each year for the full duration of the projection period. Under this alternative, life expectancy is assumed to increase to 92.2 years for men, and 95.0 years for women by the year 2050-51."

The population pyramid below, adapted from the Commonwealth Government publication "A Place for Ageing" indicates a substantial change in the structure of Australia's population from 1997 to 2041. The result is a more equal distribution of the population across the age cohorts, in particular equalling out between the genders in the older age groups. This structural shift will pivot around the 50-55 year age cohort, with the proportion of those aged less than fifty years declining and those aged above fifty years increasing.



Source: Commonwealth of Australia 2002, *A Place for Ageing*, p4

5.2 Ageing in Place - the Policy Framework

Ageing in place seeks to assist those people currently in self-care dwellings or in their own homes to continue to live in their residence without the need to move to more appropriate accommodation and care facilities. Ageing in place allows residents to remain in the same environment as the levels of care needed increase. For residents, the advantages of ageing in place are significant and include less disruption and continuity of care in a familiar environment.

The proposed development at Mount Hutton accommodates the needs of seniors by providing self-care units within the auspice of a 'traditional retirement village' whereby planned activities are available for residents and the opportunities for social interaction are increased.

5.3 The NSW Context

5.3.1 Lake Macquarie Local Environmental Plan 2004

Clause 41 of the Lake Macquarie Local Environmental Plan 2004 (the "LEP") provides for development for the purpose of retirement villages. The LEP aims to maintain the opportunity for the development of retirement village style accommodation for aged persons in appropriate locations.

A retirement village is defined in the LEP to mean "*a complex containing residential premises that are predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied, by persons aged 55 years or older, which provides access to meals, cleaning, emergency assistance, and a transport service for residents*".

The only guidance provided for the SIA is an assessment of access to -

- meals;
- cleaning;
- emergency assistance; and
- a resident transport service.

However, in recognition of the high standard of residential design required by seniors and those with a disability who will be serviced by this development, and due to the lack of appropriate design criteria within Council's local policy framework, reference is also made to the provisions of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the 'SEPP'), as the State policy guide for this form of development.

The proposed development provides for development that predominately complies with, and in some aspects exceeds, the dwelling design standards of the SEPP and implements the objectives of the SEPP. **It is stressed that the DA has however not been lodged under the SEPP provisions.** It is noted that the SEPP is used for information purposes only, and non compliance is not grounds for refusal under the LEP. They are rather referred to as an exemplar of good practice guidance in the provision of seniors housing.

5.3.2 State Policy Framework

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the "SEPP") aims to encourage the provision of housing (including residential care facilities) that will:

- (a) increase the supply and diversity of residences that meet the needs of seniors (defined as people aged 55 years or over) or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and
- (c) be of good design.

The policy recognises that *"demand for these forms of housing will grow appreciably over the next 10–15 years, as the baby boomers move into retirement and older generations enjoy greater longevity"*. 'Seniors' housing', as defined, encompasses either a group of self-contained dwellings, a hostel, or a residential care facility (or combination thereof).

Clause 13(1) defines "self-contained dwellings" as follows:

*In this Policy, a **self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.*

Clause 13(3) defines "serviced self-care housing" as follows:

*In this Policy, **serviced self-care housing** is seniors housing that consists of self-contained dwellings where the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.*

As identified in the SEE, the DA comprises self contained dwellings, as each dwelling will include private facilities for cooking, sleeping and washing. The proposal does not fall within in-fill self care housing as the site is not zoned for urban purposes, **nor can the proposal be considered serviced self-care housing** as all of the required additional services required will not be provided to warrant such a definition. The site is not zoned for urban purposes.

Residents of SEPP developments must have access to a range of community facilities (c26)-

- shops, bank service providers (includes post offices) and other retail and commercial services that residents may reasonably require, and
- community services and recreation facilities, and
- the practice of a general medical practitioner.

An application must demonstrate the availability of such services. Access complies with this clause if a transport service to those services is available within 400m of the Site (at appropriate gradient) (c26(2)(c)). A bus stop is located directly out the front of the site and the service that uses this stop could be utilised by the residents. The site is located on a relatively flat piece of land with an elevated area east of the site. The land immediately adjoining the site is also relatively flat, however, all properties have gentle slopes down toward Burton Road on the west.

Whilst the DA does not propose serviced self-care housing, a Site Management Plan (Section 7) is to be prepared to ensure that residents have reasonable access to the following services when they are sought -

- home delivered meals, and

- personal care and home nursing, and
- assistance with housework.

This plan would satisfy the requirements of Clause 42 of the SEPP.

The SEPP SL is a policy response which recognises that there is currently an undersupply of seniors' housing throughout NSW. Demand for seniors housing will further increase over the next 15 years, when one in three people in NSW will be aged over 55 by 2021. Population projections from the Department of Planning for Lake Macquarie LGA show that nearly 40% of the population will be 55 and over in 2021. Trends in the delivery of care and support services for seniors indicate that seniors' housing will increasingly be delivered in village style developments, and that there needs to be an increased capacity for homes which allow 'aging in place', a situation desired by most people. The objective of development for seniors housing in the SEPP is *"to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frailer, and other people with a disability regardless of their age"* (c14). **The proposal has been developed with these trends in mind.**

There is thus a need to promote the supply of forms of housing suitable to seniors, and the SEPP acknowledges that this required increase needs to be met in the main by the private sector. However a background study² to the SEPP found that the increased costs and lower returns of seniors housing compared to other uses dissuades the private sector from addressing this need. The SEPP responds by recognising that to facilitate this increased provision of seniors housing it is necessary to provide to the private sector incentives to offset the costs of providing for the requirements of this needs group (ie including higher design standards, and the space requirements of adaptable design).

In recognition of the high standard of residential design required by seniors and those with a disability who will be serviced by this development, the proposed development provides for development that predominately complies with, and in some aspects exceeds, the dwelling design standards of the SEPP and implements the objectives of the SEPP. It is stressed that the DA has however not been lodged under the SEPP provisions.

5.4 Seniors in the Lake Macquarie LGA and the Hunter Region

Section 4 outlines the profile of seniors within Mount Hutton and the LGA at the time of the 2006 Census. In summary seniors comprise a significant and growing proportion of the population.

In 2004, the Local Government Association of NSW undertook an "Ageing and Place" study, in recognition of the impact the ageing population will have on local government. As part of this study the association engaged the University of Tasmania to produce comprehensive population ageing profiles for each of the State's council areas.

This study indicated that Lake Macquarie is NSW's 53rd 'oldest LGA', in terms of the proportion of population aged over 65 years (out of 153 LGAs in total). By 2022 it is projected to be NSW's 44th oldest LGA.

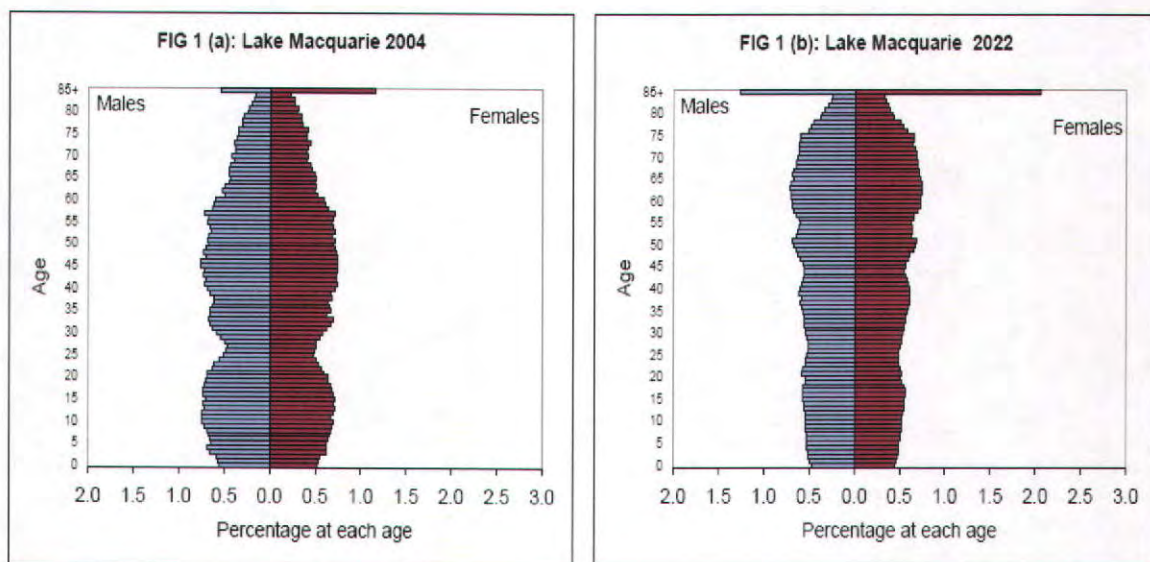
The study also developed an index termed the 'Force of Ageing', essentially the average rate of annual growth in aged projected for an LGA between 2004 and 2022. The Lake Macquarie LGA's score is 0.50. This compares with 0.33 for Total NSW, 0.28 for Sydney and 0.43 for

² "Review of Housing Strategy for Older People and People with a Disability, including Changes to SEPP5" completed by DIPNR in February 2004.

the Balance of NSW (i.e. excluding Sydney). The fastest ageing LGA in NSW is the Central Darling (0.63). The Lake Macquarie LGA is the fourth highest ageing LGA in the Hunter SD, behind the Upper Hunter (0.60), Dungog (0.57) and Great Lakes (0.54).

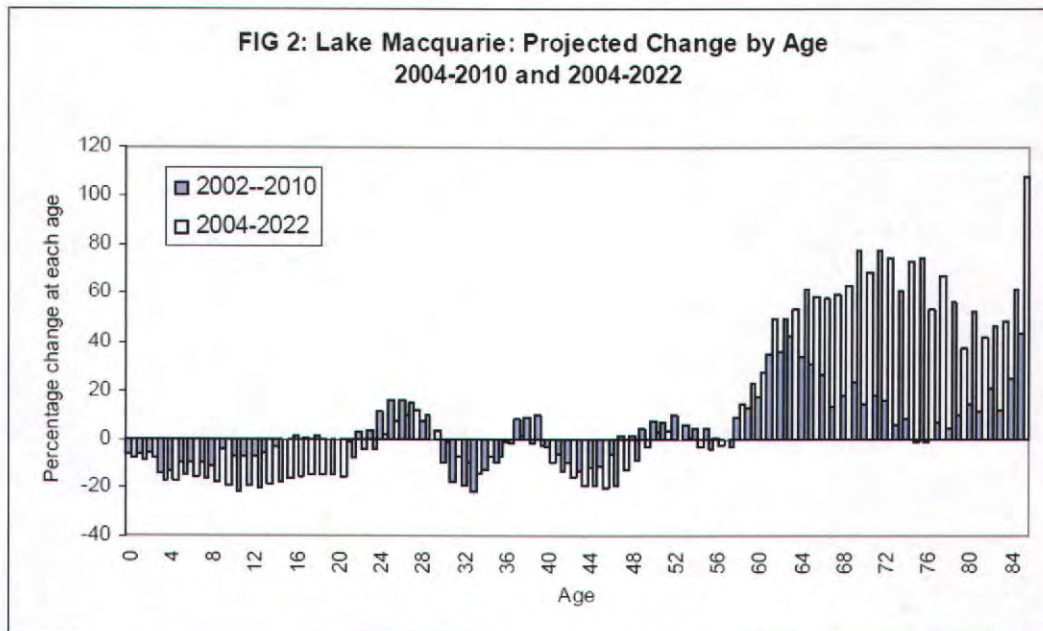
The study projected that the population aged over 65 in the Lake Macquarie LGA would grow from 30,587 in 2004 to around 51,004 by 2022 (i.e. 67%), or from 16.0% to 25.0%. The number aged over 85 years will grow from 3,240 to 6,739 people (i.e. 108%).

The following diagram shows the 2004 and 2022 projected age-sex structures for the Lake Macquarie LGA. The study found that this “indicates a sizeable degree of ‘pre-mature ageing’, which is typically caused by the migration-related loss of young working age people (and/or gain at older ages)”.



Source: University of Tasmania, Demographic Analytical Services Unit, prepared for The Local Government Association of NSW, 2004

The above figures can alternatively be represented by the following diagram, which indicates change over time by age group. The LGA’s “youth and working age populations are projected to decline in size ... and its elderly population to grow substantially”.



Source: University of Tasmania, Demographic Analytical Services Unit, prepared for The Local Government Association of NSW, 2004

The study also analysed an "Elderly/Child Ratio", that is the number of elderly (aged 65+ years) compared to the number of children (aged 0-14 years). The Lake Macquarie LGA currently has a ratio of 0.8, which will increase to 1.6 by 2022 (or 16 elderly for every 10 children). The point at which the number of children will equal the number of elderly is expected to be 2009, equal to the NSW Balance (also 2009), but earlier than Total NSW (2015). The Lake Macquarie LGA currently has the equal fourth highest Elderly/Child Ratio behind the Great Lakes LGA (1.6), the Gloucester LGA (1.1) and Newcastle LGA (0.9), and this will remain the case to 2022.

Finally, the study considers implications of the ageing population for the LGA's labour market, via an "Entry/Exit Ratio". This compares the number of people at labour market entry age (taken to be 15-24 years) to the number approaching conventional retirement age (55-64 years). Currently the Lake Macquarie LGA has a ratio of 1.1, which is projected to decline to 0.8 (i.e. eight entrants per ten exits) by 2022. The balance point is expected to be reached in 2011. In comparison Total NSW will decline from 1.3 to 0.9 over the same period, reaching the balance point in 2018. The report also notes that:

"Lake Macquarie's total working age population (15-64 years) is projected to fall from its current 64 per cent of the population, to around 59 per cent by 2022, and to decline in size, from its current 122,718 to around 121,038 (-1 per cent)".

5.5 Need for the Proposed Development

As identified above, Lake Macquarie LGA is currently experiencing a significant alteration of its age structure, due to the ageing of its resident community as well as some in-migration of older persons from other parts of NSW, attracted by its quality environment, provision of services and the ability to remain connected to a semi-rural lifestyle. This situation is projected to continue into the foreseeable future.

People are living longer, and leading healthier lives for longer. There are more 'young-old' retirees seeking housing suited to their active lifestyles. There is an increase in the number of

frail, very old people (especially older women living on their own), creating a greater demand for housing that incorporates some forms of support.

There is a lag in housing adjustment to these social trends³. New housing construction continues to be dominated by family housing and fails to offer the range of choices that are attractive and affordable to many older homeowners⁴.

There is strong and growing demand for housing which provides for the needs of the seniors market in NSW and the LGA. For people over the age of 55 this means housing which is adaptable, low maintenance, secure and enhances their independence. Trends are being uncovered in locations where the new forms of resort style retirement living are being established, showing that people are moving in earlier whilst still maintaining their independence.

It is difficult to accurately estimate the extent of supply of seniors self care housing which is currently available in the Lake Macquarie LGA to meet these increasing needs. As identified in Appendix 1, within the surrounds of Mount Hutton (a broad area from Valentine/ Floraville in the south to Warners Bay/ Lakelands in the north, the Pacific Highway/ Newcastle Bypass to the West and the lake in the east) there are 6 existing or proposed retirement villages with 176 independent living units (ILU's). The majority are 1 or 2 bedroom dwellings.

There is no accurate central database of retirement villages within the LGA. It is believed that there are around 45 retirement villages within 5km radius of Mount Hutton (includes parts of Newcastle), which internet listings suggest provide 863 ILU's. Lake Macquarie Councils' Social Plan identifies that, at July 2007, there were 1,259 self care units in the LGA.

It is noted that this data will not encompass all housing approved under the provisions of the SEPP. DIPNR, in its 2004 *'Review of Housing Strategy for Older People and people with a disability, including changes to SEPP 5'* estimated that approximately 1% of NSW seniors live in SEPP 5 independent living 'in fill' housing (e.g. villas in low density residential areas). Providing an allowance for potential 'infill' SEPP 5 housing (outside of a retirement village setting) at 1% of the population over 55 years equates to 537 dwellings in the LGA. The data provides the best approximation available. More accurate data would only be available to Council via its development approval records.

This suggests very broadly that there are around 2,000 ILU's available in the LGA. This number should not be relied for investment, but provides a general planning estimate.

In terms of demand for seniors housing, the following is noted:-

- Council Projections indicate the percentage of the population aged 55+ will increase from 29% to 39% of the total population in Lake Macquarie from 2005 to 2022.
- The most recent population projections from the Department of Planning (2010 series) indicates that the number of persons aged over 55 in the LGA will be 61,630 in 2011, accounting for 31.3% of the population. By 2016, this figure is expected to increase to 68,260 or 33.7% of the LGA's population.
- The 2004 Local Government Association of NSW "Ageing and Place" study, projected that by 2011 the population aged over 65 in the Lake Macquarie LGA would grow to around 51,004 by 2022 (i.e. 67% increase, or from 16.0% to 25.0% of the population). The number aged over 85 years will grow from 3,240 to 6,739 people (i.e. 108% increase).

³ AHURI Research and Policy Bulletin 43 (2004) "Housing futures in an ageing Australia"

⁴ AHURI Research and Policy Bulletin 43 (2004) "Housing futures in an ageing Australia"

- ABS data also suggests that the LGA has significantly higher proportions of residents who require assistance due to disabilities, but who are currently not living in retirement villages.

An approach which can be utilised to inform an assessment of potential demand is that established by the NSW Department of Planning in "*Guidelines for the preparation of SEPPSL Exemption Reports*". This document established as a goal for meeting the housing demands of seniors that manageable forms of housing should be available for 20% of people aged 55-74 years. The proposed development at Mount Hutton satisfies the Department's definition of manageable housing. This approach has been applied in the following table. The year 2011 has been utilised for the analysis.

Table 5.1: Assessment of Demand for Seniors Housing

Year	Estimated Population 55+	Estimated Households 55+	Estimated Population 55 - 74	Current Estimated Supply Age Restricted Self Care Dwellings in LGA	DoP Goal Seniors Dwellings (20% of population in 'Manageable forms of housing')	DoP Goal - Difference with Supply (Dwellings)	Seniors Housing Provision - as % of all 55+ housing	Seniors Housing Provision - as % of all 55 - 74 housing
	1, 2	5	1, 7	6	3		4	4
2011	61,630	38,519	44,920	2,000	5,615	+3,615	5.2%	7.1%

¹ ABS 2006 Census Basic Community Profile, based on Place of Usual Residence

² Drawn from the Ageing and Place Study.

³ Applied to population.

⁴ Applied to households.

⁵ The occupancy rate for over 55 households has been assumed to be 1.6.

⁶ There are an estimated 863 self care units in the LGA. An allowance for potential 'infill' SEPP 5 housing has been made at 1%. The number of 'infill' housing expected in 2011 is estimated at 1,400 dwellings.

*No additional Seniors Housing is included in the calculations above apart from the 1% 'infill' housing. The final figures are likely to be conservative as other private operators either expand there services or new Seniors Housing is established to accommodate increased demand.

DIPNR, in its 2004 'Review of Housing Strategy for Older People and people with a disability, including changes to SEPP 5' estimated that 4% of NSW seniors live in retirement villages or 'in fill' housing. This should not been adopted as a comparator for determining demand. SEPPSL was introduced as supply at this 4% rate was considered to be too low to meet increasing demands from Seniors. The current level of supply at the time was clearly viewed as inadequate in preparation of the SEPPSL. Any ongoing reliance on it to determine future provision would reinforce inequities of provision. If the 4% DIPNR average was adopted, the LGA would continue to fall behind demand. It is also further noted that DIPNR's estimate is now out of date and requires updating in light of the 2006 Census. As noted above there is a lag in housing adjustment to social trends and the DIPNR figure underestimates the current state of seniors housing trends. It is also noted that the DIPNR figures are a NSW wide average, and are expected to be notably higher in some parts of NSW, such as regional centres like Newcastle/ Lake Macquarie.

Whilst the figures within the table are unlikely to be accurate, they do present the magnitude of the issue facing Lake Macquarie. It is considered, within the limits of this broad analysis, that there is an identifiable and growing need for the proposed development.

Such a conclusion concurs with:-

- the Referral Response prepared by Councils' Coordinator Social and Community Planning (dated 29th July 2010). We note that this memo agrees that there is a need for the proposed development, with a *"need for additional seniors housing options in the Hunter, due to population increases and the ageing population"*.
- Lake Macquarie Council's Social Plan 2009-2014, which notes that *"For the period July 2007 to May 2008, 2,430 Lake Macquarie residents were assessed as eligible for placement in residential aged care facilities, with only 400 people being placed over this period"* and that *"Lake Macquarie will face an increasing need for housing options for older people"*.

6. IMPACT ASSESSMENT

6.1 Overview

This section of the report identifies the likely social impacts of the proposed development. This includes both positive and negative potential impacts on the Mount Hutton community, community services and facilities (both in general, and seniors' focused), and the future residents of the development. The key issues and scoping of potential impacts is based on background research (such as a literature review), evaluation of the demographic profile, a review of key policies and relevant reports, and locality investigations.

6.2 Scoping of Potential Impacts

The potential social impacts which can occur from a proposal of this type have been identified in the following areas:

1. Impacts from Increased Demand for Community Services and Facilities;
2. Impacts on Amenity, including Residential Character and Identity;
3. Impacts on Demographic Structure;
4. Impacts on Traffic, Transport, Parking, Access and Mobility; and
5. Impacts on Local Employment.

In general, potential impacts fall into several themes - the impact on the town of Mount Hutton of a new residential apartment development; the impact of a seniors housing development in particular on local available and on LGA services; and the impact on the future residents of the retirement village.

Each of these is discussed in the following sections to identify their likelihood, and if considered likely from the proposal, the scope of the impact is assessed.

6.3 Potential Impacts from Increased Demand for Community Services and Facilities

As part of this SIA, a review of the community services and facilities within Mount Hutton, Warners Bay and Charlestown, as well as the current aged care and seniors-focussed services and facilities in the Lake Macquarie LGA or available to residents of the development has been undertaken.

The LEP and the SEPP (with which compliance is not sought) identify a number of facilities and services which must be available to residents. Note that the development does not comprise serviced self care housing. The availability of services is discussed below.

6.3.1 Overview

Residents of the Village will require a range of community services and facilities to meet their needs, both as new residents of a locality and more particularly as seniors. Baum and Jackson (2004) in a report for the Local Government and Shires Association of NSW, "*Planning the Local Government Response to Ageing and Place*", identify a range of potential impacts on the delivery of infrastructure, facilities and services in a Council area arising from the ageing of a LGA's population. They are -

- *increased demand for more and possibly qualitatively different community care services, for integrated service planning and co-ordination of community care*

services, and for more and possibly qualitatively different seniors centres and other seniors services;

- *increased need at population level for health promotion programs and activities to prevent non-communicable diseases;*
- *increased demand for different public library facilities, collections, technologies and programs;*
- *increased demand for different cultural facilities, services, technologies, programs and activities;*
- *increased demand for modifications to sporting, recreational and entertainment facilities;*
- *increased demand for heightened environment conservation, protection and improvement;*
- *increased demand for modifications to household waste collection, to cope with mobility and frailty issues;*
- *increased demand for modifications to transport facilities and services;*
- *increased demand for modifications to pedestrian facilities;*
- *increased demand for modifications to road design and road safety programs;*
- *increased demand for ageing sensitive policies and practices in water management;*
- *increased demand for more and possibly qualitatively different residential aged care facilities and self care units;*
- *demand to assess industry development and assistance strategies and services for impact of competing pressures;*
- *increased opportunities for attracting older tourists; and*
- *increased demand for ageing-friendly tourist facilities and services.*

It is noted that these impacts have been identified in the context of an ageing population at a Local Government Area level and over a lengthy period of time. They are the cumulative effect, rather than the direct effect of individual development proposals. Individual proposals will potentially contribute in different degrees to each impact. Where relevant, the potential for these impacts on community facilities and services to occur from the proposal specifically are considered in below.

The demand for specific forms of community facilities and services is discussed below. The potential for the proposal to increase or alter patterns of demand for community services and facilities has been examined, primarily for the following forms -

- Community infrastructure and sporting facilities;
- General Medical Services; and
- Personal Care, Home Care and Meal Services (Home and Community Care type services) in the LGA.

Not all residents needs for higher order services can at the development, nor are they required to be. It is on these types of services that the development will potentially impact. In regard to these, it is noted that any increase in demand will not occur from commencement, rather they will increase over time as residents age. Any capacity constraints which currently exist in facilities and services in 2010 will not be initially impacted by the development. Finally, it is noted that the age of residents at commencement will be 'young-old' and this will remain the case for at least 10 years after commencement. Residents who move to the

village will be youthful, active and healthy seniors, enjoying the new life that comes with retirement. Their demand on services will accordingly be lower for some time.

6.3.2 Community Services and Facilities

SEPP HSPD requires reasonable access to services either on or off-site.

The site is well served by public transport. A sign posted bus stop is located directly out the front of the site and the service that uses this stop could be utilised by the residents. An appropriate pedestrian footpath will be provided to this stop to ensure safe access can occur. Given the nature of the site and immediate area the footpath provided will be relatively flat and will ensure access is suitable.

Newcastle Buses and Ferries currently operate Route 310 along Burton Road. This service provides connection to Belmont including the Belmont Hospital, Valentine, Eleebana, Mount Hutton, Charlestown, Merewether, the Junction and Newcastle. The service extends 7 days and at varied times (refer Appendix 9 of SEE). The existing service will provide links to other public transport nodes located within the Newcastle and Lake Macquarie areas.

In light of this level of access a bus service is not required to be operated by the village. In addition it is recommended that informal community transport options will be encouraged whereby car pooling and trip sharing organised through local resident networks.

(a) shops, service providers (includes post offices) and other retail and commercial services that residents may reasonably require.

The proposal will have access to local business and commercial services, as required by Clause 26 of SEPP HSPD. The site is within 2 kilometres of Lake Fair Shopping Village and around 4 kilometres from the Charlestown commercial centre.

The Mount Hutton area is located between nearby Charlestown and Warners Bay, both higher order shopping destinations. Charlestown is a regional shopping centre which has only recently been redeveloped and greatly expanded.

The immediate area of Mount Hutton is serviced by a large community shopping centre which serves the retail needs of Mount Hutton and the surrounding suburbs including Floraville, Jewells, Redhead, Valentine, Croudace Bay, Eleebana and Windale. Residential development is on the rise in response to a growing population.

The Lake Macquarie City Council Commercial Centre Study (2009) indicates within the Mount Hutton Central Business District there are 55 businesses and 18, 273m² of Leasable Floor Space. It has been indicated by Council in its city profile of the Mount Hutton area that the major businesses of the area are supermarkets and retail businesses.

Services available at the centre will adequately and appropriately meet the needs of the sites' residents.

(b) community services and recreation facilities.

The SEPP does not specify what form these should take. It is broadly interpreted to mean what residents need to enjoy a good quality of life – social opportunities, involvement in physical activity, and access to support services.

This will include ensuring that there are adequate **social opportunities**, as seniors generally have a heightened risk of social isolation and loneliness. There is considerable literature concerning the association between social isolation/ reduced access to social networks and the health of seniors. There is evidence that lonely individuals lacking social support may engage in fewer health-promoting behaviours and more health compromising behaviours and may not access appropriate and timely healthcare.

The factors identified⁵ as influencing social isolation of seniors are -

- living alone;
- ability to use existing public and/or private transport;
- engagement in meaningful activity;
- network of friends;
- availability of wide range of opportunities for meaningful social participation activities;
- physical location;
- local infrastructure for healthy living;
- public space available for community members to use, accessibility of public buildings for those with a disability/frailty;
- range of social and health services needed to meet needs of the community; and
- social capital.

The role of the site is discussed in Section 2. Off-site, the primary opportunity for interaction to occur is through the promotion of shared interests and participation in existing community groups and facilities, such as churches and sport.

As discussed in Section 7 (site management plan), the proposal should contain a range of social initiatives which encourage social networks and involvement amongst residents. The development of social and support networks promotes health, and reduces demand on medical and health care services in the LGA, such as HACC. Stimson (2002) found evidence that retirement village residents are happier, more physically active, live longer and are less physically and socially isolated.

As noted by the ABS⁶, **involvement in physical activity** for older adults, including the frail and very old, has the same benefits as it does for other age groups. Specific health issues for the older population include bone health, osteoporosis, postural stability and the risk of falling. Physical activity plays a role in both the prevention and management of many chronic illnesses, including cardiovascular disease, diabetes, lung disease, obesity, osteoporosis and some forms of arthritis. In addition, weight-bearing activity can increase mobility, independence and reduce the risk of falls. Regular, moderate physical activity may also contribute to psychological benefits including improved mental functioning, self-confidence, and alleviation of depressive symptoms. The Australian Sports Commission states⁷ that *'regular physical activity is associated with a 40% decreased risk of losing mobility for older people'*. As a result of physical activity, quality of life is increased, fear of falling is reduced and people can live independently for longer.

In 1999-2000 the Tasmanian Office of Sport and Recreation (OSR) conducted a voluntary study on seniors' participation in sport and recreation activities. The four most popular activities for people aged 65 and over were recreational walking, lawn/indoor bowls, fishing and golf. For people aged 55-64 the four most popular activities were recreational walking, fishing, swimming/diving and golf. For people aged 45-54 years and over recreational

⁵ Queensland Government, Cross Government Project to Reduce Social Isolation of Older People
<http://www.communities.qld.gov.au/seniors/isolation/>

⁶ <http://www.abs.gov.au/Ausstats/abs@.nsf/0/af84dcd087c7f127ca256c32002415b2?OpenDocument>

⁷ ACS & DVA, 2001

walking, fishing, swimming and bushwalking were popular. These findings were noted to be consistent with ABS data⁸. The top sports/physical activities in NSW, for all ages, are:

1. Walking (other than bushwalking) (36.0%);
2. Swimming (17.5%);
3. Aerobics/ fitness (16.2%);
4. Tennis (9.8%);
5. Golf (8.4%);
6. Cycling (7.7%);
7. Running (7.1%);
8. Bushwalking (6.8%);
9. Soccer (outdoor) (5.3%); and
10. Touch football (3.6%).

Participation in physical activity decreases with age⁹ - 45 - 54 years (78.4%), 55 - 64 years (76.3%), and 65 years and over (74.6%). The main motivations for participating in sport and recreation activities for people aged 45 and over were fitness/health/exercise and fun and enjoyment. Further, the main reason for discontinuing activity for people aged 45 and over was due to age, the second most frequent reason was ill health for people aged 55 and over, and lack of time for people aged 45-54.

The 2003 Participation in Exercise, Recreation and Sport Survey¹⁰ identified that in Australia, 31.6% of people aged over 55 years participate in sport or physical activities that were organised in full or in part by a club, association or other type of organisation. Participation rates in organised activities are somewhat higher in NSW, with 35.2% of those aged 55-64 years, and 32.5% of those aged over 65 involved¹¹. In Australia, 14.4% of those aged 55-64 years, and 16.4% of those aged over 65 participate in organised activities twice a week or more.

The Lake Macquarie LGA provides an extensive range of sports facilities across a large geographical area that caters for a variety of different organised sport activities and are used by approximately 105 Lake Macquarie based clubs. The following council owned sports facilities are located within the Windale Planning District¹² -

- Athletics = 2
- Baseball = 2
- Cricket = 9 (turf = 1, synthetic = 8)
- Netball = 8 courts
- Rugby League = 9
- Football = 12

⁸ <http://www.abs.gov.au/Ausstats/abs@.nsf/0/af84dcd087c7f127ca256c32002415b2?OpenDocument>

⁹ http://www.dsr.nsw.gov.au/research/r_fact_03partip_nsw.asp

¹⁰ The Participation in Exercise, Recreation and Sport Survey 2003 Annual Report, Standing Committee on Recreation and Sport, page 35.

¹¹ Ibid, Page 40.

¹² Sports Facility Strategy 2009 – 2014 page 71

Mount Hutton has a tennis facility (5 x Grade 1 synthetic courts with lights and practice wall. Clubhouse and amenities), and playing fields (Holford Field). The nearest lawn bowls facility is in Charlestown, and it has recently been upgraded and expanded at a new site.

It can be concluded that, although the immediate area has limited sporting facilities, adjoining suburbs offer a range of excellent community and recreation facilities. The immediate area does have ample passive recreational opportunities, such as bushland and open space.

The sports and activities older people are likely to participate in will be able to accommodate any new users from the development. Demands from village residents will primarily affect the bowls, tennis, and golf clubs. Assuming 35.2% of village residents would belong to a sporting club¹³, this would equate to less than 30 residents by the time the village is fully occupied. Residents of the development will join the relevant clubs and pay their membership subscriptions supporting the facilities in the manner of any resident of the LGA.

Demand for library services will increase. However a library/ book exchange is to be developed on-site in the community centre to cater to this demand.

Village residents are also expected to create new clubs and organisations to suit their interests (such as a bridge club), providing benefits to Mount Hutton residents with like interests. Current interest in such activities may be from only small numbers restricting availability.

The majority of **community facilities** required by residents will be provided within the site, by the proposal's provision of a Community Centre and outdoor areas (and in satisfaction of the relevant provisions of SEPP HSPD). The community centre provides the space within which a broad range of social and recreational activities can occur.

However, in a manner similar to any new housing, residents of the village will also utilise the facilities and services available in Mount Hutton, as well as in the wider LGA. At present there are an excellent range of community facilities and services available to Mount Hutton residents, including sporting and social clubs, shops and other services. With an influx of residents with the proposed development, the demands for some of these services will naturally increase. Howe and Donath (1997) report that the majority of people aged 55-75 years old are engaged in activities outside the home, with 33% of men and 25% of women belonging to a sporting club, senior citizens centre or church club. This equates to about 15 to 20 residents.

This use will be encouraged by the applicant and is important in order to facilitate the integration of the village residents into the wider community. These facilities assist in maintaining social networks and contribute heavily to a higher quality of community life.

It is our opinion that the sports and activities older people are likely to participate in will be able to accommodate any new users from the development.

(c) the practice of a general medical practitioner.

SEPP HSPD requires the residents to have reasonable access to the practice of a general medical practitioner. There are a number of GP's located within the Mount Hutton, Valentine, Warners Bay and Charlestown areas. After-hours care for the residents is available through the afterhours clinic at Charlestown or the major health services located at Gateshead.

A pharmacy is available at the Mount Hutton shopping centre.

¹³ The Participation in Exercise, Recreation and Sport Survey 2003 Annual Report, Standing Committee on Recreation and Sport, page 35.

With an increase in the population generally, the utilisation of and demand for medical and associated services is anticipated to increase. As identified above, demands will not necessarily increase beyond the level of a normal housing development, simply because residents are aged over 55 years. As noted, *“an older population does not necessarily mean a sicker population leading to larger medical and social care costs. The Baby Boomer generation is projected to be healthier, wealthier, more active and more productive than preceding generations. It is estimated that they have probably 25 years of life ahead of them.”*

The capacity of GP services through the LGA is however limited. Specialist services are reported to be “stretched”. Overall, 38% of all Hunter residents reported facing barriers to accessing a GP in the previous year, a significantly higher proportion than in the rest of the state. The main barriers were inability to get an appointment, lack of GP services in the local area, cost, and transport¹⁴. Lake Macquarie Council's Social Plan 2009-2014 identifies the need for increased access to GPs. However it notes that -

- Access in Mount Hutton (the Eastlakes area of the LGA) is better than average. There are 87 GPs in the Eastlakes area and 83 GPs in the Westlakes area (June 2008). This equates to one full time equivalent GP per 1,346 population for the Eastlakes, and one per 1,762 population for the Westlakes area (ideal ratio is 1 per 1200 population). The combined Lake Macquarie, Newcastle, and Maitland average was 1,564. The Newcastle LGA ratio was 1 per 911 – however a significant proportion of workers who commute from outside the LGA (including Lake Macquarie) while use these GP's instead of local services, affecting this ratio;
- GP numbers have increased by 5.6% since 2005 (Hunter Urban Division of General Practice 2008).

Further, it is noted that:-

- this shortage is a result of population growth and ageing trends in the LGA, trends to which the development responds.
- many of the residents will already live within the LGA and have a local GP and other health and support networks
- an increase in demand for medical services may also lead to additional services establishing in Mount Hutton. This has been reported to have occurred elsewhere in the LGA¹⁵. The combined purchasing power of the developments residents may in itself facilitate this, allowing them to be ‘bought in’ to the development to use the meeting rooms.
- A Site Management Plan will be developed prior to occupation, which will detail how any service delivery gaps could be met.

6.3.3 Aged Care Facilities

Aged care facilities within the Lake Macquarie and Newcastle LGA's are in Appendix 1. Within the surrounds of Mount Hutton¹⁶ there are 6 existing or proposed retirement villages with 176 independent living units (ILU's). Several of these aged care facilities are located around the Mount Hutton shopping centre.

¹⁴ Lake Macquarie Council's Social Plan 2009-2014

¹⁵ Lakes Mail, 21 February 2008

¹⁶ a broad area from Valentine/ Floraville in the south to Warners Bay/ Lakelands in the north, the Pacific Highway/ Newcastle Bypass to the West and the lake in the east

In total, as at June 2010, there are 984 residential high care beds and 905 low care beds for older people in Lake Macquarie. This is an increase from July 2007, when there were 1021 residential high care beds and 890 low care beds in the LGA. In Newcastle there are 876 residential high care beds and 1,037 low care beds for older people. A new aged care facility (ACF) has been approved for construction at Warners Bay (DA1723/2007).

There is a high level of demand for the ACF places. Council's Social Plan identified that "For the period July 2007 to May 2008, 2,430 Lake Macquarie residents were assessed as eligible for placement in residential aged care facilities, with only 400 people being placed over this period". The Newcastle Herald's Matthew Kelly (24/05/10 - *Hunter's Aged Care Crisis*) has recently indicated:

"At least five new nursing home places will need to be established in the Hunter every week during the next 15 years to keep up with surging demand...The Hunter is among the worst-affected areas in Australia because of the region's above-average rates of ageing."

The Australian Bureau of Statistics estimates that the Hunter's population will reach 710,000 in 2026. There will be about 200,000 people aged more than 70, 8%, or 16,000, of whom will require residential care. It is estimated that more than 11,000 of that group will need nursing home care."

The DA, by allowing people to age in place in appropriately designed accommodation, will keep people from requiring the services of an ACF for longer, reducing these demands. This is an important benefit of the proposal.

6.3.4 Services for the Aged

A list of services available to seniors within the LGA is contained in Appendix 1, with a focus on community care/ HACC services. The majority of CACP places are provided by operators in central Newcastle. A large providers (Anglican Care CACP, 101 places) is located nearby at Booragul.

As identified, the LGA has an increasing population of seniors residents. As identified above this will result in 'increased demand for more and possibly qualitatively different community care services' across the LGA area.

Kendig and Duckett (2001, page 51) however suggest that the absolute number of older people and the speed of ageing will not drive a crisis in aged care. They suggest that a better indication of the population needing aged care is the proportion aged 80 years and over (the 'old-old' population). They note that in Australia this age group grew at 5% annually between 1985 and 1995, but slowed to 3.3% over the next decade, and may slow further until the Baby Boomers begin to reach this age in about 2030.

Table 6.2 indicates the proportion of each age group which accesses HACC services in NSW. Demand is generally low amongst those aged under 65, and increases to more substantive levels at the age of 70 and above. This is reflected in reporting for HACC type services, such as Community Aged Care Packages (CACP) (that is low level care provided at the clients home as an alternative to low level residential care (eg cleaning, food preparation, companionship, personal hygiene etc.)), which are generally provided for residents in the community aged over 70 years. Kendig and Duckett (2001, page 18) point out that both Howe (2000) and Bridge et al (2001) estimate that approximately one-third of frail old people use the HACC program. From the tables data it can be estimated that 8.9% of those people aged over 55 use HACC services (or around 15 residents of the development).

Data from the HACC Minimum Data Set indicates that in 2002-03, 75.9% of clients were aged over 65 years (9.7% are under 50 years). The average age of HACC recipients in NSW is 73.6, and the median age is 78.3.

The Australian Government uses a comprehensive planning framework to achieve an equitable distribution of aged care places to all Aged Care Planning Regions across Australia. New places are made available for allocation based on population projections and the current level of aged care provided, compared to the target planning ratio of 113 places per 1,000 people aged over 70 years. This includes, for every 1,000 people aged 70 or over, 40 High Care places, 48 Low Care places and 25 Community Aged Care Packages.

Application of the Commonwealth target planning ratio to this population is included in the following table. The table also includes an identification of existing aged care places drawn from Department of Health and Ageing data (Appendix 1). The majority of CACP places available in the LGA have been funded to assist residents of both Lake Macquarie and Newcastle Local Government Area's. Accordingly, population data for both LGA's has been combined in this analysis.

Table 6.1: Comparison of existing aged care places in Newcastle/ Lake Macquarie to Target Ratios (2006 population)

	Existing Places Funded in Newcastle/ Lake Macquarie	Target Places in Newcastle/ Lake Macquarie ¹	Difference
CACP / EACH	1,085	984	+101

1: Based on 113 places per 1,000 people aged over 70 years, 2006 population

This table identifies that there is some overprovision of Community Aged Care Packages. The limitations of simple benchmark applications are acknowledged. Application of the target planning ratio at the LGA level ignores the mobility of seniors within NSW, the region and the LGA.

Given the present situation, any increase in demand for Commonwealth-funded services for the aged are likely to impact the already under-resourced ACAT undertaking initial assessment, rather than the actual provision of CACP, which organisation indicate are currently available.

Table 6.2: HACC Clients in NSW as a Percentage of the Total Population

Age	% of Total Population	% of HACC Clients
0-49	0.4	9.7
50-54	1.1	2.6
55-59	1.5	3.2
60-64	2.7	4.5
65-69	5.0	7.1
70-74	9.8	11.8
75-79	16.8	17.7
80-84	27.3	20.4
85+	39.8	23.0
Total	2.7	100.0

Source: Department of Health and Ageing (2004) Home and Community Care Program Minimum Data Set: 2003-2004 Annual Bulletin

Table 6.2 suggests that significant HACC type services (either provided by village management or government funded) are unlikely to be required by the residents of the proposed development for a number of years.

In the initial stages of the village it could be estimated, based on the table rates, that just 2 residents could require HACC type services, and at most 3 residents could require HACC type services by 2016. This could foreseeably remain the case for the first 10 years of operation. It is noted that rates of access to HACC type services in the village is likely to be lower than the average rates identified in **Table 6.2** however. As noted elsewhere the residents of the development will generally be younger, young-at-heart, active and healthy. They would not view themselves as retirees or aged.

HACC type demands are likely to arise in numbers similar to **Table 6.2** after 12 years of operation (correlating to the reduced occupancy levels of villages over that time frame). Whilst difficult to estimate it is considered that once the village enters a 'mature' phase (residents 70 to 84 year age), approximately 6 to 10 residents could require HACC type services.

By this time, increased funding and will have improved levels of service supply. The situation more than 10 years in the future cannot be known. Already as a result of the growing demand, the Government has increased the available funding for aged-care services by almost 30%, to more than \$10.8 billion in the 2020-11 budget. The Commonwealth (2002, page 39) predicts growth in community care spending to rise from 0.14 per cent of GDP in 2001-02, to 0.17% in 2011-12, 0.21% in 2021-22, 0.27% in 2031-32 and 0.32% in 2041-42.

As well as funding, methods of service provision are also likely to have altered dramatically from current methods by this time.

Further, it is noted that:-

- research by the University of Queensland (Professor Bob Stimson) has established that the vast majority of residents will relocate from within the Lake Macquarie LGA (only 14% located distances exceeding 100 kilometres).
- as many of the residents will already live within the LGA they will have a local GP and other health and support networks. Clinical workloads will not greatly increase from the developments residents.
- a Site Management Plan will be developed prior to occupation, which will detail how any service delivery gaps could be met (Section 7).

Such a conclusion concurs with the Referral Response prepared by Councils' Coordinator Social and Community Planning (dated 29th July 2010). We note that this memo identifies that the proposed site is appropriate for seniors housing, as *"it is in close proximity to residential areas and existing services and facilities"*.

6.4 Potential Impacts on Amenity, including Residential Character and Identity

This issue is considered from a built environment perspective in the Statement of Environmental Effects (SEE) lodged with the DA. This report demonstrates how the urban design of the proposal will foster its visual and physical integration with the surrounds, and demonstrates how an increase in population can be achieved in design terms without significant affect on local rural character. The Visual Impact Assessment (Appendix 8 of the SEE) indicates whilst there will be impact on the current rural character of the site and within the immediate proximity, this can be managed through landscaping and the works proposed. Achieving this, the SEE identifies that -

- views of the site are limited due to the small visual catchment and the slightly elevated areas to the rear being heavily vegetated. This small visual catchment is further reduced by the generally flat terrain of the rural zoned area and the limited vegetation provided along boundaries.
- Proposed dwellings are single storey.
- The greatest viewer access relates to traffic using Burton Road. Generous landscaped setbacks to Burton Road of around 25.5 metres ensure existing vegetation is retained and the rural character that exists along sections of Burton Road is also continued.
- The density, layout and provision of open space, vegetation/wildlife areas and garden areas will provide a more “rural” “green” feel to the development, which is generally consistent with the character of this area.
- The proposed development presents no significant opportunity for overlooking of adjoining developments.
- Immediately to the south of the site is a restaurant, function centre and accommodation known as Ducks Crossing. Separation distances between the existing dwellings and function centre on the adjoining site with the proposed development meet the relevant requirements. A setback is proposed along this boundary. The setback to the southern boundary varies, however the closest setback at the western end of the southern boundary (near the restaurant) is 10.185m and at the eastern end of the southern boundary towards the rear of the site the setback is 8.56m. Given the proposed setback and landscaping, it is considered that any potential impact upon this adjoining use would be minimal. The proposed setback between the restaurant and dwellings recognises that the restaurant can create noise during the evening. The form of fencing utilised will also be important to preserve the character of Ducks Crossing, and should be further resolved proper to construction certificate.

The DA is consistent with Council's Lifestyle 2020 Strategy (“Lifestyle 2020”), in particular the provision of a range of accommodation consistent with the character of the area providing greater options to potential residents nearby to existing facilities. Lifestyle 2020 is the major planning initiative for Lake Macquarie that provides the strategies necessary to manage the population and employment growth expected to occur in the local government area over the next 20 years. It underpins the land use strategy on which the Lake Macquarie Local Environmental Plan 2004 and the complementary suite of development control plans (particularly DCP No.1) are based.

A traffic and parking impact assessment of the proposed development has been undertaken by BJ Bradley and Associates and is submitted with the DA (see Appendix 9 of the SEE). Traffic movements from a seniors development are less than that from other residential developments. This report identifies that traffic and parking impacts would be minimal and well within capacities. We are advised that there is that any increase in traffic will be imperceptible for Mount Hutton residents. There will be parking provided in addition to what is required and there is direct access to existing public transport services.

Construction activities have the potential to impact upon the amenity of the surrounds, such as truck movements, noise, dust and safety concerns. Whilst unavoidable, mitigation mechanisms such as a Construction Management Plan can act to reduce their severity. Any increased level of noise in the locality due to construction will be limited and temporary in nature. All construction activities will be in strict accordance with Council requirements.

Adequate open space is included in the proposed development. Pedestrian networks promote ease of movement within the development and to the adjacent bus stop (providing access to wider services). There are currently no existing pedestrian facilities in the area immediately fronting the site, such as footpaths or crossing aids. However, whilst the locality is walkable (being relatively flat), there are no close attractions for pedestrians to walk to.

The social aspect is just as critical as the physical to the community's perception of amenity and character impacts. The key consideration in these terms is the ability of the locality to accommodate the proposed increase of people, and how to manage this growth in a manner which maintains a rural character.

6.5 Potential Impact on the Supply of Rural Residential land

The proposed development of the property will lead to the loss of one (1) rural residential property from the stock available within the LGA. We have considered whether this will result in a social impact and what the extent of any such impact would be.

6.5.1 The Nature of Rural Residential Development

Whilst rural residential development does fulfil a lifestyle choice, it has a number of significant environmental, social and economic costs -

- It is an inefficient land use as it allows large areas of land to be accommodated by few people. As a result, available land resources are being used faster than in conventional residential development. This often leads to more pressure to expand urban areas which, in turn, affects land with high economic or environmental value.
- It often takes up good agricultural or ecologically significant land.
- It leads to conflicts between rural residential residents with adjacent rural activities, inhibiting farming practice.
- It is costly to provide with infrastructure and allows housing in areas away from employment and needed services (such as schools, medical facilities, retail shops and community facilities).
- It promotes reliance on car-based transport.
- Loss of the rural landscape and its scenic appeal by subdivision and development.
- Social problems such as isolation. Social bonds created through interpersonal interaction have been noted to decrease in clusters of rural residential developments (Daniels & Lapping, 1996).

Research on these issues has been ongoing for some time, since coming to prominence in the early 1990's¹⁷.

¹⁷ For example - Edols-Meeves and Knox 1996, 'Rural Residential Development', Australian Planner, vol. 33, no. 1, pp. 25-29.; Gardner, B 1994, 'Highly Productive Agricultural Land – Australia's Limited Resource – Its Value and Major Threats', The Australian Rural and Regional Planning Network 1994. Prime Agricultural Land and Rural Industries on the Urban-Rural Fringe Conference.; Nelson, A 1992, 'Preserving prime farmland in the face of urbanization, lessons form Oregon', Journal of the American Planning Association, vol. 58, no. 4, p. 22. ; O'Keefe, M 1994, Rural Residential Subdivision: impacts and issues for land use planning: A case study of the attitudes and perceptions of landholders and land managers in the Mary River catchment, South East Queensland, School of Environmental Science, Griffith University, Australia. ; O'Sargent, F, Lusk, P, Rovera, J & Varieta, M 1991, Rural Environmental Planning for Sustainable Communities, Island Press, Washington.

We are not aware of any study which suggests that there is a lack of rural residential lands within this housing market (which for Rural Residential lands is the Lower Hunter sub-region). The Lower Hunter Regional Strategy concludes that -

This desire is catered for with a large supply of existing small rural holdings in the general rural zone (estimated to be approximately 7000) that is effectively being used for rural living without significant agricultural production. In addition, there is currently almost 7000 hectares of land zoned for rural residential purposes in the Lower Hunter. To further supplement that, another 700 hectares of land has been identified for rural residential development within endorsed local council strategies, which is yet to be rezoned.

6.5.2 Quantifying the Extent of any Potential Impact

The extent of potential social impact can be quantified as follows. The groups which could be negatively impacted by the loss are -

- The occupant - The property would be lost from the LGA's rural residential stock, which would affect 1 household (or up to 5 people). The household impacted is theoretical, as the current occupant is the DA applicant. As such any impact on the household is minimal as they will purchase another similar property elsewhere. The proposed loss is minor in scale and holds no implications for the affordability of other stock in the LGA. As discussed above there is no shortage of stock.
- Adjacent occupants or people driving past the site - This issue has been considered in Section 6.4, which concludes that due to the nature of the site, and the design, boundary setbacks and landscaping proposed, the locality will retain its rural residential character. Any impact would be minor.

Against this single household which may be potentially impacted can be weighed a number of groups on whom the impact of the proposal will be beneficial -

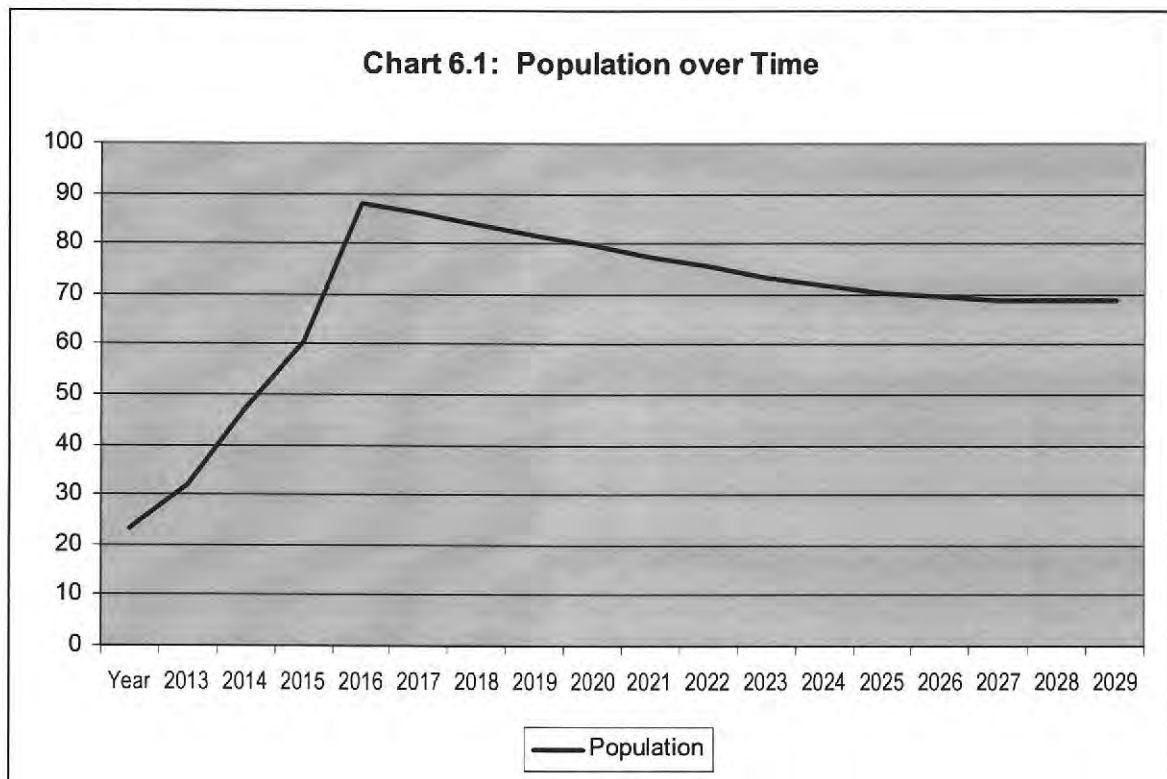
- Occupants of the retirement village - 51 households (or up to 88 people). Section 5.5 establishes the need for the development.
- The occupants families, who will have peace of mind that their parents are living in a safe, well serviced home environment, at a site near their existing place of residence - around 120 people (and an unknown number of adult grandchildren).
- Households which purchase the properties currently occupied by the seniors residents - 51 households (or 120 people). They release of 51 homes into the market will have some impact on local housing affordability.
- The wider community, which benefits from:
 - bringing large homes back into use by families. This efficiently utilises existing social infrastructure (eg schools).
 - converting rural residential land into a more efficient form of land use (as discussed above).

It is our opinion that these benefits are significant, and that these benefits outweigh any potential impact which might arise from the loss of rural residential land. The disadvantages of rural residential development (which are borne by the entire community) are considered to outweigh the amenity and lifestyle advantages which accrue solely to the occupant of the property (just one household).

6.6 Potential Impacts on Demographic Structure

The residential component of the development will comprise 51 dwelling units. In NSW the occupancy for new retirement villages is on average 1.8 persons per dwellings decreasing to 1.35 persons per dwelling over the next 12 years, where it stabilises.

Application of these rates to the development indicate that, upon completion of construction in 2018, the village will house approximately 86 residents. The population would stabilise at around 69 people over the following decade. At its peak in 2017, this would be approximately 2.8% of the total population of Mount Hutton in 2006 (ignoring other population increases which will have occurred since that time). The proposed increase in the population is therefore minimal.



The particular demographic make up of the new residents could alter the demographic profile of the community. As a seniors development, the majority of these new residents will be over 55 years of age (although it is noted that some will be younger, as only one member of the household may be over 55). However, the size of the proposed village is small, and as such a noticeable change in the suburbs demography will not be felt.

In general, the potential impacts from population increase and/or a restructuring of the demographic profile include -

- Lack of integration with the existing community;
- Loss of a “sense of community”;
- Creation of an ‘unbalanced’ demographic structure;
- Loss of character and lifestyle; and
- Increase in demand, or alteration in patterns of demand, for community services and facilities.

However, as discussed above, the increase in population and alteration to demographic structure is minor and it is our assessment that impacts such as these are unlikely to eventuate. Methods to foster integration with the existing community are discussed in **Section 6.4**. The potential increase in demand for community services and facilities is considered in **Section 6.3**.

6.7 Benefits of the Proposal

The addition of a retirement village to Mount Hutton also presents a number of potentially positive aspects. Healy (2004, as summarised in Baum and Jackson 2004) argues the ageing of the population should be seen as a "transition not a crisis". Healy identifies a number of positive elements which the ageing of the population can contribute to an LGA -

- an older population does not necessarily means a sicker population leading to larger medical and social care costs. The Baby Boomer generation is projected to be healthier, wealthier, more active and more productive than preceding generations. It is estimated that they have probably 25 years of life ahead of them.
- over 25% of health care costs over a lifetime are attributable to the last year of life (Wanless 2001) but the cost of this last year of life does not rise with age and may fall (Graham et al 2003).
- the Baby Boomer generation is wealthier than were previous generations of retirees, with the average wealth of older Australians almost doubling between 1986 and 1997 due to the high ownership rate and strong growth in share prices and value of superannuation (Harding et al 2002).
- many workers will choose to work beyond retirement age as they are healthier, better educated and the nature of work is physically less demanding.
- many health and welfare agencies are seeking to recruit from the growing number of retirees, as rates of volunteering among Baby Boomers are continuing to rise compared to previous generations (Wilkinson and Bittman 2002). Not only does the community benefit from volunteer work contributed by older people but older people also benefit and report a high level of satisfaction with their volunteer work (Cummins et al 2002).
- it is likely that older communities will be more law abiding communities because older people are less inclined to commit crimes against people and property (Australia Institute of Criminology 2002).
- it is probable that arts and culture will benefit from an older community.
- there are opportunities for the economy to respond to the needs of older people. The seniors consumer market will change in emphasis with trends suggesting that the mature consumer will spend less on luxury goods and more on grandchildren, leisure and recreation (Access Economics 2001).

Some of these effects could be anticipated to occur in Mount Hutton. The introduction of the development is likely to create a more culturally enhanced community, with an increased volunteering capacity, potentially enabling it to be enriched in ways not currently possible.

The addition of more people in older age groups to Mount Hutton may also have the added benefit of revitalising some local clubs and activities. Clubs are voluntary organisations, some of which may have difficulty attracting volunteer assistance. The proposal will increase the volunteering capacity of the community with residents in an age group which generally have



available time to contribute. The residents of the village will provide a significant benefit to the local economy through these voluntary efforts, both via fundraising and their skills.

The likely impacts from the proposal on the local economy and local employment are positive. Both the construction and operation phases of the development will directly create a number of jobs in the local economy. Further, upon operation residents of the village will contribute to the local economy via consumption activities, supporting a number of other jobs.

The development will result in improved levels of housing affordability. The development's predicted price entry of \$295,000 - \$360,000 would allow retirees living in the LGA to sell their house and downsize.

7. MITIGATION OF IMPACTS

A number of recommendations have been made within this report. In addition, the following strategies are recommended to mitigate the likely social impacts identified.

1. Residents of the proposal will require a range of services and facilities. It is important that a seniors housing development provide a self sufficient range of community facilities within close proximity of its residents. The village has been designed with these needs in mind, and the majority of needs will be met on-site. These proposals are supported. Flexibility is an important concept when considering the future needs of village residents.
2. A plan of management for the village should be developed prior to occupation which will detail the social elements of the villages operations, including any on-site or off-site site management, and arrangements for access to medical and allied health services, as well as personal care services (such as meals and cleaning). This plan should deal with:
 - Maintenance of a Resident Directory which details and outlines village issues and procedures.
 - The provision of personal care services associated with domestic duties and accessing other services.
 - A housekeeping service.
 - The provision of home delivered meals as required.
 - Use of the Community Centre, by residents and external parties.
 - The provision of motorised transport carts around the site and details pertaining to nearby shopping areas, GP surgeries and recreational areas.
 - The maintenance of the landscaped areas and recreational facilities within the site.
3. Residents of the village should be provided with a 'Welcome Pack' detailing the services (and hours, contact details) available to them in the village, and Mount Hutton.
4. The development and implementation of a 'welcome program' is critical to begin the process of building relationships between new and existing residents. This should involve an ongoing program of events including community BBQ's and initial support for social clubs and activities.
5. The residents of the village will present a valuable pool of volunteers to assist community organisations and health and welfare services. This should be promoted and assisted by the villages' management.
6. The proponent should communicate details of the construction phase of the proposal to local residents, including details of phasing, types of works, hours of operation, and truck movement times and routes and any problems experienced should be addressed through direct phone contact with the contractor.

8. CONCLUSION

Council has received a DA for the construction of a retirement village comprising 51 dwellings, supported by a range of community infrastructure, on land known as No's 40-48 Burton Road, Mount Hutton.

Upon completion, the village will house approximately 86 residents, however over the following decade the population of the village will decline and stabilise at approximately 69 people. The increase in population proposed by the development is not considered significant in the context of Mount Hutton.

This SIA has examined the capacity of various services required by the residents. The village has been designed to meet on-site a range of services and facilities which could be required by the residents.

Residents will to a degree utilise some existing services and facilities in Mount Hutton, Charlestown and Warners Bay. There are no capacity related issues with facilities in terms of the community or recreational facilities likely to be used by the residents of the village. There is some capacity in HACC services. However access to some GP and health services is constrained. It is predicted that the village will initially create little, if any, demand for these services. Indeed the development of the village will reduce demands that would be experienced if its residents were living in the wider community. While demands for these services from the village may increase over time, the ageing of the LGA's population in general, regardless of the addition of this proposal, will require additional funding of HACC services to meet increasing needs.

Access to those services which cannot be provided on-site will be established by a plan of management for the village to be developed prior to occupation.

It is concluded that, combined with the services on offer by the village, demand on community services will not be significantly stretched by the development.

It is our view that the proposed development is -

- well located in close proximity to residential areas and existing services and facilities;
- serves a significant local need for aged housing; and
- has a number of important direct and indirect (e.g. improved housing affordability for families) social benefits.



APPENDIX 1

Aged Services

Aged Care Service List - New South Wales - as at 30 June 2010

Service Name	Suburb	State	Postcode	Aged Care Planning Region	Statistical Local Area (SLA) Name (ASGC 2006)	Care Type	Community Care Places	Residential High Care Places	Residential Low Care Places	Transition Care Places	Approved Provider	Organisation Type	Remoteness Area (ASGC 2008)	Australian Funding 2009-2010 (ATSI and Innovative Care Funding is not available)
Greenmount Gardens Hostel	MOUNT HUTTON	NSW	2290	Lake Macquarie (C) - East	14651 Residential	Residential - Residential Aged Care - CACP - Community Aged Care Package - Each - Extended Aged Care - Home Care - Multi-Purpose Services - Adult - Home Care and Core Treat - Extended Aged Care Program	0	0	42	0	Anglican Care	Charitable	Major Cities of Australia	\$803,236.22
Hillside Residential Aged Care Facility	MOUNT HUTTON	NSW	2290	Lake Macquarie (C) - East	14651 Residential		0	100	0	0	Principal Healthcare Finance No 3 Pty Limited	Private Incorporated Body	Major Cities	\$5,399,011.85
Lake Macquarie Retirement Village	BELMONT	NSW	2280	Lake Macquarie (C) - East	14651 Residential		0	0	53	0	The Frank Whiddon Masonic Homes of New South Wales	Charitable	Major Cities	\$2,125,869.40
Narla Village	BELMONT NORTH	NSW	2280	Lake Macquarie (C) - East	14651 Residential		0	0	40	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities	\$1,251,923.26
Narla Village Nursing Home	BELMONT NORTH	NSW	2280	Lake Macquarie (C) - East	14651 Residential		0	60	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities	\$3,401,439.30
Nazareth Village	BELMONT	NSW	2280	Lake Macquarie (C) - East	14651 Residential		0	0	50	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities of Australia	\$1,849,059.69
Redhead Gardens Hostel	REDHEAD	NSW	2290	Lake Macquarie (C) - East	14651 Residential		0	20	39	0	The Frank Whiddon Masonic Homes of New South Wales	Charitable	Major Cities	\$2,953,488.42
Southern Cross Tension Apartments - Swansea	SWANSEA	NSW	2281	Lake Macquarie (C) - East	14651 Residential		0	0	32	0	Southern Cross Care (NSW & ACT)	Religious	Major Cities of Australia	\$693,555.36
St Francis Village	ELEEBANA	NSW	2282	Lake Macquarie (C) - East	14651 Residential		0	0	52	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities of Australia	\$1,965,782.78
Acacia House Hostel	EDGEWORTH	NSW	2285	Lake Macquarie (C) - North	14653 Residential		0	0	71	0	Royal Freemasons Benevolent Institution of NSW Nominees Ltd	Charitable	Major Cities of Australia	\$2,642,936.28
Anaroo Aged Care Facility	CHARLESTOWN	NSW	2290	Lake Macquarie (C) - North	14653 Residential		0	68	17	0	Hunter Valley Care Pty Ltd	Private Incorporated Body	Major Cities	\$3,731,802.91
Bupa Cardiff	CARDIFF	NSW	2285	Lake Macquarie (C) - North	14653 Residential		0	67	0	0	Bupa Care Services Pty Limited	Private Incorporated Body	Major Cities of Australia	\$4,078,755.12
Garden Suburbs Nursing Home	GARDEN SUBURBS	NSW	2289	Lake Macquarie (C) - North	14653 Residential		0	85	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities	\$4,811,440.48
Hawkins Masonic Village Hostel Jacaranda	EDGEWORTH	NSW	2285	Lake Macquarie (C) - North	14653 Residential		0	0	30	0	Royal Freemasons Benevolent Institution of NSW Nominees Ltd	Charitable	Major Cities of Australia	\$1,241,685.00
Hawkins Masonic Village Nursing Home	EDGEWORTH	NSW	2285	Lake Macquarie (C) - North	14653 Residential		0	29	0	0	Royal Freemasons Benevolent Institution of NSW Nominees Ltd	Charitable	Major Cities of Australia	\$1,364,524.83
Anglican Care CACP	BOORAGUIL	NSW	2284	Lake Macquarie (C) - West	14655 CACP		101	0	0	0	Anglican Care	Charitable	Major Cities of Australia	\$1,303,383.74
Avondale Adventist Aged Care Facility	COORANBONG	NSW	2265	Lake Macquarie (C) - West	14655 Residential		0	72	50	0	Seventh-day Adventist Aged Care (North New South Wales) Ltd	Charitable	Inner Regional Australia	\$5,379,424.88
Bayside Residential Aged Care Facility	MORISSET	NSW	2264	Lake Macquarie (C) - West	14655 Residential		0	84	40	0	Leid Lease Primetile Limited	Publicly Listed Company	Inner Regional Australia	\$5,007,998.26
Bethshan Gardens	WYEE	NSW	2259	Lake Macquarie (C) - West	14655 Residential		0	24	73	0	Bethshan Ministries Limited	Charitable	Inner Regional Australia	\$2,871,571.60
C A Brown Nursing Home and Hostel	BOORAGUIL	NSW	2284	Lake Macquarie (C) - West	14655 Residential		0	80	40	0	Anglican Care	Charitable	Major Cities of Australia	\$5,134,671.40
C A Brown Village - McIntosh	BOORAGUIL	NSW	2284	Lake Macquarie (C) - West	14655 Residential		0	0	63	0	Anglican Care	Charitable	Major Cities of Australia	\$2,161,043.97
Carey Bay Village	CAREY BAY	NSW	2284	Lake Macquarie (C) - West	14655 Residential		0	60	33	0	Anglican Care	Charitable	Major Cities of Australia	\$4,018,690.57
Empowered Living Community Care	TERALBA	NSW	2284	Lake Macquarie (C) - West	14655 CACP		16	0	0	0	Empowered Living Support Services Ltd	Community Based	Major Cities	\$205,448.82
Fig Tree Point Aged Care Facility	TORONTO	NSW	2283	Lake Macquarie (C) - West	14655 Residential		0	45	25	0	Hunter Valley Care Pty Ltd	Private Incorporated Body	Major Cities of Australia	\$2,992,277.34
Hammond Care Group - West Lakes Care	TORONTO	NSW	2283	Lake Macquarie (C) - West	14655 CACP		0	0	0	0	HammondCare	Charitable	Major Cities of Australia	\$960,708.37
Hammond Community Care - Hunter	TORONTO	NSW	2283	Lake Macquarie (C) - West	14655 EACH		17	0	0	0	HammondCare	Charitable	Major Cities of Australia	\$740,314.32
Hammond Community Care EACH Dementia Hunter	TORONTO	NSW	2283	Lake Macquarie (C) - West	14655 EACH Dementia		19	0	0	0	HammondCare	Charitable	Major Cities of Australia	\$871,485.04
Kresville Lodge Hostel	COORANBONG	NSW	2265	Lake Macquarie (C) - West	14655 Residential		0	0	40	0	Seventh-day Adventist Aged Care (North New South Wales) Ltd	Charitable	Inner Regional	\$1,047,362.19
Macquarie Shores Hostel	BOI TON POINT	NSW	2283	Lake Macquarie (C) - West	14655 Residential		0	0	89	0	R.S.L. (Qld) War Veterans' Homes Limited	Charitable	Major Cities of Australia	\$2,851,418.58
NSL Care Homecare Hunter	BOI TON POINT	NSW	2283	Lake Macquarie (C) - West	14655 CACP		45	0	0	0	R.S.L. (Qld) War Veterans' Homes Limited	Charitable	Major Cities of Australia	\$559,053.08
The Don Giddies Gabriela Memorial Nursing Home	KATHMINS	NSW	2283	Lake Macquarie (C) - West	14655 Residential		0	59	0	0	R.S.L. (Qld) War Veterans' Homes Limited	Charitable	Major Cities of Australia	\$2,769,688.56
Toronto Nursing Home	TORONTO	NSW	2284	Lake Macquarie (C) - West	14655 Residential		0	60	0	0	Anglican Care	Charitable	Major Cities of Australia	\$3,395,608.89
Waterview Aged Care Facility	TERALBA	NSW	2284	Lake Macquarie (C) - West	14655 Residential		0	71	16	0	Hunter Valley Care Pty Ltd	Private Incorporated Body	Major Cities	\$4,413,282.85
Awabakal Community Aged Care Packages	WICKHAM	NSW	2293	Newcastle (C) - Inner City	15903 CACP		70	0	0	0	Awabakal Newcastle Aboriginal Co-Operative Ltd	Community Based	Major Cities of Australia	\$875,051.92
BCS Kara Centre	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	50	26	0	Baptist Community Services - NSW & ACT	Charitable	Major Cities	\$3,344,311.54
BCS Warabrook Centre	WARABROOK	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	51	102	0	Baptist Community Services - NSW & ACT	Charitable	Major Cities	\$5,284,366.18
Carpenter Court	MEREWETHER	NSW	2291	Newcastle (C) - Inner City	15903 Residential		0	0	42	0	The Salvation Army (NSW) Property Trust	Religious	Major Cities	\$978,191.57
Charles O'Neill Hostel	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	0	40	0	Catholic Healthcare Limited	Charitable	Major Cities of Australia	\$1,451,892.72
Grolier Newcastle Cluster Transitional Aged Care Service	NEWCASTLE WEST	NSW	2302	Newcastle (C) - Inner City	15903 Transition Care		0	0	0	41	NSW State Government (NSW Dept of Health)	State Government	Major Cities of Australia	\$1,815,640.91
Hippocrates Aged Care Centre	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	16	50	0	Fronditha Care	Community Based	Major Cities of Australia	\$315,259.97
Irwin Hall/Annesley Court	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	38	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$1,260,175.59
Lake Macquarie CACPs	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 CACP		45	0	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$557,778.32
Mayfield Aged Care	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 Residential		0	67	0	0	MJLH Pty Ltd	Private Incorporated Body	Major Cities	\$2,888,320.99
Mercy Community Care Housing Linked Service	TIGHES HILL	NSW	2297	Newcastle (C) - Inner City	15903 CACP		30	0	0	0	Trustees of the Sisters of Mercy (Singleton)	Religious	Major Cities of Australia	\$359,588.55
Mercy Community Care Packages	TIGHES HILL	NSW	2297	Newcastle (C) - Inner City	15903 CACP		49	0	0	0	Trustees of the Sisters of Mercy (Singleton)	Religious	Major Cities of Australia	\$619,356.31
Newcastle Aged Care CACPs	THE JUNCTION	NSW	2291	Newcastle (C) - Inner City	15903 CACP		50	0	0	0	Newcare Incorporated	Charitable	Major Cities of Australia	\$623,353.02
Newcastle CACPs	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 CACP		25	0	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$307,783.72
Newcastle CACPs - Housing/Homeless	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 CACP		22	0	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$271,382.90
Newcare EACH	THE JUNCTION	NSW	2291	Newcastle (C) - Inner City	15903 EACH		10	0	0	0	Newcare Incorporated	Charitable	Major Cities	\$495,007.87
Newcare EACH Dementia	THE JUNCTION	NSW	2291	Newcastle (C) - Inner City	15903 EACH Dementia		12	0	0	0	Newcare Incorporated	Charitable	Major Cities	\$439,919.80
Presbyterian Aged Care - Wescott	STOCKTON	NSW	2295	Newcastle (C) - Inner City	15903 Residential		0	52	74	0	The Presbyterian Church (New South Wales) Property Trust	Religious	Major Cities of Australia	\$4,880,511.02
Presbyterian Aged Care - Wescott Community Care	STOCKTON	NSW	2295	Newcastle (C) - Inner City	15903 CACP		20	0	0	0	The Presbyterian Church (New South Wales) Property Trust	Religious	Major Cities of Australia	\$249,321.81
UnitingCare Ageing Hunter Community Care - EACH	MAYFIELD	NSW	2304	Newcastle (C) - Inner City	15903 EACH		11	0	0	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$151,868.71
Community Care - Hunter Region	SANDGATE	NSW	2304	Newcastle (C) - Outer West	15904 EACH		81	0	0	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities	\$3,191,542.52
Community Care - Hunter Region EACH Dementia	SANDGATE	NSW	2304	Newcastle (C) - Outer West	15904 EACH Dementia		12	0	0	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities	\$457,803.78
Diocese Of Maitland Catholic Care Of The Aged - CACP Service Newcastle	SANDGATE	NSW	2304	Newcastle (C) - Outer West	15904 CACP		282	0	0	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities	\$3,304,149.77
Jeonmond Grove Hostel	JESMOND	NSW	2287	Newcastle (C) - Outer West	15904 Residential		0	0	84	0	Anglican Care	Charitable	Major Cities	\$2,713,316.81
Kombahla Aged Care Facility	ELEMORE VALE	NSW	2287	Newcastle (C) - Outer West	15904 Residential		0	28	80	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$5,005,090.95
St Josephs Nursing Home	SANDGATE	NSW	2304	Newcastle (C) - Outer West	15904 Residential		0	134	0	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities	\$7,428,281.14
Sugarloaf Gardens	WALLSEND	NSW	2287	Newcastle (C) - Outer West	15904 Residential		0	90	52	0	Stelcom Pty Limited	Private Incorporated Body	Major Cities	\$4,122,497.83
Wallend Aged Care Facility	WALLSEND	NSW	2287	Newcastle (C) - Outer West	15904 Residential		0	103	0	0	NSW State Government (NSW Dept of Health)	State Government	Major Cities of Australia	\$4,620,911.27
Woodlands Lodge	WALLSEND	NSW	2287	Newcastle (C) - Outer West	15904 Residential		0	0	72	0	United Protestant Association of NSW Limited	Charitable	Major Cities	\$2,867,216.31
BCS CACP Hunter	ADAMSTOWN	NSW	2289	Newcastle (C) - Throsby	15905 CACP		8	0	0	0	Baptist Community Services - NSW & ACT	Charitable	Major Cities	\$401,136.70
BCS EACH Dementia Hunter	ADAMSTOWN	NSW	2289	Newcastle (C) - Throsby	15905 EACH Dementia		8	0	0	0	Baptist Community Services - NSW & ACT	Charitable	Major Cities	\$381,176.80
BCS EACH Hunter	ADAMSTOWN	NSW	2289	Newcastle (C) - Throsby	15905 EACH		5	0	0	0	Baptist Community Services - NSW & ACT	Charitable	Major Cities	\$219,496.37
Bethel Aged Care Facility	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	66	6	0	Empowered Living Support Services Ltd	Community Based	Major Cities	\$3,429,302.06
Bupa Waratah	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	108	0	0	Bupa Care Services Pty Limited	Private Incorporated Body	Major Cities	\$5,363,594.26
Lindsay Gardens Nursing Home	HAMILTON	NSW	2303	Newcastle (C) - Throsby	15905 Residential		0	32	33	0	The Uniting Church in Australia Property Trust (NSW)	Religious	Major Cities of Australia	\$3,050,596.65
Maroba Hostel	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	0	55	0	Maroba Lodge Ltd	Charitable	Major Cities	\$1,348,097.72
Maroba Nursing Home	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	79	21	0	Maroba	Charitable	Major Cities	\$4,690,191.27
Northern Settlement Services CACP	HAMILTON	NSW	2303	Newcastle (C) - Throsby	15905 CACP		42	0	0	0	Northern Settlement Services Limited	Community Based	Major Cities	\$326,688.34
St John's Villa	NEW LAMINGTON	NSW	2305	Newcastle (C) - Throsby	15905 Residential		0	0	46	0	Catholic Healthcare Limited	Charitable	Major Cities	\$1,417,674.13
St Martin de Porres Hostel	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	0	41	0	The Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle	Religious	Major Cities	\$1,139,139.16
Thosnee Gardens - The Multicultural Village	WARATAH	NSW	2298	Newcastle (C) - Throsby	15905 Residential		0	0	175	0	Hunter Housing (Inc) and the Ethnic Communities Council of Newcastle and the Hunter Region (Inc)	Community Based	Major Cities	\$5,944,331.96

DA/886/2010 – Retirement Village – Staged Development
Lot 11 DP 830292, Lot 12 DP 830292
40 Burton Road, MOUNT HUTTON NSW 2290, 48 Burton Road, MOUNT
HUTTON NSW 2290

ATTACHMENT No.8

LETTER FROM AUSTRALIAN BUSHFIRE PROTECTION PLANNERS

Our Reference B101235 - 2

EJE Architecture
412 King Street
Newcastle
NSW 2300



Attention: Shane Smede

Re: Amended development layout, Kendall Park Environmental Village, Burton Road Mount Hutton.

Dear Shane,

I have reviewed the amended layout plan [Drawing No. 8572 – A01 rev. 3] for the proposed Kendall Park Environmental Village, Burton Road Mount Hutton and can confirm that the proposed amendments to the type of construction and design of the emergency access links to the south of Blocks 1 – 4 and north of Blocks 6 & 7 complies with, or exceeds, the bushfire protection measures identified in the Australian Bushfire Protection Planners Pty Limited *Bushfire Protection Assessment* report dated 24th March 2010.

If you require any further information please contact the undersigned.

Yours faithfully,

Graham Swain.
Managing Director,
Australian Bushfire Protection Planners Pty Limited
15.12.2010