

# Comprehensive Social Impact Assessment

# Apperly Village, 4A Vardon Road, Fern Bay, NSW

**Principle Living Pty Ltd** 

December 2023





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**27 November 2023** 



#### **Abbreviations**

ABS Australian Bureau of Statistics

ACHAR Aboriginal Cultural Heritage Assessment Report

CN City of Newcastle (Council)

CPTED Crime Prevention Through Environmental Design

CSIA Comprehensive Social Impact Assessment

DA Development Application

DPE Department of Planning and Environment (NSW)

GNMP Greater Newcastle Metropolitan Plan

IRSD Index of Relative Socioeconomic Disadvantage (ABS)

LGA Local Government Area
LHS Local Housing Strategy

LSPS Local Strategic Planning Strategy

POA Postal Area (ABS)
PoM Plan of Management
PSC Port Stephens Council
RAP Registered Aboriginal Party
SA4 Statistical Area Level 4 (ABS)

SEIFA Socioeconomic Indexes for Areas (ABS)

SES Socioeconomic Status

SUA Significant Urban Area (ABS)

TZ Travel Zone (TfNSW)



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### 1 Introduction

#### 1.1 Purpose of report

This Comprehensive Social Impact Assessment (CSIA) has been prepared to support an application for development of a seniors living village on land currently owned by Newcastle Golf Club (NGC) at Fern Bay, NSW. The village will be known as 'Apperly Village.' A full description of the site is presented in Section 1.2, and a more detailed description of the project, in Section 1.3. The project proponent is Principle Living Pty Ltd (the Applicant). The landowner is NGC. The site is located in the Port Stephens Council (PSC) Local Government Area (LGA).

The report assesses the proposed development in the context of the region, using a variety of demographic and other data. Furthermore, the report has regard to the views of nearby residential and other stakeholders, which have been obtained through several engagement processes. The report has been prepared to comply with the Port Stephens Council (PSC) *Social Impact Policy* (PSC2017-03201) and PSC advice, to the extent practicable for a development of this nature.

#### 1.2 Site details

The site is legally described as Lot 4, DP 823114, and nominally as 4A Vardon Road, Fern Bay. The proposed development will occupy part of the existing golf course operated by NGC. A conceptual masterplan for the site, current as of 28 September 2021, is included in Annexure 1 of this CSIA.

#### 1.3 Project description

The project proposal provides for a total of 201 dwellings comprising 31 single storey, villa-style dwellings oriented towards the golf course, 14 duplex dwellings, 156 apartments, distributed across 4 buildings, and community facilities for the use of residents. Supporting infrastructure, internal roadways and landscaping are also provided for. Planning also includes reconfiguration of the golf course to accommodate the residential component of the project. This entails the formation of seven new holes to replace those to be removed for the development. Jointly, the two elements of the proposal would maintain the full 18-hole golf course, while permitting complementary use of part of the site for small-scale dwellings, for which demand is likely to increase over time.

# 2 Regional planning context

This section of the report examines the relationship between the proposed development and regional planning strategies published by relevant government agencies, including Port Stephens Council. The key focus of the analysis is the potential for the proposed project to contribute to achievement of local and regional objectives.

#### 2.1 Hunter Regional Plan 2041

The NSW Government Department of Planning and Environment (DPE) Hunter Regional Plan 2041 is the overarching strategic planning framework for development of the Hunter Region to 2041. One of the key strategic aims of the plan is the future management of housing supply, with particular



emphasis on the diversity of housing stock required to manage the effects of an ageing population (refer to Section 3).

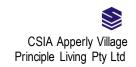
Plan Ref.	Relationship of proposed developme Hunter Regional Plan element	Relevance of proposal to element
P.8	As the Hunter grows, the region can	Proposed addition of 115 ILUs will increase
	become a healthy, sustainable and	regional housing stock, diversity and relative
	thriving place for everyone. This requires a	affordability.
	strategic approach to provide greater	
	housing diversity and affordability, in a	The proposed childcare centre will also support
	region that offers equity and opportunity.	sustainable population growth.
P.9	Hunter Regional Plan Principles: Equity;	The proposal is consistent with the principle of
	Communities should be safe and healthy	equity, providing housing choices and secure
	with residents having opportunities for	retirement to older residents of the
	economic advancement, housing choices	development.
	and a secure retirement.	
P.53	Objective 5, Performance outcomes,	The proposal is consistent with these aims,
	including:	particularly through providing additional diverse
	A variety and choice of housing types for	housing for older households.
	existing and future housing needs.	
	A diversity of housing provides for choice,	
	independence and affordability to match	
	the specific needs of different	
	communities	
P.54	The Hunter's population is projected to	The proposed project would contribute to
	increase to 949,850 people by 2041	addressing projected additional housing deman
	requiring an additional 101,800 dwellings	in the LGA and the region generally.
	PSC LGA 11,100 dwellings (Table 6)	
P.55	Strategy 5.1: Local strategic planning	The proposed project will contribute to the
	should consider the following benchmarks	guiding principle of contributing to the 20%
	as a guiding principle:	greenfield development aim.
	Greater Newcastle; infill 80%, greenfield	
D 420	20%	
P.120	PLANNING PRIORITY 1: Housing diversity	The proposed project represents infill
	can be achieved through a combination of	development as contemplated by the plan. The
	infill and greenfield development, and	proposed form of housing will also contribute to
	rural residential housing. A range of	diversification in the CN LGA and in the local
	housing types will support the changing	area.
	needs of the community and attract new	
	residents.	

# 2.2 Greater Newcastle Metropolitan Plan (GNMP) 2036

The plan encompasses the PSC LGA, and the SA4 (refer to Figures 3 and 4), and the adjacent Cessnock and Maitland LGAs. At present, the plan has not been reissued to align with the HRP 2041.



Plan ref.	GNMP element	Relevance of proposal to element
P.34	The management of urban release areas	The proposed land use for the relevant
	will provide a long-term supply of land for	part of the NGC site is consistent with
	the growth of Greater Newcastle and	this objective.
	minimise unplanned expansion of urban	•
	uses into the rural area.	
P.39	Demographic household changes are also	The proposed development will
	creating the need for a more diverse mix	contribute to housing diversity through
	of homes to meet a wide range of lifestyle	providing an increase in
	needs and budgets, including young	accommodation for older households,
	families, older people and singles. This	which is one of the key elements of
	means a range of housing types, tenures	projected demographic change.
	and price points are required to make it	
	easier for people to own their own home.	
P.43	Strategy 16: Prioritise the delivery of infill	The proposed development is
	housing opportunities within existing	consistent with the overall aims of this
	urban areas	strategic objective.
P.44	Providing housing diversity and choice will	Declining household size is a direct
	improve affordability, help meet the	consequence of population ageing. The
	needs of an ageing population and	housing to be provided in the
	support the reduction of household size.	development will contribute to
		diversity, choice, and affordability for
		some older households.
P.44	There is also a need to increase housing	The proposed development addresses
	diversity in urban areas. This plan sets a	these objectives, in terms of the mix of
	target of 25% small lot and multi-dwelling	dwellings proposed for the site, and the
	housing by 2036. This may include a mix	aim of small 'lot' sizes for relevant
	of apartments, dual occupancies,	proposed dwellings.
	townhouses, villas and homes on lots less	
	than 400 square metres, by 2036.	
P.44	Local strategies should be used to	As a retirement village, the proposed
	consider local housing needs These	development is one of the forms of
	strategies should plan for a range of	housing choice promoted in this
	housing choices including retirement	statement.
	villages, nursing homes and opportunities	
	to modify existing dwellings to enable	
	occupants to age in place.	
P.45	Making efficient use of land for housing	The proposed development is an
	will protect the conservation and	efficient re-purposing of land, in an
	economic value of coastal, rural and	area that is generally suitable to the
	natural environments. It will also enable	form of development proposed, based
	the delivery of more affordable housing	on the location of established, similar
	and better use of infrastructure.	developments.



# 2.3 PSC strategies and plans

# 2.3.1 Local Strategic Planning Statement 2020 (LSPS)<sup>1</sup>

	Relevance to Local Strategic Planning S	
Plan ref.	LSPS element	Relevance of proposal to element
P.24	Port Stephens is a popular destination for	The development will provide additional
	retirees and other people looking to enjoy	residential accommodation opportunities
	a relaxed lifestyle in beautiful surroundings.	for retirees and other older residents.
P.24	Providing housing diversity can have a	Dwellings in the proposed development
	positive impact on housing affordability and	will contribute to diversifying the LGA's
	providing homes with access to jobs and	housing stock.
	centres will be key to meeting housing	
	demand over the next 20 years.	
P.24	Existing and future residential areas, such as	Some proportion of residents in the
	Fern Bay, Kings Hill, and Medowie can provide	proposed development may still be in the
	housing options less than 30 minutes from	workforce (discussed subsequently in this
	major employment areas	CSIA), therefore the proximity of Fern Bay
	in Williamtown, Maitland, Broadmeadow, and	to employment areas is considered
	Newcastle City centre.	advantageous.
P.25	Planning Priority 5   Increase diversity of	The proposed development directly
	housing choice	addresses aspects of this planning priority
	Housing diversity means a range of housing	
	types, sizes, tenures and price points are	
	available to meet demand in the right	
	locations. Housing choices in our LGA can	
	include new estates, rural lifestyle lots,	
	terraces, duplexes, small lot housing, shop	
	top housing, granny flats, and homes in	
	retirement villages and lifestyle communities.	

#### 2.3.2 Live Port Stephens Local Housing Strategy 2020 (LHS)

Plan ref.	elevance to LHS 2020  LHS element	Relevance of proposal to element
P.8	Housing vision: Fern Bay enjoys an exciting new town centre and provides diverse housing choices in one of the region's most convenient locations.	The proposed development will contribute to housing diversity and to the 'critical mass' of population to support town centre development and activation.
P.10	Existing and future residential areas, such as Karuah, Fern Bay, Kings Hill, and Medowie can provide affordable options for people looking for a relaxed lifestyle less than 30 minutes from major employment areas in Williamtown, Maitland, Broadmeadow, and Newcastle City centre.	The location and design of the proposed development are intended to realise the advantages of these locational principles.

 $<sup>^{1}</sup>$  Certain statements reported in Table 3 are presented on the premise of what the city aims to achieve by 2040 (i.e. statements presented as we have... etc.).



Plan ref.	LHS element	Relevance of proposal to element
PP.29-30	Lifestyle villages and communities offer	The proposed development will offer
	convenience and exclusive use of shared	future residents access to the identified
	facilities and can connect residents of a	advantages of a lifestyle village, with
	similar age One of the more popular	particular emphasis on connection with
	types of housing development to occur in	residents of a similar age.
	Port Stephens over the last decade has	
	been lifestyle villages and communities,	
	where residents share communal	
	recreation and other facilities. Lifestyle	
	villages and communities can offer	
	residents convenient, attractive and	
	potentially more affordable housing	
	options.	



#### 2.4 City of Newcastle – relevant strategic material

#### 2.4.1 Fern Bay and North Stockton Strategy

The strategy explicitly identifies the proposed project in its *Background Investigations* annexure. This reference is presented in Figure 1. Other relevant points of the strategy are addressed in Table 5.

#### Figure 1

Key Site: Newcastle Golf Club

Potential Dwellings Approximately 150
Existing Zone RE2 Private Recreation

Potential Land Seniors Living

Uses

The Newcastle Golf Club are preparing a development application for a seniors living development, with the intention of lodging it with PSC in early 2020, which will included the development of approximately 150 dwellings. The land does not require rezoning in order to permit the development. Access to Nelson Bay Road should be limited in accordance with this Strategy.

Table 5: Rel	Table 5: Relevance to NCC Fern Bay/ North Stockton Strategy 2020						
Plan ref.	FBNS Strategy element	Relevance of proposal to element					
P.16	Grow a resilient coastal community with access to liveable and diverse housing	The development will provide life-stage appropriate housing in several configurations.					
P.16	Provide diverse housing to support growth.	The proposed development will contribute to this objective, particularly in the context of providing housing options to meet the forecast changing needs of the broader LGA and regional community.					
Pp.21-22	Deliver greater housing supply and choice to encourage more affordable housing: Provide housing that is diverse in form, number of bedrooms, configuration and is universally designed to cater for aging in place.	The proposed development has been designed to provide a range of dwelling options to residents, which will support ageing in place.					
Background investigations P.8	A challenge associated with 'aging in place' within the Strategy Area will be to provide adequate social support services to the community.	The Applicant is an experienced developer of similar projects, and will include relevant provisions in planning, design, and operational management.					

#### 2.5 Comments in relation to regional planning instruments

The regional challenges with respect to future provision of sufficient housing for the larger population are apparent throughout regional planning instruments. The proposed development will contribute positively to addressing future demand. This is particularly the case with respect to the projected ageing of the population, which is forecast to occur simultaneously with population growth.



# 3 Demographic profile

The demographic profile is predicated on the assumption that a substantial proportion of potential residents may relocate from the immediately surrounding areas, including the PSC LGA and the Newcastle and Lake Macquarie areas, and potentially other parts of the Hunter Region. Given its proximity to the development and the greater potential for experiencing effects related to its operation, the local community is also assessed.

The regional populations assessed are the Port Stephens LGA, and the Newcastle and Lake Macquarie Statistical Area Level 4 (SA4). As is discussed subsequently in the CSIA analysis, potential residents may also originate in other relatively nearby areas, such as the Cessnock and Maitland LGAs. It is noted that 2021 Census data are provided for the Newcastle - Maitland Significant Urban Area (SUA)<sup>2</sup>, which takes in these neighbouring LGAs. The 2016 Census population demographics for this area are presented in a separate table (Table 6A). However, subsequent intercensal data, such as annual Estimated Resident Population (ERP) estimates are not produced for the SUA, under the ABS statistical geography regime. Consequently, for the purposes of these analyses, the Newcastle and Lake Macquarie SA4 was selected, as it is the largest conurbation in the region for which more current data are available, and which can be considered as generally representative of the demographic structure of the broader regional community.

The local community is defined as the Stockton-Fullerton Cove Statistical Area Level 2 (SA2), which is represented in Figure 2. It is noted that a substantial part of this area does not lie within the LGA<sup>3</sup>, but is included in the SA4 area and data. The data and information presented is specifically selected to address the purpose of the proposed development as a retirement village/ seniors living site. All data are derived from the ABS 2021 Census, except where otherwise identified.

<sup>&</sup>lt;sup>2</sup>A diagram indicating the extent of the SUA is included at Annexure 1.

<sup>&</sup>lt;sup>3</sup> The relevant area is in the City of Newcastle LGA.

Figure 2: Stockton – Fullerton Cove SA2



Figure 3: Port Stephens LGA

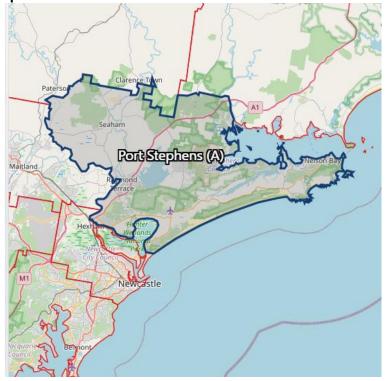


Figure 4: Newcastle and Lake Macquarie SA4





# 3.1 Selected population and personal characteristics

	SA2	LGA	SA4	NSW
	(%)	(%)	(%)	(%)
Population	8,824	75,276	390,519	8,072,161
Male	49.2	49.2	48.9	49.4
Female	50.8	50.8	51.1	50.67
ABS ERP 2022	9,112	76,540	395,875	8,156,386
Median Age	48 years	47 years	40 years	39 years
0-14 years	16.6	17.1	17.3	18.2
15-29 years	12.4	15.1	19.3	18.7
30- 44 years	17.5	15.3	19.0	21.0
45-59 years	16.6	19.2	18.4	18.7
60-74 years	24.3	22.1	16.8	15.6
≥ 75 years	12.6	11.2	9.3	7.9
Ancestry (top responses)				
Aboriginal and/or Torres Strait Islander	4.8	6.5	5.1	3.4
Born in Australia	83.7	82.9	83.4	65.4
Both parents born overseas	13.1	14.9	15.8	39.4
Both parents born in Australia	69.1	68.6	67.9	43.7
Language				
English (only spoken at home)	90.5	90.8	88.2	67.6
Non-English language (spoken at	5.6	5.9	9.5	29.5
home)	5.0	5.5	9.5	29.3
Registered marital status (people aged 15	years and over)			
Married	49.6	48.9	43.8	47.3
Separated	3.4	3.7	3.2	3.2
Divorced	11.4	11.0	9.8	8.6
Widowed	7.5	6.5	6.0	5.1
Never married	28.2	29.9	37.2	35.7

Figure 5: Newcastle-Maitland SUA





Table 6A: Demographic profile; SUA summary					
population and personal characteristics					
(%)4					
Population (count)	508,437				
Male	49.1				
Female	50.9				
Median Age	39 years				
0-14 years	18.3				
15-29 years	19.4				
30- 44 years	19.5				
45-59 years	18.2				
60-74 years	16.2				
≥ 75 years	8.3				
Registered marital status					
Married	43.4				
Separated	3.4				
Divorced	9.8				
Widowed	5.7				
Never married	37.6				
Average people per household	2.5				

#### 3.1.1 Observations on population and personal characteristics

- ➤ The most distinctive aspect of a comparison of these characteristics is the substantially older population in the SA2 area, being the immediate surrounds of the proposed development. This is most clearly demonstrated by the markedly higher median age (48 years) and larger proportions of residents aged 60 years and older (total 36.9%), when compared with the large regional areas.
- Focusing on Fern Bay SAL (ABS Suburbs and Localities), in which the development site is located, the median age has fallen from 53 years (2016 Census) to 43 years (2021 Census). This substantial change is interpreted as being mainly related to the progressive development and occupation of the Fern Bay Seaside Village development, and the younger households that this has attracted.
- The LGA is comparable with the SA2 in terms of its older age structure. Median age (47 years) is one year less, and the proportion of residents aged 65 years and older is also slightly less(33.3%). Again, the LGA data are substantially different to those for the larger comparison populations.
- The elevated proportions of widowed and divorced people in the SA2 and LGA are also indicative of the older populations.
- The local and regional populations are relatively homogenous in terms of cultural and linguistic diversity, as indicated by higher proportions reporting Australia as their personal and parental country of birth, and lower proportions using a language other than English at home. These naturally become more diversified as the area under analysis is expanded and is therefore most distinctive for NSW.
- The SUA is largely consistent with the NSW population data, which is to be expected in a larger, more heterogeneous population, comprising a substantial part of the State's regional

<sup>&</sup>lt;sup>4</sup> Unless otherwise identified.



- populations. Several of the indicators of an older population discussed above in relation to the smaller regional populations are somewhat higher than the state levels, but not to an extent that indicates any significant differences between SUA and the state.
- There are proportionally larger Aboriginal and/or Torres Islander populations in the SA2, LGA and SA4, compared with NSW. As is discussed subsequently in the CSIA, and also addressed in detail in the ACHAR<sup>5</sup> accompanying the application and engagement with the local Aboriginal community, the proposed site is of some cultural significance to these people. The matter has been investigated through consultation and is comprehensively addressed in the ACHAR.

The population and personal characteristics data describe a relatively culturally and linguistically homogenous population. On this basis, it is generally considered as unlikely that the proposed development would impose any undue impacts on most elements of the population, on the basis of cultural and related differences. There may be some potential cultural impacts on Aboriginal and Torres Strait Islander residents, dependent upon their perceptions of the significance of the development site, however these have been managed through development of the ACHAR and its recommendations.

As the development is intended to cater for older residents, people among this population group who may elect to live in the development once completed will be directly affected by it, although in a positive manner, assuming an informed decision is made in respect of purchase and occupation. It is likely that NGC members and other users of the golf course will benefit from reinvestment in the course/club supported by the disposal of the land on which the residential development will be constructed.

#### 3.2 Population projections 2021-2041

In addition to the definitive account of population characteristics afforded by Census data, projections on the future demographic composition of the regional populations are relevant to establishing the role of the development in strategic planning, such as the strategic planning documents reviewed in Section 2, particularly from the perspective of local governments. The following sections present analysis of projections produced by government agencies.

#### 3.2.1 DPE population projections

DPE's most recently released population projections for the Port Stephens LGA, for the period 2021 to 2041, are presented in Figures 5 and 6. Table 7 presents the cumulative changes in the population age groups over the forecast period. Figure 5 presents the data from Table 7 in graphic form. The age-group data illustrate a larger proportional population increase for the LGA (24.5%), than for NSW (20.9%) over the forecast period. However the 75 years and older age group at LGA level will increase by 83% and 94.4% for the LGA and NSW respectively, noting the older 'base' from which LGA projections commence.

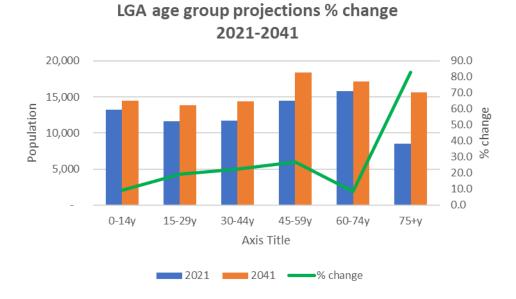
<sup>&</sup>lt;sup>5</sup> Aboriginal Cultural Heritage Assessment Report (Extent Heritage Pty Limited 2021)



The projected substantial increases in the older populations emphasise the need for providing for this demographic trend, as is identified in the various government strategic planning documents reviewed in Section 2. The proposed development is intended to cater to some element of these population cohorts, and their housing and lifestyle needs and preferences.

Population measure 2021 2041 LGA % change NSW % char								
0-14 years	13,186	14,426	9.4	6.1				
15-29 years	11,599	13,818	19.1	13.9				
30-44 years	11,751	14,378	22.4	16.1				
45-59 years	14,436	18,338	27.0	20.1				
60-74 years	15,763	17,115	8.6	17.9				
75+ years	8,517	15,583	83.0	94.4				
Total population	75,253	93,658	24.5	20.9				

Figure 6



Data for the SA2 and SA4 are examined in Table 8 and Figures 7 and 8. The SA2 will both increase and age more rapidly than its larger comparators. The SA4 population increase is proportionally lower than that for PSC. This indicates that PSC is one of the LGAs likely to accommodate broader regional growth.

Table 8: DPE population projections SA2 & SA4 2021-2041							
		SA2			SA4		NSW
	2021	2041	% change	2021	2041	% change	% change
0-14 years	1,469	1,977	34.6	68,684	72,797	6.0	6.1
15-29 years	1,198	1,611	34.5	74,426	87,517	17.6	13.9
30-44 years	1,595	2,368	48.4	73,241	88,153	20.4	16.1
45-59 years	1,653	3,411	106.4	70,907	81,470	14.9	20.1
60-74 years	2,158	3,374	56.4	63,118	69,252	9.7	17.9
75+ years	1,078	3,048	182.9	33,788	57,812	71.1	94.4
Total	9,150	15,790	72.6	361,520	428,558	19.0	20.9

Figure 7



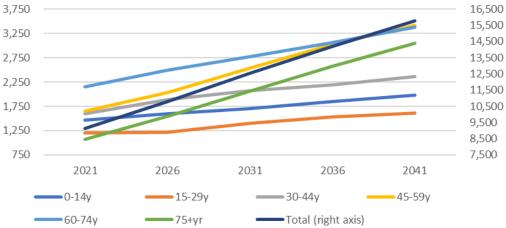
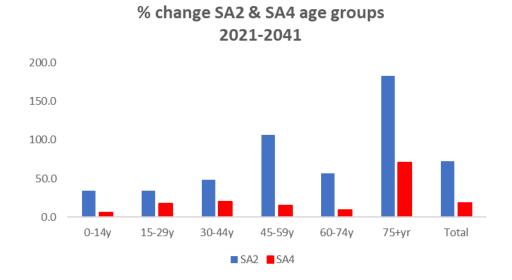


Figure 8



#### 3.3 Summary comments – population demographics data

The 2021 Census data and population projections presented provide evidence of the ageing of the population across the region. The NSW data in Table 8 demonstrate the broad nature of such demographic change. From the regional perspective, the SA2 will experience a proportionally greater increase in the number of older residents. This is consistent with the Fern Bay – Stockton North strategy (CN), which specifically identifies the proposed project in the development of the local area. Other strategy documents acknowledge the need for smaller scale dwellings, including in the form of retirement villages and apartments, as an important element in achieving housing diversity and choice, particularly in the context of an ageing population. The proposed development will contribute to meeting the region's future housing requirements in these respects.

In relation to the older age profile of the SA2 in particular, there are two existing retirement villages in the immediate vicinity of the site, Palm Lake Resort and Bayway Village, the residents of which are likely to require access to similar services as future residents of the proposed development. The potential for cumulative effects in the immediate and regional areas is addressed in the social impact analyses presented subsequently in this report.

# 3.4 Housing and income data

Table 9: Demographic profile:		a & housing-re	lated data	
<u> </u>	SA2	LGA	SA4	NSW
Household/family composition	%	%	%	%
Family households	68.1	71.6	68.7	71.2
Couple families, without children	48.8	46.4	40.6	37.9
Couple families, with children	36.3	36.1	40.4	44.7
One parent family	13.7	16.5	17.4	15.8
Single or lone person households	29.5	26.0	26.9	25.0
Group households	2.4	2.4	4.4	3.8
Average people per household	2.3	2.4	2.5	2.6
Income	\$	\$	\$	\$
Median weekly personal income	719	671	793	813
Median weekly family income	1,990	1,714	2,129	2,185
Median weekly household income	1,419	1,372	1,676	1,829
_	%	%	%	%
% households < \$650 gross p.w.	21.3	20.0	17.9	16.3
% households > \$3000 gross p.w.	20.5	16.2	22.9	26.9
Housing tenure	%	%	%	%
Owned outright	45.1	41.2	33.8	31.5
Owned with a mortgage	27.4	30.6	34.0	32.5
Rented	24.8	24.8	29.2	32.6
Other tenure type	1.5	2.0	1.8	1.9
Dwelling structure	%	%	%	%
Occupied private dwellings	92.9	84.7	93.1	90.6
Separate house	88.5	80.9	78.2	65.6
Semi-detached, row or terrace	5.9	13.5	12.5	11.7
house, townhouse etc.				
Flat or apartment	4.8	3.6	8.7	21.7
Other dwelling	0.2	1.6	0.4	0.7
Number of bedrooms		%	%	%
None (includes bedsitters)	0.6	0.3	0.4	0.7
1 bedroom	4.1	2.8	4.9	6.6
2 bedrooms	27.7	16.0	20.2	22.7
3 bedrooms	33.5	38.5	42.0	34.7
4 or more bedrooms	33.0	40.9	31.3	33.9
Not stated	1.1	1.4	1.2	1.4
Housing costs	\$	\$	\$	\$
Median monthly mortgage	2,167	1,733	1,950	2,167
repayment		_,. 55		
Median weekly rent <sup>6</sup>	430	370	390	420

#### 3.4.1 Observations on housing and income data

> Certain family composition measures are consistent with the older population profile indicated by the data in Table XX. In particular, the notably elevated proportion of 'couple

<sup>&</sup>lt;sup>6</sup> Data source: NSW Department of Family and Community Services. 2020

<sup>&</sup>lt; https://www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard >

without children' households (some of which are 'empty nester' households) and 'single or lone person' households in the SA2 are the most distinctive features, particularly when considered in the context of the higher median age (Table 6). The lower average people per household measure is a product of this age/household structure correlation. The most apparent divergence from the larger areas for the LGA is the proportion of 'couple without children' households. Average people per household is higher than for the SA2, but lower than for the SA4 and NSW.

- There are also higher proportions of lone or single person households in each of the local and regional areas, when compared with NSW. There is also likely to be an association between this outcome and the larger proportion of widowed residents in particular, and divorced residents, for the local and regional areas. Again, a reasonably large proportion of residents of such households is likely to be older.
- Income levels are lower for the LGA and the SA2, in terms of personal, family and household weekly medians, and the proportion of households on higher incomes. Table 10 presents proportions of age pension recipients for each of the areas for the most recently reported year (2022). The data further establish an association between the lower incomes at this level, and the older population profile. Additional data on indicators of socioeconomic status (SES) are discussed in Section 3.4.2.

Table 10: Centrelink age pension recipients (% of population), 2022					
	SA2	LGA	SA4	NSW	
Pension recipients (%)	19.5	15.9	12.0	9.7	

Data source: ABS Data by Region (ABS, 2023).

- Outright ownership of homes is higher in each of the local and regional areas, when compared with NSW. This is suggestive of the longer tenure associated with older households.
- Housing costs (rent and mortgage) were noticeably higher for the SA2, when compared with the LGA and the SA4. Mortgage costs may be associated with a concentration of comparatively high value beachfront and harbourside properties in the Stockton area within the SA2, whereas the LGA is very diversified in this respect. It is noted that SA2 rental costs are consistent with those for the SA4, noting that large parts of the SA2 do not lie within the LGA, but are included in the SA4.

Additional housing and related data are discussed in further detail in Section 4.

#### 3.4.2 SEIFA data

ABS Socioeconomic Indexes for Areas (SEIFA) data are presented for the SA2 and LGA in Table 11. The Index of Relative Social Disadvantage (IRSD) and Index of Relative Social Advantage and Disadvantage (IRSAD) are broad based indicators of SES.

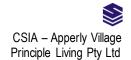


Table 11: ABS Census 2021 SEIFA					
_	IRSD IRSAD				
	Score	Decile	Score	Decile	
SA2	1001	5	990	5	
PSC LGA	982	6	952	5	

#### 3.4.2.1 Observations on SEIFA indexes

- ➤ IRSD is interpreted inversely. Therefore, the higher scores reflect less disadvantage. IRSAD is interpreted positively, with the higher score indicating higher advantage and lower disadvantage relativities.
- ➤ The SA2 and LGA are both located in the middle deciles compared against other equivalent geographic areas. This indicates that levels of SES locally and regionally are near the average when compared with other relevant areas.

#### 3.5 Labour force status data

The data in Tables 12 and 13 describe the labour force generally (Table 12) and with focus on aspects that are also relevant to the proposed development (Table 13). As is the case with the data presented and discussed in Sections 3.1 to 3.3, the relevant factors are those that are indicative of the older elements of the local and regional populations.

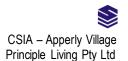
Table 12: Labour force data: employment status of partners in couple families						
	SA2 LGA SA4 NS					
	(%)	(%)	(%)	(%)		
Both employed, worked full time	17.6	15.3	20.8	21.7		
Both employed, worked part time	3.7	4.4	5.0	4.7		
One employed full time, one employed part time	19.0	19.0	23.6	18.2		
One employed full time, other not working	8.8	10.1	9.9	12.3		
One employed part time, other not working	4.8	6.7	6.0	6.3		
Both not working	34.1	32.4	23.8	22.9		
Other (includes away from work)	6.9	7.3	7.2	10.3		
Labour force status not stated	4.7	4.7	3.8	3.7		

Table 13: Unemployment and participation rates <sup>7</sup>					
	SA2	SA4	NSW		
Unemployment rate	2.5	3.6	3.3		
Participation rate (%)	n.a.	68.3	65.9		

#### 3.5.1 Observations on labour force status data

The SA2 and LGA are particularly distinguished by generally lower representations for each of the household employment circumstances in which at least one partner is employed full time, and by the significantly higher proportion of households in which both partners are not working. Each of these are indicators of older households, particularly the latter group,

<sup>&</sup>lt;sup>7</sup> June 2023



- which when viewed in the context of the age structure of the SA2 and LGA (Table 6), and the elevated proportions of age pension recipients (Table 10), are likely to largely comprise retiree households.
- ➤ The SA4 has a higher unemployment rate and a higher participation rate than NSW. This is interpreted as indicating that there is likely to be a larger proportion of people seeking suitable work. The SA2 has a comparatively low unemployment rate. Noting that this is a very small area compared with the two larger areas, it appears that that part of the population seeking employment has been successful in finding it. The participation rate is not reported for this group.

#### 3.6 Summary of demographic and related characteristics

The population and personal characteristics, family structure, and housing and income, evidence presented identifies various indicators of an older population profile across the SA4, including in the SA2, and also at the LGA level. In addition to the Census data on which such a conclusion is based, DPE population projections indicate that each area will 'age' further over the two decades within the current planning period to 2041. This will require management and/or mitigation of the effects associated with this progression, which are discussed in the subsequent analyses.

#### 3.7 Observations on demographic influences on proposed application

There is substantial evidence that the LGA and broader regional populations will age over the forecast periods, which is consistent with state and national trends. This will require policy responses in relation to the provision of services and infrastructure to accommodate the needs of a larger population of older residents, such as those contemplated in the various planning strategies reviewed in Section 2. This includes provision of appropriate housing alternatives, with which the proposed development is consistent.

# 4 Housing data

#### 4.1 Housing stock

#### 4.1.1 Existing housing stock (2016 Census)

Table 9 presented the proportions of existing housing stock as recorded at the 2021 ABS Census. Relevant data on the composition of stock at that point is reproduced in Table 14. The dwelling structure data are graphically represented in Figure 9.

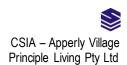


Table 14: Housing stock com	position (202	1 Census data)		
	SA2	LGA	SA4	NSW
	%	%	%	%
Dwelling structure				
Separate house	88.5	80.9	78.2	65.6
Semi-detached, row or terrace	F 0	12.5	42.5	117
house, townhouse etc.	5.9	13.5	12.5	11.7
Flat or apartment	4.8	3.6	8.7	21.7
Other dwelling	0.2	1.6	0.4	0.7
Number of bedrooms				
None (includes bedsitters)	0.6	0.3	0.4	0.7
1 bedroom	4.1	2.8	4.9	6.6
2 bedrooms	27.7	16.0	20.2	22.7
3 bedrooms	33.5	38.5	42.0	34.7
4 or more bedrooms	33.0	40.9	31.3	33.9
Not stated	1.1	1.4	1.2	1.4

Figure 9



There is a relative predominance of separate houses across all three regional geographic groups, compared with NSW, although this is also clearly the most common form of dwelling at state level. There are also some differing characteristics, with the SA2 having more flats/apartments, and the LGA having more townhouses and similar dwellings. The SA2 has the least diverse housing stock from the perspective of the concentration of separate houses. However, ABS records occupied accommodation units in manufactured home estates (such as retirement villages) as separate houses<sup>8</sup>. As there are two existing retirement villages in the Fern Bay area with approximately 750 small scale dwellings in total, these are presumably recorded as separate houses, and thus as having

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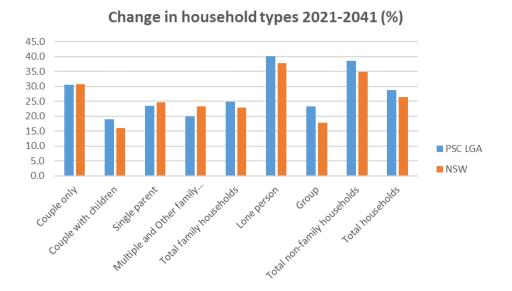
<sup>&</sup>lt;sup>8</sup>ABS 2016 Census Dictionary

contributed to the large proportion of such dwellings. The proposed development would increase the number of separate houses by 35 (villas), but would also simultaneously contribute to increased diversity, given the inclusion of 125 apartments, 10 duplex dwellings and 2 townhouses in the masterplan.

In terms of diversity of housing stock as measured by the size of dwellings (i.e. number of bedrooms), it appears likely that the existing villages have increased relative diversity, particularly when compared with the LGA and to a lesser extent, the SA4. There is a noticeably higher proportion of two bedroom dwellings in the SA2, whereas these are less common in the larger areas, including for NSW as a whole. The utility of these smaller dwellings in the context of an ageing population and declining household size is suggested by the uptake of dwellings in the existing developments in the Fern Bay area, and other parts of the LGA. The demographic profile and projections data examined in detail in Section 3 also indicate that smaller dwellings, suitable for older and smaller households, will form an important element in the future composition of housing stock, as do the various strategic planning objectives reported. The projected changes in the structure of households between 2021 and 2041, as determined by DPE (2022). The proportional increases are displayed in Table 15 and Figure 10.

Table 15: Change in composition of households 2021-2041.						
	2021	2041	% change			
Couple with children	7,948	9,462	19.1			
Couple-only	9,879	12,892	30.5			
Lone Person	8,149	11,416	40.1			
Group	802	989	23.3			
Total	30,957	39,890	28.9			

Figure 10

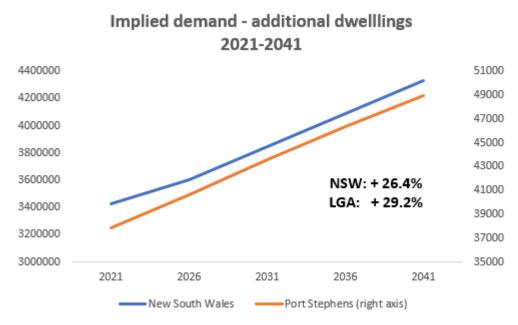


The household types that are most associated with older occupants, couple-only and lone person households, will increase at higher rates than those comprising families with children, and group households. These projected outcomes are interpreted as being consequent to DPE's forecast changes in age distribution over this period and reiterate the future need for housing suitable for the increasing number of older, smaller households.

#### 4.1.2 Projected (implied) demand/requirement for additional dwellings

In addition to population projections, DPE produces projections for the implied additional dwellings required to accommodate predicted population growth. A comparison of projected demand for the LGA and NSW, is presented in Figure 11. DPE predicts that the required number of dwellings will increase by 29.2% for the LGA, a higher rate of increase than for NSW (26.4%). As noted in Section 3.2.1, proportionally, PSC LGA is planned to account for a comparatively large proportion of population growth to 2041, according to the HRP 2041.





The total additional dwelling requirement for the LGA is 11,079 over the observed period. The proposed development, with a combined 172 dwellings proposed, would comprise approximately 1.6% of the implied additional housing stock requirement.

#### 4.2 Observed housing preferences – occupation of various dwelling types

ABS Census data for the proportion of dwelling forms absorbed by couple only and lone person households, which commonly comprise households in the 55 years and older group of the population, are presented in Table 16. 'Couple families with children' are also included, to allow comparison and contrast. As a contextual note, it is reiterated that the SA2 is a relatively small area, with correspondingly small housing stock, and a proportion of small, separate dwellings in existing MHEs.

Table 16: Occupation of dwellings by household type						
Dwelling type	Pe	ercentage (%	) of housing	type absor	bed by group	:
	Couple, no	o children	Lone p	erson	Couple fan child	•
	SA2	LGA	SA2	LGA	SA2	LGA
Separate house	32.9	33.8	27.1	21.2	27.6	30.2
Semi-detached, row, terrace, townhouse	46.9	28.9	37.8	44.4	7.2	11.3
Flat, apartment	10.7	29.1	67.5	51.7	5.3	5.0

Data source: ABS Census 2021.

#### 4.2.1 Comments on dwelling occupation

- The relatively large proportions of 'couple with no children' and lone person households occupying all forms of dwelling types are generally interpreted as indicative of the proportionally larger, older population in the SA2 and LGA.
- ➤ Couple families with children occupy lower proportions of all housing types in the SA2 bearing in mind that there is a lower representation of these households when compared with the three larger populations (refer to Table 9).
- As noted, the elevated proportion of 'couple without children' households occupying separate houses at SA2 level is also likely to have been influenced by the presence of the existing retirement villages in Fern Bay.
- Couples without children and lone person households absorb significant proportions of each of the commonly smaller forms of housing, with lone person households occupying large proportions of the available stock of flats and apartments. This may be considered as indicative of the likely market for some proportion of the apartments forming part of the proposed development.

#### 4.3 Evolving housing preferences – people aged 55 and over

# 4.3.1 Australian Housing and Urban Research Institute (AHURI): The downsizing patterns and preferences of Australians over 55 (2020)

The older and ageing population is considered as likely to affect housing preferences and dwelling stock composition over the coming decades. AHURI (2020, Executive Summary p.2) found that 'Downsizing is clearly part of the current and future housing preferences of older Australians. Among the older (55+) respondents to the AHA<sup>9</sup> survey, 55 per cent indicated that they had either downsized (26%) or were considering doing so (29%). Renters (public and private) were more likely to have already downsized than homeowners. Households most likely to have thought about downsizing were aged 55–74, owned their home, were on a moderate to very high income, and were in a couple household'.

In the context of the proposed development, one finding of AHURI's research was that there was a strong preference for maintaining a certain number of bedrooms, for various uses including as a study, office or for accommodating visitors, such as grandchildren (AHURI, 2020, Executive

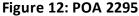
<sup>&</sup>lt;sup>9</sup> Australian Housing Aspirations

Summary, p.3). The research also found that 76% of surveyed +55 years households that had downsized, had moved to dwellings of two or three bedrooms (AHURI Policy Evidence Summary 2020, p.2), which supports the preference for continuing to have space available within the home. For this reason, AHURI uses the term 'rightsizing' as an alternative description of 'downsizing,' as the former appears to more inclusively capture the intent of the decisions made by this group of the population.

Based on these findings, the proposed development may contribute to diversification of the existing housing stock in the LGA. Furthermore, given the current and projected age structure for the LGA and the SA2, this may be a form of housing that meets the needs of the growing cohort of older residents, while releasing their prior properties to their respective local property markets (AHURI, Policy Evidence Summary, 2020 p.1). It is noted that the AHURI research identifies such an outcome as being encouraged by federal government incentives, as it promotes more efficient use of existing housing stock (James et al 2020:1). Such outcomes are also consistent with the broader regional objectives stated in the Hunter Regional Plan (refer to Table 1).

#### 4.4 Housing market data

Further data on the housing market in the immediate and larger area are presented in Table 17. These are the most recently available housing transactions data from the NSW Department of Family and Community Services (FACS)<sup>10</sup>. Localised FACS data are presented at postal area (POA) level, in this instance for POA 2295, which is illustrated in Figure 12. It is noted that the POA conforms quite closely with the SA2 (Figure 2) in terms of its geographic area. Rent data were current as of June 2023 quarter and sales data as of March 2023 quarter.





Source: ABS 2023

<sup>&</sup>lt;sup>10</sup> The most recently released data are for December 2020 (sales) and March 2021 (rental bonds).

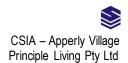


Table 17: FACS sale	s & rental d	lata PSC LGA &	ΡΩΔ 2295		
Dwelling/sale type March Qtr 2023		POA 2295 \$'000s	LGA \$'000s		
	Median	Mean	Median	Mean	
Total	880	1,014	780	854	
Non-strata	890	1,021	848	908	
Strata	-	-	610	641	
Dwelling/rental type	PO	A 2295	LG	A	
June Qtr 2023	Median	Total bonds	Median	Total	
	\$/week	held	\$/week	bonds	
_				held	
All dwellings	640	685	540	5,563	
All – 1 bedroom	-	67	335	271	
All – 2 bedrooms	445	116	440	1,224	
All – 3 bedrooms	613	178	540	2,241	
All – 4+ bedrooms	670	280	550	1,598	
House (all)	650	490	575	3,642	
Flat/unit (all)	-	105	450	1,034	
Townhouse (all)	-	45	483	576	
Other (all)	-	45	440	311	

The POA has higher median and mean sales prices than the LGA for the period observed. Higher prices in the POA are considered as being associated with the proximity of the SA2 to Newcastle, including among other factors such as proximity to employment, and the presence of a greater concentration of contextually relatively valuable properties in the POA, particularly in parts of Stockton. Conversely, the LGA is very diverse in terms of its urban settlement patterns, which is considered as contributory to the lower mean and median prices.

The predominance of separate houses in the regional housing stock (e.g. as identified in 14) is further emphasised by these data. With respect to rental bonds held, both the POA and the SA2 feature large proportions of houses within their reported rental stocks (approximately 71.5% and 65.4% respectively).

The dwellings in the proposed development are likely to attract a price premium as new dwellings. The market data are interpreted as indicating that these dwellings will need to be reasonably near to market prices to ensure that they are competitive in the market, particularly in the context of the presence of similar developments across the LGA. Assuming this to be the case, the proposed dwellings may contribute to the stock of relatively affordable housing, when viewed from the perspective of the broader regional market, which must collectively absorb future population growth.

#### 4.4.1 Equivalisation of owner occupied and rental dwellings housing costs

Notwithstanding that some dwellings recorded as sales in the FACS data may be assumed to be investment properties that will be returned to the rental market (which is likely to be reflected in subsequent rent data), for the purposes of assessing sales and rental data on an equivalent basis, imputed rents for mean sales prices are compared with actual mean rent in Table 18, assuming that sales represent owner- occupier acquisitions, as noted. The data indicate that the purchased dwellings are relatively more expensive than is the case for rented dwellings, based on the recent data.

For the dwellings in the proposed development, with a nominal mean price assumption of approximately \$923,000, imputed rent is calculated as approximately \$829 per week, with an actual indicative range of between \$584 per week and \$988 per week. It is noted that this is based on projections for the proposed development, and that construction is currently assumed to commence in 2024 (including course reconfiguration works). Full occupation is assumed as being achieved over the following ten (10) years. The imputed rents suggest that by the time sales and occupation begin, and continue, to occur, housing cost equivalence with alternative housing stock will be comparable.

Table 18: Imputed rents for owner occupied dwellings POA 2295 & LGA					
Area/housing types	Mean value	Imputed rent (≈\$ per week) <sup>11</sup>			
POA all dwellings (2023)	\$1,014,000	\$911			
LGA all dwellings	\$854,000	\$767			
Mean price assumption for development dwellings (2024-)	\$923,000	\$829			
Median rent all dwellings, POA (2023)	-	\$640			
Median rent all dwellings, LGA (2023)	-	\$540			

#### 4.5 Comment on housing data in relation to application

Based on the information on housing in the area, and the projected housing requirement, it is considered that the proposed development may positively contribute to future housing stock and management of population increases. This is particularly relevant in the context of the projected, increasingly 'older' population and the demonstrated interest in this form of lifestyle dwellings, for some proportion of the population. The proposal may also contribute to addressing housing affordability, most apparently in the context of the local (SA2) area, and the more efficient redistribution of housing across households of various sizes, as measured by number of residents in each. As was identified in Section 3.7, in an environment of relatively constrained land supply, the proposed use of the site may be considered as compatible with regional objectives regarding future population growth management and the efficient use of available developable land.

#### 4.5.1 AIHW Affordability Index – 2295 POA

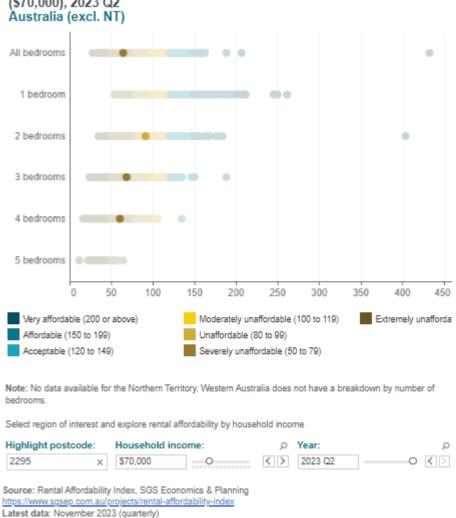
The currently available Australian Institute of Health and Welfare (AIHW) Affordability Index for the 2295 POA is presented in Figure 8. As is indicated by the 'all bedrooms' measure, housing in the POA

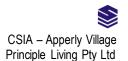
<sup>&</sup>lt;sup>11</sup> As presented in Annexure 6, the rental yield adopted is 0.0008980.

generally is assessed as 'severely unaffordable.' This is evidently related to the predominance of three bedroom housing in the POA (48.2%). This compares with approximately 42% for the LGA.

The proposed development currently includes a balance of 3 and 2 bedroom ILUs. 2-bedrooms in the POA are assessed as moderately unaffordable. 3-bedroom stock in the POA is assessed as being 'unaffordable'. Based on the comparative imputed rent for the proposed ILUs, although these will increase supply, initially they will not improve general affordability in the immediate area represented by the POA.

Rental Affordability Index, by postcode and household income (\$70,000), 2023 Q2





# 5 Community/stakeholder engagement

#### 5.1 Description of initial engagement activity

Occupants of immediately neighbouring residential and other properties were approached to provide an opportunity to identify potential issues that may be perceived as resulting from the proposed development. This engagement was undertaken in August 2021 by this firm, in relation to the CSIA prepared for the Site Suitability Certificate which preceded the current development application. The outputs of this preliminary engagement were then made available to all project team members, for consideration in development of the application documents.

The engagement involved direct mailing of material outlining the current application and the development, and an invitation to comment on the proposal. This was conducted by letterbox drop to each relevant premises. This method also permitted direct personal engagement with certain stakeholders, which produced some preliminary, informal comment on relevant matters.

A copy of the material distributed is included with the CSIA, at Annexure 3. The relevant property occupants to be approached were discussed with the Applicant and project management advisors. Given the preliminary nature of the engagement, a relatively small number of occupants was approached. These properties are also identified in the diagram in Annexure 3. As is indicated in the diagram, the material was delivered to 13 properties. It is noted that included in the properties approached were:

- Newcastle Links Motel (Nelson Bay Road).
- Fern Bay Public School (Vardon Street).
- Tilly's Play and Development Centre (Vardon Street).

The stakeholder information was delivered on 3 August 2021. Stakeholders were requested to provide a response within seven (7) days, however, those who were spoken with directly were advised that should further consultation be required (e.g. with the public school's P&C committee), this could be accommodated. The material also advised recipients that;

- The engagement was initial in nature, and that as the application processes progress in relation to the development, there may be subsequent opportunity to consider all information in relation to the project.
- All information is to be reported on an anonymous basis, in the interests of maintaining respondents' privacy.
- That the Applicant may endeavour to conduct subsequent direct engagement activity, such as a community information session, dependent upon circumstances relating to COVID19 risk management.

#### 5.2 Summary data on responses received

#### 5.2.1 Statistical summary of responses received

As stated in Section 5.1, material was delivered to 13 residential and other properties. One formal, substantive response was received. This represents a response rate of approximately 7.7%. As noted in Section 5.2.2 however, if comments received during the document delivery process are also included, the total response rate is nearer to 23%. Two of the responses related to traffic effects.

The third related to Aboriginal cultural heritage issues in relation to the NGC site. These are discussed in further detail in the following sections.

It is also noted that one (1) additional response was received which is considered to be administrative in nature. This related to clarification of the proximity of the proposed development to a specific residential property in the consultation area. Additional diagrammatic material was provided to this respondent and no further subsequent correspondence was received.

#### 5.2.2 Anecdotal information

During delivery of the materials, three (3) stakeholders were spoken with directly. Two parties raised traffic volumes and management as being a project outcome that may require consideration. There were several aspects to this;

- Road safety in relation to movements onto and off Nelson Bay Road (from individual properties and side streets);
- Cumulative increases in traffic associated with the proposed development and the potential development of land in the Vardon Road/Popplewell Road area, as Department of Defence housing.
- Resident and other occupant activity in relation to future signalisation of the Vardon Road/ Nelson Bay Road intersection, including previous lodgement of a petition supporting this action.

The parties who raised the Vardon Road/Nelson Bay Road intersection acknowledged that any future resolution of this situation would require the involvement of both local and state governments.

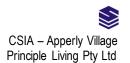
#### 5.2.3 Summary of formal responses received

One formal response was received (by email), which addressed the Aboriginal cultural heritage values of the NGC site, and the potential effects of the development on heritage items. The content of the email is not included in this CSIA, as it may identify individual/s. These matters have been afforded detailed consultation and assessment activity in the preparation of the Aboriginal Cultural Heritage Assessment Report (ACHAR).

#### 5.2.4 Consultation regarding Aboriginal cultural heritage aspects of the project

The ACHAR details extensive engagement between the specialist consultants (Extent Heritage Advisors [EHA]) and Registered Aboriginal Parties (RAPs), in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010) and Heritage NSW procedures. The summary of this engagement extracted from the ACHAR prepared by EHA is reproduced in Annexure 4, for reference. It is noted that respondent identified in Section 5.2.3 above was a participant in this process.

EHA reports that 'the consultation process identified fifty-three Aboriginal stakeholders in the region. Of these Aboriginal stakeholders, 15 registered an interest in the project and four participated in survey' (EHA p.9).



It is submitted that the processes designed and undertaken by EHA and other project development personnel as reported in the ACHAR demonstrates:

- > An appropriate form and level of engagement.
- The inclusion of an appropriate range of project participants and RAPs, to ensure that relevant technical expertise was available during the consultation.
- That the outcomes of the consultation process have been used to alter and improve the project from the perspective of managing cultural objects and values on the site.

#### 5.3 Summary comments on initial and focused stakeholder engagement

As stated in Section 2.1, the matters raised in initial stakeholder engagement can be broadly categorised as relating to potential traffic, and Aboriginal heritage impacts.

As noted in section 5.2.4, a comprehensive, specialist consultant investigation and assessment has been undertaken regarding heritage issues, and this process has been conducted in collaboration with relevant stakeholders. Traffic and transport matters are discussed in Section 6.1.1.

#### 5.4 NGC members

Members of NGC are also an affected stakeholder group. The land on which the proposed development will be situated was acquired from NGC, consequent to the agreement of a majority members consenting to the disposal of the land. As a result, it is assumed that the membership has assessed the benefits and costs of the development of the site, and decided that the project is in the interests of club members. The Applicant and its advisors have continued ongoing engagement with membership representatives and club management. This is demonstrated by NGC participation in the heritage consultation process, as reported in the EHA consultation recount included at Annexure 4. From this perspective, it is evident that these stakeholders have been appropriately informed throughout the process, and continue to be provided with ongoing opportunities to contribute input to the proposed development.

# 6 Social impact assessment

#### 6.1 Potential effects of the development on local residents and land users

#### 6.1.1 Traffic and transport

The potential for effects relating to traffic may be considered as the most likely source of negative impact on local amenity. The Fern Bay North Stockton Strategy (CN, 2021:31), identifies a range of public transport and traffic management infrastructure initiatives that may impact positively on the movement of vehicular and pedestrian traffic in relation to the site. These include:

- Upgrade the existing bus stop on the western side of Nelson Bay Road, adjacent to the Palm Lakes Resort access, to provide seating and shelter.
- Relocate the existing bus stop on the eastern side of Nelson Bay Road, north of Vardon Road, to the south of Vardon Road. This relocation will allow for sufficient area to provide a bus stop with seating and shelter, located in close proximity to the future signalised intersection of Nelson Bay Road and Vardon Road, allowing for pedestrian phases on the signals.

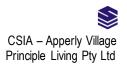
- Provide a bus stop with seating and shelter along the western side of Nelson Bay Road, to the north of Vardon Road, to encourage safe crossing at the future signalised intersection.
- Upgrade the existing footpath along the eastern side of Nelson Bay Road, between Bayway Village and Braid Road, to provide a shared path along the length of Nelson Bay Road through the locality.
- Extend the existing footpath along the frontage of the residential developments on the western side of Nelson Bay Road south to Vardon Road, providing connection for pedestrians to cross safely at the future signalised intersection of Nelson Bay Road and Vardon Road.
- Provide a suitably located refuge island at Nelson Bay Road near Palm Lakes / Bayway Village.
- ➤ Construct traffic signals and a pedestrian crossing at the intersection of Vardon Road and Nelson Bay in conjunction with the Rifle Range Planning Proposal to allow the safe crossing of Nelson Bay Road for pedestrians and enable safe vehicular access onto Nelson Bay Road.

As noted, these initiatives would notionally be beneficial for the function of the site. However, these would require the involvement of multiple agencies, across different levels of government. The extent to which the proposed development is related to these initiatives is likely to be defined by the additional traffic the village may generate.

Table 19 provides an estimate of additional vehicles potentially attributable to residents of the development, based on ABS 2021 Census average vehicles per dwelling for the POA and LGA. As proposed, the development currently provides for 202 car parking spaces, which is assumed as the indicative maximum number of vehicles to be regularly kept on the site. The actual number is likely to be lower than this because the provision is presumed to include visitor parking.

Table 19: TfNSW Passenger vehicle registrations (ABS Census 2021)							
Area Number of vehicles Max % Δ (202 vehicles)							
POA (2295) (1.7 vehicles/3,663 dwellings)	6,277	≈3.2%					
LGA (2 vehicles/35,649 dwellings)	71,298	≈0.3%					

Although the assessment in Table 19 is based on an average per dwelling assumption, the actual number of vehicles may vary, and in practicality may be less, as some residents may relocate from within the POA or LGA more broadly, and thus not effectively add to the number of vehicles in these areas. As indicated by the data, broadly, the nominal number of additional vehicles would not result in a material increase. However, there would be effects on those parts of the road network that are immediate to the site. This particularly includes the major road B63/Nelson Bay Road. The potential upgrades identified in section 6.6.1 would contribute to ensuring adequate capacity and safe interaction between vehicular and pedestrian traffic generated by the development, and other traffic transiting the locality.



## 6.1.2 Construction stage impacts

The construction stage of the development is also relevant for consideration regarding traffic impacts. Clearly, the construction stage will involve a period of significant movements of project related vehicles, including heavy plant and equipment, and workers' vehicles.

In addition to traffic, it is presumed that the construction stage will also involve temporary effects including noise, and potential air quality issues, such as dust generation and emissions from plant and equipment. During initial consultation activity, it was identified that Fern Bay Public School and Tillys Play and Development Centre are both located in Vardon Road, within relatively close proximity to the development site. Both were approached during initial stage consultation. The Proponent and its construction contractors may need to pay particular attention to ensuring that these educational facilities are not unduly affected by works on the site. It may also be advisable to engage directly with management of these facilities prior to commencement. The aim of this engagement would be to advise on the proposed construction program, and to establish channels of communication so that these parties can be regularly updated on progress and potential effects.

With respect to avoidance, management and mitigation of construction stage effects such as those discussed above, standard practice will require the submission of a Construction Management Plan (CMP), generally as part of DA conditions. It is understood that the Proponent has significant experience in development, and therefore is well positioned to formulate a comprehensive and functional CMP.

In addition to addressing the interests of third parties, the importance of the CMP with respect to creating a safe working environment for site employees is also noted. This would be a source of direct and indirect benefit to employees and their families, for example.

## 6.1.3 Aboriginal heritage issues

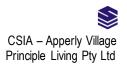
The consultation process and its outcomes are presented in the ACHAR prepared by EHA. It is submitted that the ACHAR demonstrates that relevant members of the community approve of the agreed structures and processes that have been put in place to manage any potential impacts.

### 6.1.4 Community cohesion and related effects

There are existing, similar developments in the area immediate to the proposed site, which appear to have been absorbed into the functioning of the local and broader communities. On this basis, it is assumed as likely that future residents of the proposed development will be able to live on the site without materially detracting from community cohesion, or negatively affecting other residents' ability to maintain their lifestyles.

Reconfiguration of the golf course to accommodate the residential development has evidently been assessed by the club's membership as acceptable (Section 5.4). In this respect, it assumed that these parties will not be negatively affected over the long term.

Typically, residents within the development would form a discrete community, which may promote, for example, mutual assistance between residents, which in turn may alleviate some demand on



external services, such as, for example, transport. The presence of other similar developments may eventually result in positive effects on community cohesion. Given the colocation of the proposed development with the golf club and other social infrastructure, residents may become acquainted with other local residents, and thus contribute to the social fabric and function of the area.

#### 6.1.5 Community safety

NSW Bureau of Crime Statistics and Research (BOCSAR) data for property related offences are presented in Annexure 4. These categories of offences are considered as having some potential to be affected by the introduction of additional dwellings in the area. The data indicate comparatively low incidence levels for the selected offences<sup>12</sup>. The two existing villages are noted in this respect, as they feature higher density of residences and therefore increased opportunity for incidental surveillance by residents. There are also access controls to these sites, which restricts opportunities for such offences. Similar arrangements will be applied for the proposed development. These factors, combined with the notional age profile of potential residents, support a conclusion that there will be no materially negative impact on the local community.

The continuing operation of NGC adjacent to the development also entails frequent movements in relation to employees, members and other visitors to the club and course. This will also contribute to the area being activated, reducing opportunities for criminal offences to be committed.

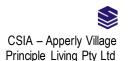
The development will also necessarily be designed to comply with Crime Prevention Through Environmental Design (CPTED) principles, relating to, for example, the design of exterior areas of the residential buildings, and landscaping. The adoption of CPTED principles will further inhibit the opportunities for criminal or other undesirable activity, further safeguarding the ongoing safety and security of the local area.

#### 6.1.6 Summary comments

The proposed used of the site is generally consistent with existing residential activity in the area. As stated, there may be some effects in relation to traffic in the immediate surrounds, associated with the additional residents and their vehicles. However, in other respects, the increase in population is proportionally small and thus, correspondingly proportionally likely to result in limited social impacts for the matters identified.

Existing features of the local community appear to have resulted in a comparatively safe and secure urban environment. In addition to the benefits of additional activation of the area associated with the increase in residents, there are mitigatory design features such as CPTED that will be incorporated into the project's design, to further promote the safety and security of residents, and discourage undesirable activity. This is also likely to benefit the surrounding neighbouring community to some extent.

<sup>&</sup>lt;sup>12</sup> Malicious damage to property, break, enter and steal, and steal from dwelling.



# 7 Potential for effects on the broader population

## 7.1 Potential scale of impacts

## 7.1.1 Scale of nominal population increase

Given the nature of the development and sizes proposed for the dwellings, it is assumed that each of the 172 dwellings will accommodate up to two (2) people, therefore a total of up to 344 residents. The Property Council of Australia (PCA) 2022 PWC/Property Council Retirement Census reported the average number of residents per ILU in NSW as 1.18 (assumed as 1.2 for the following analyses). This produces an indicative total of 207 residents for the development. Table 20 presents assessments of the proportional change that the assumed maximum number of residents will create in the SA2, LGA and SA4, based on comparison with DPE projections. As is to be expected, the contributions to population increases are of very small scale. Consequently, any effects in the context of the broader populations, are likely to be correspondingly very modest.

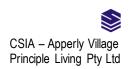
Table 20: Projected population change resulting from proposed development, 17	2
dwellings (% Δ)	

	SA2		LC	6A	SA4	
	2021	2041	2021	2041	2021	2041
Projected population	9,150	15,790	75,253	93,658	361,520	428,558
2.0 PPH/ 344 total residents	3.6	2.2	0.5	0.4	0.1	0.08
1.2 PPH/207 residents	2.3	1.3	0.3	0.2	0.06	0.05

#### 7.1.2 Potential for effects on access to services and infrastructure

The increase in the population may increase demand for a variety of services, of which health/medical and transport services may be considered as the most consequential in the context of access of individual residents and the broader community. Demand on infrastructure would also notionally increase. For example, to access various services, residents would be presumed to create a marginal increase road use (as is indicated by estimated additional vehicles [Table 18]).

Table 21 includes a non-exhaustive list of relevant services, with the aim of establishing the extent of services available in the context of the large, regional metropolis of the surrounding SA4. The analysis focuses on services considered to be most relevant to likely older residents in the proposed development, and those facilitating mobility in the local and broader areas.



Service/infrastructure type	Description	Proximity to site (by road) <sup>13</sup>
Telecommunications		
Broadband access (NBN)	-	Fibre to the node (FTTN) service available in
		area.
Public transport		
Bus	Hunter Valley Buses	
	Routes 136 and 138 pass by NGC site on Nelson Bay Road.	Refer to Annexure 7, for route map The nearest identified stops are nominally at 1016 Nelson Bay Road 'before Vardon Road' southbound, and 'opposite Vardon Road' (approximately opposite 1008 Nelson Bay Road northbound).
Rail	Newcastle Interchange	≈ 15km
Ferry	Stockton Wharf	≈ 6km
Airport	Newcastle Airport, Williamtown	≈ 11km
Taxi/ride share etc.	On demand	N/A
Hospitals & other health services/facilities		
Public Hospitals	John Hunter Hospital, New Lambton Heights	≈ 16km
	Calvary Mater, Waratah	≈ 11km
Private Hospitals	Hunter Valley Private Hospital	≈ 14km
	Newcastle Private Hospital (John Hunter campus)	≈ 16km
General Practice/medical & allied health services	<b>Various.</b> Services accessible are consistent with location in a large regional metropolis.	Varies

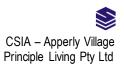
<sup>&</sup>lt;sup>13</sup> Where applicable.



Service/infrastructure type	Description	Proximity to site (by road) <sup>14</sup>
Emergency Services		
NSW Ambulance Service	Stockton Ambulance Station, Hereford St	≈ 5km
NSW Fire & Rescue	Stockton Fire Station, Hereford St	≈ 5km
NSW Police	Waratah Police Station, Harriet St	≈ 12km
Places of worship <sup>15</sup>		
St Peter's (Catholic)	Dunbar St, Stockton	≈ 6km
Stockton Anglican Church	Maitland St, Stockton	≈ 6km
Mayfield Uniting Church	Highfield St, Mayfield	≈ 11km
Social/sports infrastructure/activities		
Public Library (NCC).	Hanbury St, Mayfield	≈ 11km
Stockton Swimming Centre	Pitt St, Stockton	≈ 3.5km
Stockton Beach (patrolled)	Meredith/Eames St, Stockton	≈ 3km
Stockton Bowling Club	Mitchell St, Stockton	≈ 5km
Stockton RSL & Citizens Club	Douglas St, Stockton	≈ 5 km
Newcastle Golf Club	Nelson Bay Road, Fern Bay	≈ 3.5km
Blue Gum Hills Men's Shed Inc	Ganney Rd, Wallsend	≈ 3km
Government Services		
Services Australia (Centrelink, Medicare)	Maitland Road, Mayfield	≈ 11km
Service NSW	Parry St, Newcastle West	≈ 16km
Retail (nearest shopping centres)		
Woolworths Supermarkets	Mayfield/Warabrook	≈ 11km (plus other retail)
Coles Supermarket	Mayfield	≈ 12km
Waratah Shopping Village	Turton Road Waratah	≈ 13km

<sup>&</sup>lt;sup>14</sup> Where applicable.

<sup>&</sup>lt;sup>15</sup>Based on the three most common, individually identified religions, ABS 2016 Census, SA4 level. 'No religion' was the most common individual response.



### 7.1.3 Comments on service access

In relation to access to medical and related services, as was observed in Section 3, some (possibly substantial) proportion of potential residents may relocate from within the immediate and larger surrounding areas, including the LGA or the SA4. Australian Housing and Urban Research Institute (James, Rowley and Stone, AHURI, 2020<sup>16</sup>) research findings indicate that 22% of households that downsized, effectively did so in the locality in which they already lived. If this were replicated for dwellings in the new development, the population increase relating to people relocating from other areas and thus potentially increasing demand for services, would be potentially 46 people based on the PCA/PWC data, and in total up to approximately 76 people. It may be expected that some proportion of potential residents would originate from elsewhere in the LGA or SA4, and these may maintain existing arrangements in relation to, for example, health care providers, such as, for example, a general practitioner or other ancillary medical provider. In these circumstances, there is the prospect of reduced additional demand for services that would be associated with the relocation of residents from other areas beyond the region.

Generally, access to medical services is at the comprehensive level to be expected of a region of this scale. Indicative public hospital performance measures for the two nearest large public hospitals, Calvary Mater (approximately 11 kilometres from the site by road) and John Hunter (approximately 15 kilometres from the site by road) are presented in Annexure 5. These provide capacity to treat large numbers of patients. It is also noted that John Hunter Hospital is currently undergoing a major redevelopment<sup>17</sup>, which will permit expanded capacity to continue to serve the community. Public capacity is also supported by a wide range of privately-provided services.

The key parts of the road network providing access to the two identified public hospitals generally provide relatively direct routes to these, in circumstances where emergency access may be required. This is a further positive feature in terms of the compatibility of the site for the proposed use.

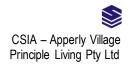
In relation to transport access and capacity, as noted there are two similar existing village-style developments in the immediate vicinity. Access to transport options, including public transport, for these facilities has evidently been adequate to ensure high levels of occupancy.

With respect to public transport, the site is located on the route of two regular bus services operated by Hunter Valley Buses. Network maps for these routes (136 and 138) are included in Annexure 8. Route 136 (Raymond Terrace – Stockton) links to the Newcastle-Stockton ferry service. Route 138 terminates at Newcastle West, linking to the Newcastle Interchange transport hub, including suburban trains and Newcastle inner city light rail. This capacity provides linkages to other parts of the region.

<sup>&</sup>lt;sup>16</sup> Evidence Summary (2020:2).

<sup>&</sup>lt;sup>17</sup> For example, refer to the NSW Health media release dated 7 April 2022:

<sup>&</sup>lt; https://www.health.nsw.gov.au/news/Pages/20220407\_01.aspx >



The development will also include social infrastructure and activities for the use of residents. This access may substitute for access to similar publicly or privately provided infrastructure and activity. Although this would be essentially imperceptible in the LGA and regional context, it would still serve to reduce the call on other comparable offerings, thus marginally reducing any effect on other people's access.

## 7.1.4 Cumulative impacts

The potential for cumulative impacts on the local and broader communities is in some respects a function of various factors, including proximity to the site, and the views of stakeholders. Based on community engagement, and in the context of the relatively small number of dwellings and residents in the LGA and regional contexts, the potential for cumulative impacts is concluded as being relatively limited.

#### 7.1.5 Potential impacts on future residents of the development

It is assumed that eventual residents of the development will make informed decisions regarding purchase of a dwelling. This would be expected to include consideration of financial aspects, but also amenity and utility of living in the development. Assuming that appropriate consideration is given in each individual circumstance, it is submitted that generally, residents will enjoy beneficial outcomes from their investment and residence in the development.

### 7.1.6 Potential impacts on NGC members

The land for the development is through a long term lease from NGC. NGC has therefore been a party to the development application, and development includes redevelopment of the golf course to accommodate Apperly Village. As such, two substantial sources of benefit are likely to accrue to NGC members, which are:

- A financial benefit through lease arrangements.
- The course will be maintained as an 18-hole layout.

It is therefore presumed that the development is likely to be generally considered as beneficial to NGC members.

## 7.1.7 Economic impacts

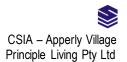
The construction stage will be a source of economic benefit within the region, although over a relatively confined period. This relates to the additional economic activity of the construction stage, particularly in relation to direct employment and activity and employment through supply chains. Employee incomes are likely to accrue to residents of the region and potentially the LGA. These have the effect of supporting these economies more generally, through employee household consumption.

The development may also create a limited amount of longer term employment, which would nevertheless be assumed as beneficial to employees. Management, service providers to residents and facilities management roles are examples of the ongoing employment that the development may support. This would produce similar direct and indirect effects as to construction activity, although over the life of the development.



There may also be impacts on the wealth of individuals who eventually buy and live in the development. As noted previously, on the assumption that these people make informed decisions, these outcomes would be presumed to be financially beneficial.

Generally, it is concluded that economic outcomes would be beneficial to the LGA and region.



## 8 Conclusions and recommendations

#### 8.1 Conclusions

The proposed development will provide an increase in dwellings to cater for the projected fastest-growing age groups in the LGA and the region more generally. Relocation of older households from their existing homes may also produce the relatively efficient outcome of releasing former properties to larger households, such as families with children.

With indicatively up to 344 permanent residents, the development is also relatively small in terms of the population increase it would create, in the context of the large conurbation in which it is situated. The indicative assessment of available services presented in the CSIA indicate that there is capacity to service such a modest increase in population.

As was identified through engagement with nearby land users, there are some apprehended effects of the project. It is also acknowledged that in the construction stage, there will be impacts that will require careful management on the part of the Applicant and its contractors, to ensure that local residents and the broader community are not unduly affected. This is particularly the case with respect to Aboriginal cultural heritage objects and values. As the work by EHA establishes, an agreed approach to these issues has been developed for implementation. The nearby school and early education centre are also parties that should be given specific consideration.

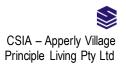
Potential for longer term impacts was identified during initial community engagement, particularly in relation to the conservation of Aboriginal heritage items and values on the site, and traffic effects in the immediate area in particular. Attention to these issues in the design and consent processes is likely to allow avoidance, management and/or mitigation of such impacts. Ongoing engagement with relevant parties is also recommended to ensure satisfactory outcomes.

In the longer term, it is assessed that there are good prospects that the residents will successfully blend into the local community, and positively contribute to social cohesion. This is likely to be among the beneficial outcomes for future residents.

Although, as identified, there will be some temporary negative impacts in the construction stage specifically, there will also be beneficial economic contributions associated with the relatively significant construction program required. This will have positive indirect benefit across a range of related industries, most notably supply chain participants. There will also be long term employment supported during occupation and operation of the development.

NGC members area also generally likely to benefit.

In summary, the development is consistent with certain regional policy aims in terms of population and housing management, to the extent that the site and its proposed use are specifically identified in the context of its potential contribution to managing projected demographic change. The development will make a positive contribution to its eventual residents, and any enduring effects on other parties are likely to be relatively negligible in practice.



In the context of relatively constrained land supply, it is submitted that the use of the site represents an efficient use of land, for the purposes of addressing likely future demand for residential dwellings such as those proposed. The presence of existing similar uses in the immediate surrounds, suggest that Fern Bay is a suitable and amenable location for this form of development. On balance, it is concluded that the proposed development will contribute positively to the future development of the LGA community and economy, and the proposed use of the site is generally appropriate in the circumstances.

## 8.2 Recommendations

#### 8.2.1 Site works/construction stage

It is recommended that a CMP be developed and implemented in relation to project works on the site, should the proposed development proceed to this stage. The CMP is assumed as mandatory industry practice. It is also recommended that the CMP include procedures for management of any heritage items or areas that may be identified on the site.

#### 8.2.2 Impact management in the context of the ACHAR

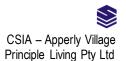
Structures for avoidance, management and mitigation of impacts on Aboriginal objects and values have been agreed with community representatives. These should be implemented accordingly.

## 8.2.3 Engagement with specific parties

With regard to the construction stage in particular, it is recommended that the CMP include specific provision for informing and updating the school communities for Fern Bay Public School and Tillys Play and Development Centre.

#### 8.2.4 Community and resident safety and security

It is assumed that as a matter of practice, design of the development will incorporate CPTED principles. This initiative is supported from the perspective of promoting the safety and security of residents and visitors associated with the development and the adjacent golf club, and other neighbouring land occupants and users.



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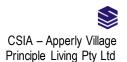
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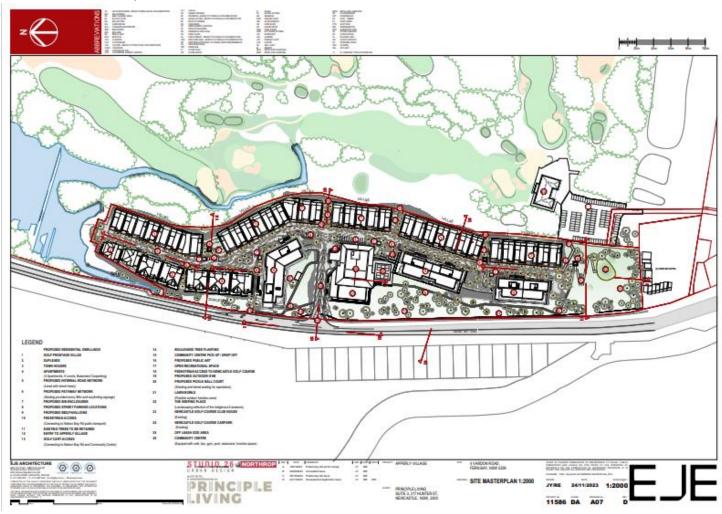
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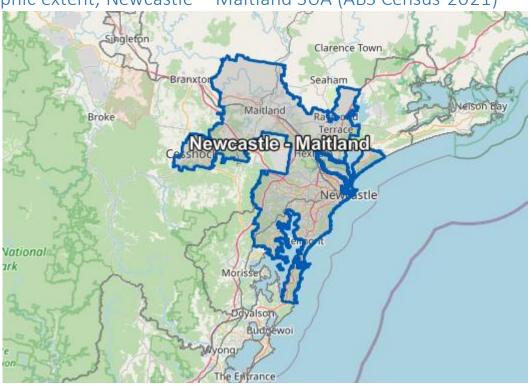
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# Annexure 1: Site masterplan







<sup>&</sup>lt;sup>18</sup> Image source: ABS 2023.



## Annexure 3: Initial engagement materials





**AIGIS GROUP** MARK SARGENT ENTERPRISES ABN 41317 992 919 13 DEBS PARADE **DUDLEY NSW 2290** 0423 489 284

mark@mseag.com.au

M:

3 August 2021

The Resident XX Vardon Road Fern Bay NSW 2295

## PROPOSED APPLICATION FOR DEVELOPMENT OF NGC RETIREMENT VILLAGE, NEWCASTLE **GOLF CLUB, 4A VARDON ROAD, FERN BAY**

## Dear Sir/Madam,

In conjunction with Newcastle Golf Club (NGC), Principle Living (The Applicant) is proposing the development of a retirement village/seniors living development on part of the NGC site, adjacent to the eastern alignment of Nelson Bay Road, Fern Bay. It is noted that the nominal address of the golf club is 4A Vardon Road, as noted above.

A preliminary site layout diagram for the project is attached for information. The proposal provides for 100 single storey, villa-style dwellings facing the golf course, and 86 apartments, in two buildings, which are located at the southern end of the site, as is indicated on the diagram. Assuming two residents per dwelling, there may be up to 372 permanent residents. All dwellings will have parking provided, and onsite visitor parking is also provided for. It is noted that, as the diagram indicates, the project concept allows for vehicle entry and exit directly via Nelson Bay Road. The proposal also provides for reconfiguration of parts of the golf course, to accommodate the development.

Port Stephens Council has stipulated the preparation of a Site Compatibility Certificate (SCC) in relation to the proposed development. A Social Impact Assessment (SIA) is required to support the SCC. Essentially, the CSIA will examine local and regional factors, such as the ageing population, in assessing the merits of the project, and its potential to affect stakeholders, and in particular residents and other land users in close proximity to the site.



Aigis Group – Mark Sargent Enterprises 3 August 2021

As part of preparation of the CSIA, consultation with landholders in the immediate area is required, to allow for consideration of their views on the proposal during the application for the SSC, and the subsequent, intended Development Application (DA) process. This firm has been engaged to prepare the CSIA and conduct associated consultation/engagement, to permit community and stakeholder input to the report.

At this stage, it has been decided to conduct initial consultation by correspondence, in order to avoid potential issues relating to COVID19 restrictions.

Should you wish to provide comment on the SCC application, you are invited to do so via email, as below:

Email address: mark@mseag.com.au

Please note that this is our preferred means of contact, as it provides an accurate record of engagement and will permit prompt response to any communication received, as may be required.

You are requested to respond to this invitation by **5.00pm, Tuesday 10 August 2021**, should you wish to do so. Please note that this is <u>an initial step</u> in the engagement process in relation to this project. The Applicant will endeavour to host a community information session as the DA process continues, and as conditions in respect of COVID19 risk management permit.

It is also advised that as the proposal proceeds beyond the SSC process, there will be subsequent opportunity to comment on the proposal in the context of the entire DA documentation, once it is lodged with Council and placed on public exhibition, should you wish to do so at that stage. At that stage, all relevant diagrams and site plans will be available for your perusal. Should subsequent consultation be deemed as required, this office will advise accordingly.

Please note that material from any response you provide will be reported anonymously throughout the preparation of this firm's reports, to protect your privacy.

Yours sincerely

**Aigis Group** 

Mark Sargent
Principal

Aigis Group/Mark Sargent Enterprises
13 Debs Parade Dudley NSW 2290

(M): 0423 489 284

(E): mark@mseag.com.au

# Properties included in initial consultation area



Source: Avid Project Management 2021



# Annexure 4: Aboriginal community consultation (Extent Heritage)



# Aboriginal community consultation

## 2.1 The process

Aboriginal community consultation for this assessment has been undertaken in accordance with procedures set out in the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010a). These guidelines identify a four-stage process of consultation.

These stages allow for the identification of key Aboriginal stakeholders for the proposal, from which a list of RAPs can be developed. They provide a method of ensuring RAPs are given information about the proposal and for an iterative development of the assessment methodology, as well as a process for pertinent cultural information to be gathered and documented. They also ensure that RAPs have an appropriate timeframe to review all documentation and provide input into the development of management options.

The consultation process for this project has two aims. Firstly, it is designed to comply with Heritage NSW (DPC) consultation procedures to obtain and take into consideration comment and feedback from registered Aboriginal parties regarding our proposed assessment methodology, our assessment report, and its management recommendations. Secondly, through consultation with knowledge holders, the process seeks to identify and understand Aboriginal cultural places and/or social values that may be affected by proposed development of the study area.

### Stage 1: Notification of project proposal and registration of interest

- Pre-notification: identification of the Aboriginal parties through contacting various government agencies specified in the consultation requirements (DECCW 2010a); and
- notification: contacting all Aboriginal parties identified in responses obtained from the government agencies contacted at the pre-notification stage to determine their interest (if any) in the project. Any of the parties contacted can opt to register as a registered Aboriginal party (RAP) for the project. This stage also involves the placement of an advertisement in local print media seeking expressions of interest from Aboriginal parties.

## Stage 2: Presentation of information about the proposed project

Presentation of project information: briefing the RAPs about the nature of the project, and the scope and proposed method of the Aboriginal cultural heritage assessment. This is usually undertaken through written correspondence and/or an on-site visit, and may undergo several iterations through the project lifetime as the nature of the assessment changes (e.g., field survey may lead to a requirement for test excavations).





## Stage 3: Gathering information about cultural significance

Stage 3 of the consultation process is to facilitate a means whereby RAPs can contribute culturally appropriate information, provide information that will enable the cultural significance of Aboriginal objects and/or places in the study area to be determined, and have input into the development of any cultural heritage management options. It involves:

- Seeking cultural information: engagement with RAPs to identify and understand any cultural, social or intangible values associated with the project; and
- Developing consultation protocols: identification of any protocols that the RAPs would like adopted during the information gathering process, including how sensitive information will be managed.

## Stage 4: Review of draft Aboriginal cultural heritage assessment report

 Review of draft report: review of the draft ACHAR by the RAPs, to provide comments on the overall findings, the assessment of cultural significance and the recommendations made for management of Aboriginal heritage within the study area.

## 2.2 This project

A log of completed actions and correspondence received during Aboriginal community consultation for the current assessment project is included in Appendix 2.1, and summarised in Table 2-1 below.

The consultation process identified fifty-three Aboriginal stakeholders in the region (Appendix 2.2). Of these Aboriginal stakeholders, 15 registered an interest in the project (Appendix 2.3), and four participated in survey.

Table 2-1. Summary of Aboriginal consultation for the project.

Consultation stage	Description	Date initiated	Date completed	Details
	Pre-notification	09 Mar 2021	26 Mar 2021	Correspondence and information in Appendix 2.4.
1	Notification (including advertisement in Newcastle & Lake Macquarie Star on 24.03.21)	11 Mar 2021	28 Apr 2021	Correspondence, newspaper advertisement and information in Appendix 2.5 and 2.6.
2	Presentation of information/assessment methodology	12 April 2022	10 March 2022	Correspondence and information in Appendix 2.7.





Consultation stage	Description		Date completed	Details
	Field investigation – archaeological survey	1 June 2022	8 June 2022	See Section 6
3	Seeking information on cultural heritage significance	12 April 2022	Ongoing	See Section 2.3 and Appendix 2.8
4	Survey ACHAR Report review	6 September 2022	4 October 2022	See Section 2.3 and Appendix 2.8
	Distribution of AHIP 4869 to all RAPs	10 March 2022	10 March 2022	
	Field investigation – test excavation	28 March 2022	11 May 2022	See Section 6
	Community consultation meeting	9 March 202	3	See Section 2.3
	Community consultation meeting 2	31 March 20	23	See Section 2.3
4	Test excavation phase ACHAR and ATER review (golf course upgrades only)	16 May 2023	14 June 2023	See Section 2.3 and Appendix 2.8
	Community consultation meeting 3	13 Sept 2023		See Section 2.3
4	Test excavation phase ACHAR and ATER review	20 Sept 2023	18 Oct 2023	See Section 2.3

## 2.3 Aboriginal stakeholder feedback

#### Feedback during survey

The four RAPs that participated in the field survey emphasised the following concerns:

- <u>Burials</u> Leonard Anderson (Nur-Run-Gee Pty Ltd) and Rebecca Young (Mur-Roo-Ma Incorporated) emphasised the sensitivity of existing holes 16, 17, and 18 for Aboriginal burials within the dunes, most significantly in the location of the old clubhouse at the highest point of the study area under Hole 18 (see Figure 2-1 for the numbering and location of holes).
- Ongoing maintenance of sand traps The current and ongoing maintenance of the sand traps was noted as a major issue by all RAPs that participated in the field survey. During the field survey RAPs observed maintenance of the sand traps may have potentially disturbed stone artefacts that might be present in the underlying sand dune. Rebecca Young would like to see some guidance from Heritage NSW on how best to manage these





impacts, and perhaps recording and collection of artefacts present in the sand traps prior to further maintenance works being undertaken.

Proposed development - Groups indicated that they would like to see the development redesigned to avoid impacts to existing holes 16, 17, and 18.

In response to the concerns raised regarding the ongoing maintenance and upgrade of the sand bunkers, Newcastle Golf Club has offered to meet with the groups who participated in the field survey and discuss possible avenues for the protection of the cultural heritage. The proponent has indicated the desire to cap the bunkers with introduced sand to protect the exposed Aboriginal objects. This was communicated to the groups during the report review period, and received support from both Mur-Roo-Ma Incorporated and Nur-Run-Gee Pty Ltd, who are interested in meeting with the proponent to discuss the bunker maintenance.

#### Survey A CHAR review

The survey ACHAR was distributed for a period of twenty-eight days for review and comment by the RAPs during Stage 4 of the consultation process (Table 2-1; Appendix 2.8). A follow up reminder of the Stage 2 finalisation of the report was sent one week prior to the end of the review and comment period. Feedback was received from eight groups/individuals during the ACHAR review period, emphasising the cultural sensitivity of the study area. During the ACHAR review period, the following general responses were received:

- Two groups emailed in support of the recommendations and findings of the ACHAR (Widescope Indigenous Group, and a group that did not wish their details to be shared).
- Karuah Indigenous Corporation noted receipt of the ACHAR and indicated they would provide feedback, however this was not received.
- Olivia Connors phoned to inquire further about the report and ongoing assessment.

In addition to these blanket comments, the following information was received from Nur-Run-Gee Pty Ltd and Mur-Roo-Ma Incorporated:

- Nur-Run-Gee Pty Ltd:
  - The proponent should move the development area from the area east of the Clubhouse around the fairways of existing holes 16, 17 and 18 to the northeast corner of the site in the area of remnant vegetation, so as to avoid impacting a highly significant area of the site.
- Mur-Roo-Ma Incorporated:
  - The development would destroy the last remaining tangible midden and artefact sites within the Fern Bay area;
  - There is high potential for burials within the study area which Mur-Roo-Ma deems 'non-renewable cultural resources' which should be retained for education;
  - Mur-Roo-Ma agrees with the registration of the entire site with shell, artefact and PAD site features;





- The entire study area is culturally significant, despite the stratified archaeological sensitivity:
- Mur-Roo-Ma agrees with Section 8.1 of the previous report, and indicates that it reflects Mur-Roo-Ma's beliefs in regards to cultural, social and spiritual values;
- Mur-Roo-Ma indicated that if the development is to go ahead, they agree to the interim recommendations including the test excavation program. Mur-Roo-Ma believe this will be able to highlight how culturally sensitive the area is;
- Mur-Roo-Ma considers the opportunity to investigate the study area further through test excavation and gain the best information possible to confirm recommendation for the protection of cultural heritage outweighs the destruction that will be caused by the test excavation.

#### Meeting Notes (9 March 2023, 31 March 2023)

Two meetings were held with representatives of the local Aboriginal community, along with members of Newcastle Golf Club, Avid Project Management and Extent Heritage on 9 March 2023 and 31 March 2023. The meetings aimed to allow for open discussion surrounding seniors living and golf course design, ongoing management of cultural material and interpretation.

The first meeting (9 March 2023) was attended by Coral Hardwick, Ian Ostericher and James Wheeler (Extent), Alan McKelvey, Bob Macansh and Phil Arnall (NGC), Chris Old (Avid PM), Rebecca Young and Anthony Anderson (Mur-Roo-Ma), Lennie Anderson (Nur-Run-Gee Pty Ltd), and Stephen Leathley (Insite Planning). Andrew Smith and Jamie Merrick of Worimi LALC, and Dave Feeney of Karuah Incorporated were also invited to attend but were absent.

The second meeting was required to further address the concerns of the first meeting, with the other groups present during the survey and test excavation program (i.e. Worimi LALC and Karuah Indigenous), and allow for input by the design team (Northrop Consulting Engineers). The second meeting (31 March 2023) was attended by Coral Hardwick (Extent), Alan McKelvey, Bob Macansh and Phil Arnall (NGC), Chris Old (Avid PM), Angus Brien (Northrop Consulting Engineers), Rebecca Young and Anthony Anderson (Mur-Roo-Ma), Lennie Anderson (Nur-Run-Gee Pty Ltd), Jamie Merrick (Worimi LALC), Dave Feeney (Karuah Indigenous Corporation) and Stephen Leathley (Insite Planning).

This section includes a summary of the meeting discussions:

#### Design

#### 9 March:

- Issues surrounding design centred primarily around the rise under the 18th hole/chipping
  green in the southwest of the study area, and the sensitivity of this area of high densities
  of stone and shell material, and the potential for burials.
- The attendees did not want the design to impact this area, or the vegetation corridors along the western boundary of the study area.
- Discussions were raised as to the viability of moving the seniors living further north into the 16th/17th/northern portion of the 18th hole/s to avoid impacts to the rise under the 18th hole.





- The sensitive areas in the southwest of the study area was deemed 'significant' in terms
  of Aboriginal cultural heritage, however this particular rise was considered 'sacred' by
  the attendees.
- No issues were raised surrounding the golf course upgrade.

#### 31 March:

- A site walkover was conducted with all attendees to discuss redesign of elements of the proposed seniors living development and allow for open communication between community, design team, Newcastle Golf Club and Principle Living Pty Ltd.
- Design team communicated that the rise at the chipping green was being avoided by the proposed development, with the community emphasising the importance of this areas to be used as a Keeping Place for Aboriginal objects recovered from the test excavation and development.
- Discussions focussed on developing a larger retention basin in the northwest to offset certain design changes, which would result in flood and biodiversity issues. Design team to follow up.
- Walk over also highlighted further issues with the access road location, with design team to follow up.
- No issues were raised surrounding the golf course upgrade.

#### Archaeological management and mitigation

#### 9 March 2023

- A combination of salvage excavation (e.g. open area and in areas proposed for footings and services), monitoring and/or community collection was proposed by RAPs ahead of any development impacting beyond 300mm deep.
- Community collection should occur prior to development, then be conducted annually through the term of an AHIP. Additionally, cultural awareness training is considered a must for ALL contractors present on site.
- Attendees would like to see a Keeping Place for Aboriginal cultural material recovered during test excavation, salvage excavation, monitoring and community collection. The most appropriate location for a Keeping Place would be in the rise in the southwest of the study area. This area is to be registered as an AHIMS site and protected from impacts.
- Attendees would like input into research questions for the salvage methodology so design can be tailored to their interests.

#### 31 March 2023

- Attendees emphasized the importance of an Aboriginal Cultural Heritage Management Plan (ACHMP) for the study area so ongoing maintenance and development can be managed easily.
- Location of suitable Keeping Place was identified on top of the chipping green, with further discussion surrounding access, use, and design of this area. Keeping Place specifics should be included/addressed by the ACHMP in consultation with the RAPs.

#### Interpretation

9 March 2023





- Any interpretation done for the development must be conducted by Worimi people.
- It was not considered appropriate to discuss possible inclusions as all groups were not present at the meeting.
- Interpretation should be ongoing through consultation with RAPs.

#### 31 March 2023

No new information surrounding interpretation received during second meeting.

#### Golf Course Upgrade ATER review

This ATER was distributed for a period of twenty-eight days for review and comment by the RAPs during Stage 4 of the consultation process (Table 2-1; Appendix 2.8). A follow up reminder of the Stage 2 finalisation of the report was sent one week prior to the end of the review and comment period. Feedback was received from six groups/individuals during the ACHAR review period, emphasising the cultural sensitivity of the study area. During the ACHAR review period, the following general responses were received:

- Three responses in support of the findings and recommendations of the ATER (Mur-Roo-Ma Incorporated, Robert Syron and Widescope Indigenous Group)
- A response from Karuah outlining the following recommendations:
  - any turf stripping in the project should be monitored by a representative from each of the registered stakeholders with connection to Worimi Country.
  - any artefacts that impacted by construction of the project should be salvaged by a representative from each of the registered stakeholders with connection to Worimi Country.
  - should any more works or excavation work or clearing works commence in any of the Project areas may need to contact the Aboriginal Culture Officers.
- A response from Mur-Roo-Ma Incorporated requesting inclusion of other RAP groups, not just the LALC, for monitoring/unexpected finds procedures. This has been integrated into the recommendations of this report.
- A response from Nur-Run-Gee Pty Ltd asking why the Wastewater Reticulation Line report commissioned by Hunter Water was not included in the report. This report was not included as we could not access this document.
- A response from Worimi Traditional Owners Indigenous Corporation not satisfied with not being included in the fieldwork for the project.

### Meeting Notes (13 September 2023)

An additional meeting was held with representatives of the local Aboriginal community, along with members of Newcastle Golf Club, Avid Project Management and Extent Heritage on 13 September 2023. The purpose of the meeting was to present the recent redesign of the seniors living village following the concerns raised by RAPs through the ACHAR process.





The was attended by Coral Hardwick (Extent Heritage), Alan McKelvey (President, NGC), Robert Travis (General Manager, NGC), Bob Macansh and Phil Arnall (NGC), Chris Old (Principle Living Pty Ltd), Anthony Anderson (Mur-Roo-Ma), Lennie Anderson (Nur-Run-Gee Pty Ltd), and Dave Feeney (Karuah Indigenous Corporation).

Redesign of seniors living village was presented to the attendees and discussed:

- Development moved to avoid impacts to the high point in the southwest as requested by RAPs during the previous meetings. RAPs had a positive response to this change.
- Discussion about moving the development further north, which was shown to have major flooding impacts to surrounding properties/assets. RAPs were happy with the development moved off the high point given this impact.
- Entry roadway moved north to minimise cuts to very high sensitivity area in the southwest. RAPs were very positive about this change and happy with the new placement of the entry way. RAPs did not want to see the seniors living access through golf club carpark via Vardon Road, as any access through the carpark would impact the high sensitivity area.
- Movement of apartment block back from the Nelson Bay Road frontage as requested in previous meetings. RAPs were positive about this move, with structures now >50m from the centreline of the road as requested.
- RAPs questioned the importing of fill for the development, however current designs utilise
  a cut and fill approach with all fill required coming from the site. RAPs responded positively
  to material being kept on site.
- RAPs would like to ensure the term 'artefacts' is not utilised in the ATER/ACHAR and instead using 'object' to align with the NPW Act.
- RAPs emphasised the importance of the Keeping Place and raised ideas around signage and design in this area and across the course. The inclusion of a Heritage Interpretation Strategy in the recommendations of this report is a direct result of these discussions.
- RAPs would like Cultural Awareness Training implemented for all contractors and subcontractors working on site.
- RAPs would like the objects recovered from testing, salvage, monitoring/auditing, community collection and unexpected finds be kept in a locked and contained storage shed or shipping container on site.
- RAPs positive about the level of communication from the proponent, with unexpected finds
  procedures followed and the ongoing management of bunkers and sand traps leading to
  consultation with RAPs already.

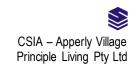
#### Combined ATER review

This ATER was distributed for a period of twenty-eight days for review and comment by the RAPs during Stage 4 of the consultation process (Table 2-1; Appendix 2.9). A follow up





reminder of the Stage 2 finalisation of the report was sent one week prior to the end of the review and comment period. Feedback was received from one group/individuals during the ACHAR review period, confirming they received the email. No further feedback or comments were received outside the previous comments and feedback from the previous report review and meeting.



# Annexure 5 – BOCSAR crime statistics – property-related offences, Fern Bay

Incidents of Malicious damage to property from July 2022 to June 2023



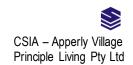
Images source: BOCSAR 2023

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



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





# Annexure 6: Public hospital performance data Calvary Mater Hospital (Ungrouped acute – tertiary referral [A3])<sup>19</sup>

## Emergency department activity

	Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Arrivals by ambulance	3,698	3,436	262	7.6%
Attendances	9,867	10,094	-227	-2.2%
Emergency presentations	9,814	10,049	-235	-2.3%

## Emergency department performance

		Ар	r-Jun 2023	Apr-Jun 2022	Difference	Peer group.
Time to start treatment	t	% starting treatment on time	80.0%	77.6%	2.4 percentage points	77.19
By triage	T2: Emergency	% starting treatment on time	88.2%	85.3%	2.9 percentage points	84.29
		Median	6m	6m	0 minutes	6n
		90th percentile	13m	16m	-3 minutes	17n
	T3: Urgent	% starting treatment on time	80.6%	77.6%	3.0 percentage points	73.5%
		Median	16m	17m	-1 minutes	20m
		90th percentile	54m	1h 00m	-6 minutes	58m
	T4: Semi-urgent	% starting treatment on time	77.8%	75.9%	1.9 percentage points	75.6%
		Median	19m	21m	-2 minutes	31m
		90th percentile	2h 24m	2h 34m	-10 minutes	1h 49m
	T5: Non-urgent	% starting treatment on time	74.4%	77.0%	-2.6 percentage points	89.49
		Median	37m	42m	-5 minutes	37m
		90th percentile	3h 54m	3h 19m	35 minutes	2h 03m
Time from arrival to		% leaving within 4 hours	43.7%	51.3%	-7.6 percentage points	56.1%
eaving		Median	4h 35m	3h 56m	39 minutes	3h 39m
		90th percentile	11h 38m	10h 18m	80 minutes	9h 20m
Time to transfer care		% within 30 minutes	60.8%	69.7%	-8.9 percentage points	65.6%
		Median	17m	14m	3 minutes	14m
		90th percentile	1h 44m	1h 15m	29 minutes	1h 37m

<sup>&</sup>lt;sup>19</sup> Calvary Mater Hospital is categorised as a 'Ungrouped – Acute – Tertiary Referral A3' hospital. John Hunter is categorised as a 'Principal Referral A1' hospital. In NSW Peer group A hospitals include principal referral and paediatric specialist, and ungrouped acute-tertiary referral hospitals, peer group B includes major metropolitan hospitals, and peer group C includes district groups 1 and 2 hospitals that conduct elective surgery (BHI 2014).



# Elective surgery activity

		Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Elective surgeries performed	Total	346	320	26	8.1%

## Elective surgery performance

			Apr-Jun 2023	Apr-Jun 2022	Difference	Peer group
Waiting times	Urgent	Median	12 days	14 days	-2 days	11 days
		90th Percentile	27 days	27 days	0 days	27 days
	Semi-urgent	Median	37 days	34 days	3 days	63 days
		90th Percentile	75 days	60 days	15 days	181 days
	Non-urgent	Median	202 days	192 days	10 days	377 days
		90th Percentile				554 days
Percentage of surgeries performed on time	Total		98.1%	99.0%	-0.9 percentage points	61.5%
By urgency	Urgent		100.0%	100.0%	0.0 percentage points	100.0%
	Semi-urgent		98.3%	98.6%	-0.3 percentage points	67.2%
	Non-urgent		92.5%	98.3%	-5.8 percentage points	46.5%



# John Hunter Hospital (Principal referral [A1])

## Emergency department activity

	Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Arrivals by ambulance	6,690	6,433	257	4.0%
Attendances	21,174	22,852	-1,678	-7.3%
Emergency presentations	21,028	22,570	-1,542	-6.8%

## Emergency department performance

	Apr-Jun 2023		r-Jun 2023	Apr-Jun 2022	Difference	Peer group . 58.7%
Time to start treatment		% starting treatment on time	62.9%	59.7%	3.2 percentage points	
By triage	T2: Emergency	% starting treatment on time	65.2%	66.3%	-1.1 percentage points	49.79
		Median	9m	9m	0 minutes	11n
		90th percentile	29m	33m	-4 minutes	40n
	T3: Urgent	% starting treatment on time	62.6%	55.6%	7.0 percentage points	55.29
		Median	23m	28m	-5 minutes	27m
		90th percentile	1h 47m	2h 03m	-16 minutes	1h 52m
	T4: Semi-urgent	% starting treatment on time	60.8%	59.1%	1.7 percentage points	67.0%
		Median	41m	48m	-7 minutes	37m
		90th percentile	3h 00m	2h 49m	11 minutes	2h 25m
	T5: Non-urgent	% starting treatment on time	73.5%	73.2%	0.3 percentage points	85.6%
		Median	57m	58m	-1 minutes	36n
		90th percentile	3h 37m	3h 06m	31 minutes	2h 28n
Time from arrival to		% leaving within 4 hours	36.2%	41.9%	-5.7 percentage points	43.5%
leaving		Median	5h 10m	4h 37m	33 minutes	4h 37m
		90th percentile	12h 27m	10h 27m	120 minutes	13h 49m
Time to transfer care		% within 30 minutes	66.9%	81.1%	-14.2 percentage points	67.0%
		Median	18m	<b>1</b> 5m	3 minutes	19n
		90th percentile	1h 26m	51m	35 minutes	1h 26n



## Elective surgery activity

		Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Elective surgeries performed	Total	1,916	1,635	281	17.2%

## Elective surgery activity

		Apr-Jun 2023	Apr-Jun 2022	Difference	% change
Elective surgeries performed	Total	1,916	1,635	281	17.2%
By urgency	Urgent	760	620	140	22.6%
	Semi-urgent	639	546	93	17.0%
	Non-urgent	457	427	30	7.0%
	Staged surgery	60	42	18	42.9%
Patients on waiting list ready for surgery at end of quarter	Total	2,987	2,428	559	23.0%
By urgency	Urgent	114	117	-3	-2.6%
	Semi-urgent	854	635	219	34.5%
	Non-urgent	2,019	1,676	343	20.5%



# Annexure 7: Assumptions for calculation of imputed rent (ABS)

ABS published the paper 'Estimates of imputed rent' in March 2018, along with the supporting estimated rental yields for owner occupied properties in expanded areas. The aim of calculating imputed rental yields is to permit an equivalised comparison of the owner-occupier and rental markets. The method for establishing the imputed rental yield for an owner-occupied property involves multiplying the estimated sale price of a dwelling item by rental yield provided to get the gross imputed rent estimates. This is then adjusted for certain costs for each form of tenure.

The calculated imputed rental yields for NSW are presented in Figure A5.2. It is noted that the most recent estimate is for the 2013-2014 year. Given the apparent variability in yields over the period identified, and the complexity of the calculation method used by ABS, there is no valid means for assessing yields for subsequent years. It is noted however, that publication was in 2018, so the data may be considered as retaining some validity. The 2013/14 estimate for NSW 'Balance of State' [0.0008980] was adopted for use in the CSIA. The ABS methodology explains that variables such as the size of properties (i.e. number of bedrooms) are factored into the estimation of the rental yield.

The resulting estimates (Table 12 of the CSIA) are higher than the current rental costs reported by FACS (Table 10). Although the timing issue discussed above may be a factor, it appears that imputed rents for owner occupied dwellings in the broader market are higher than recorded market rents. Critically, however, the comparisons between imputed rents calculated for the geographic areas and housing types are valid, based on the application of the same yield measure to the various mean prices. This is substantiated in Figure A5.1 (Table 1 from the ABS paper), which describes the process of equivalising various forms of tenure. It is noted that residential land lease communities equate to a life tenure scheme in the figure.



# Figure A7.1

## Table 1. Housing costs subtracted from gross imputed rent, other tenure types

Housing costs (net of refunds)	Housing tenure
Reported rent paid.	Subsidised renter(a)
Body corporate fees; and general and water rates payments.	Occupied rent-free
ted rent paid; body corporate fees; general and water rates payments; the interest component of repayments that were obtained for the purposes of purchasing or building the dwelling; house insurance; and repair and maintenance costs.	Rent- buy/shared equity scheme
Body corporate fees and general and water rates payments.	Life tenure scheme

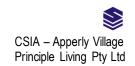


Figure A7.2

65250DO001_201516 Estimates of Imputed Rent, Australia, 2015-16									
Released	at 11:30 am (CA	NBERRA TIME							
Table 1.1	Basic and Exp	anded CURF r	ental yields						
Stratum	Ctata	Area of Usual	Duellie	2002.04	2005.00	2007.00	2000 40	2044 42	2042.44
Flag	State	Residence	Dwelling	2003-04	2005-06	2007-08	2009-10	2011-12	2013-14
1	New South Wales	Capital city	Separate house	0.0005493	0.0005909	0.0005743	0.0007414	0.0007598	0.0007071
2	New South Wales	Capital city	Semi-detached, flat, unit or apartment	0.0005894	0.0005877	0.0005901	0.0006375	0.0007727	0.0009016
3	New South Wales	Balance of State	na	0.0006080	0.0006062	0.0006086	0.0006575	0.0007696	0.0008980

Source: ABS 2018.

Annexure 8: Hunter Valley Buses Routes 136 and 138 map.

