

Social Impact Assessment

FOR A CONCEPT DEVELOPMENT APPLICATION AND STAGE 1
MANUFACTURED HOME ESTATE (MHE) DEVELOPMENT
APPLICATION AT 559 ANAMBAH ROAD, GOSFORTH

PREPARED FOR THIRDI GROUP

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List of Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
ACHAR	Aboriginal Cultural Heritage Assessment Report
AHIP	Aboriginal Heritage Impact Permit
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan
EP&A ACT	Environmental Planning and Assessment Act 1979
HCCRPP	Hunter and Central Coast Regional Planning Panel
MLEP	Maitland Local Environmental Plan
LGA	Local Government Area
MHE	Manufactured Home Estate
SA2	Statistical Area Level 2
SA3	Statistical Area Level 3
SA4	Statistical Area Level 4
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
TfNSW	Transport for NSW
URA	Urban Release Area

Executive Summary

This Social Impact Assessment (SIA) evaluates the social implications of a Concept Development Application (DA) and Stage 1 DA for a new Manufactured Home Estate (MHE) at 559 Anambah Road, Gosforth, within the Maitland Local Government Area (LGA). The Concept DA proposes approximately 263 dwelling sites, with Stage 1 seeking consent for 221 sites and associated infrastructure.

The proposal will deliver a form of affordable, low-maintenance housing that contributes to housing diversity and supports ageing in place. While MHEs are traditionally associated with older populations, the development is expected to attract a broader resident profile due to its proximity to employment, education, and planned urban infrastructure. We understand the community will eventually include a restriction within the community rules limiting permanent residents to over the age of 55. This will be formalised as part of the community rules which will form part of the subsequent Approval to Operate application in accordance with the Local Government (MHE) Regulations.

The primary demand on social infrastructure is expected to be for health care services, consistent with the age profile of the future population. However, the net increase in demand is likely to be moderate, as most residents are expected to relocate from within the LGA. In the short to medium term, access to services in Lochinvar, Aberglasslyn, and Rutherford will meet the majority of residents' needs, while broader urban release area infrastructure – such as schools and retail centres – is delivered incrementally.

The proposal includes a wide range of on-site communal and recreational facilities, including two clubhouses, a swimming pool, gym, bowling green, shared pathways, and a community bus. These amenities are designed to support social cohesion, reduce reliance on external services, and enable independent and active living—particularly for older residents or those with limited mobility.

The main social impacts identified include:

- **Way of life:** Positive impacts are anticipated through the delivery of flexible and affordable housing suitable for seniors, both singles and couples. The MHE supports ageing in place and housing close to jobs, with reduced daily travel needs due to on-site amenities.
- **Community:** While the proposal contributes to cumulative change in the area's character, it is consistent with the rezoning of the Anambah Urban Release Area (URA) and supports a managed transition from rural to urban use. Mitigation measures will assist in maintaining visual and landscape values.
- **Access:** Limited public transport access presents a short-term challenge; however, a community bus and internal pedestrian network will mitigate access issues until regional infrastructure is delivered.
- **Social infrastructure:** The development will place some pressure on health and community services, but this is expected to be manageable due to internal facilities and the localised nature of resident relocation.
- **Surroundings:** The development is designed with landscape buffers and will incorporate tree retention, open space, and low-profile buildings to minimise visual impacts.
- **Livelihoods:** The site's proximity to major transport corridors and employment areas supports access to jobs, while the construction phase will generate temporary employment and supply chain benefits.

Overall, the SIA concludes that the proposal will deliver a well-integrated residential community that meets emerging housing needs while managing potential social impacts through staging, design, and infrastructure provision. With the implementation of identified mitigation strategies, the proposal can proceed with acceptable and manageable social outcomes.

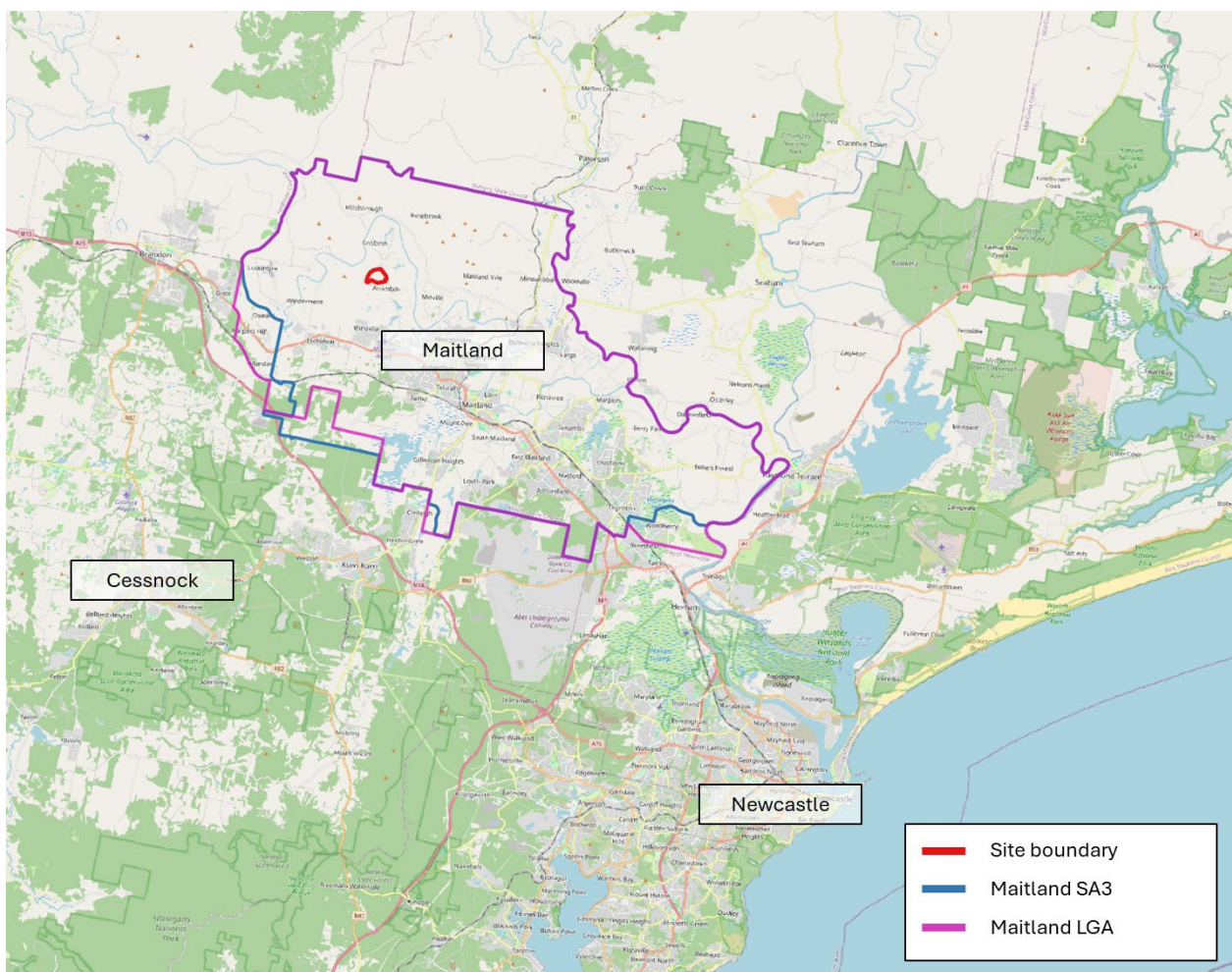
1 Introduction

This report identifies and assesses the social impacts associated with a Concept Proposal for the establishment of a Manufactured Home Estate (MHE) accommodating up to 263 dwelling sites (subject to further studies and subsequent detailed Development Applications), community open spaces and associated community facilities, internal road network, services, and drainage reserves.

1.1 DEVELOPMENT LOCATION

The proposed development is located within the City of Maitland Local Government Area (LGA). Figure 1 shows the location of 559 Anambah Road, Gosforth in relation to major regional centres and key transport routes – the New England Highway, Hunter Expressway and the Great Northern Railway.

Figure 1: Site location



Source: Hadron Group

The proponent's landholdings at 559 Anambah Road comprise:

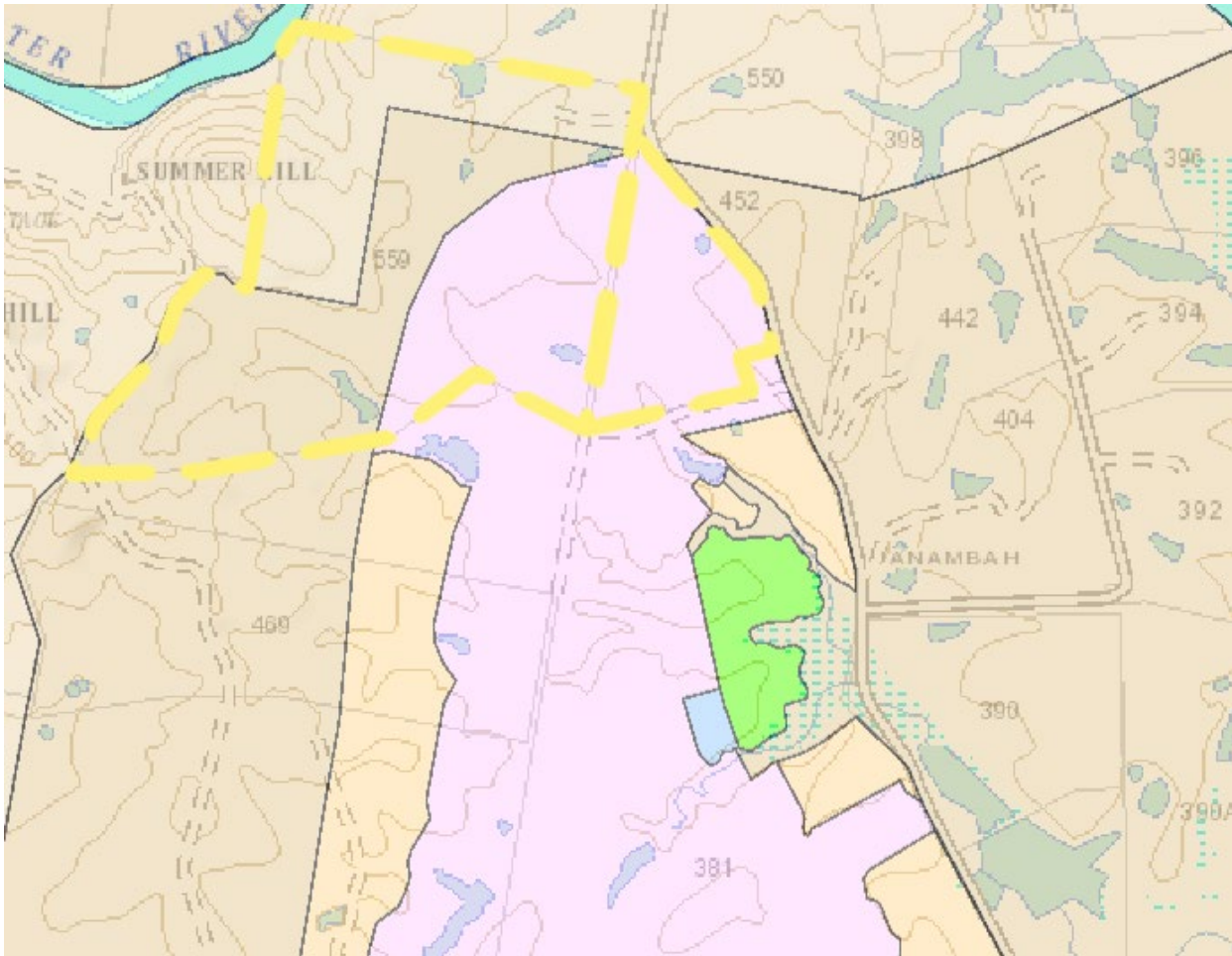
1. Lot 177 DP 874171 (western lot), and
2. Lot 55 DP 874170 (eastern lot).

The eastern lot is entirely located within the Anambah Urban Release Area (URA), while only a portion of the western lot falls within the URA boundary. Land within the URA was rezoned from RU2 Rural Landscape to R1 General Residential in December 2020 under Amendment No. 26 to the Maitland Local Environmental Plan

(MLEP) 2011. The balance of land, which remains zoned RU2, is the subject of this Concept Development Application for a Manufactured Home Estate (MHE).

Figure 2 illustrates the boundaries of the eastern and western lots outlined in yellow. Areas shaded pink represent land zoned R1 General Residential, while areas within the western lot shaded brown represent land that retains its RU2 Rural Landscape zoning.

Figure 2: Proponent landholdings in relation to Anambah URA



Source: NSW Planning Portal Spatial Viewer

1.2 EXISTING LAND USES

The site is predominantly vacant and has historically been used for low-intensity rural purposes, primarily grazing. It comprises cleared pastureland with scattered vegetation and contains two creek lines along its southern boundary, oriented east–west. Three small dams are present on site. Aerial imagery from 1950 to 2023 confirms long-term grazing use, with no evidence of cropping, irrigation infrastructure, or intensive agriculture. Over time, the surrounding land has transitioned toward rural residential use. There are no existing dwellings within the proposed development site.

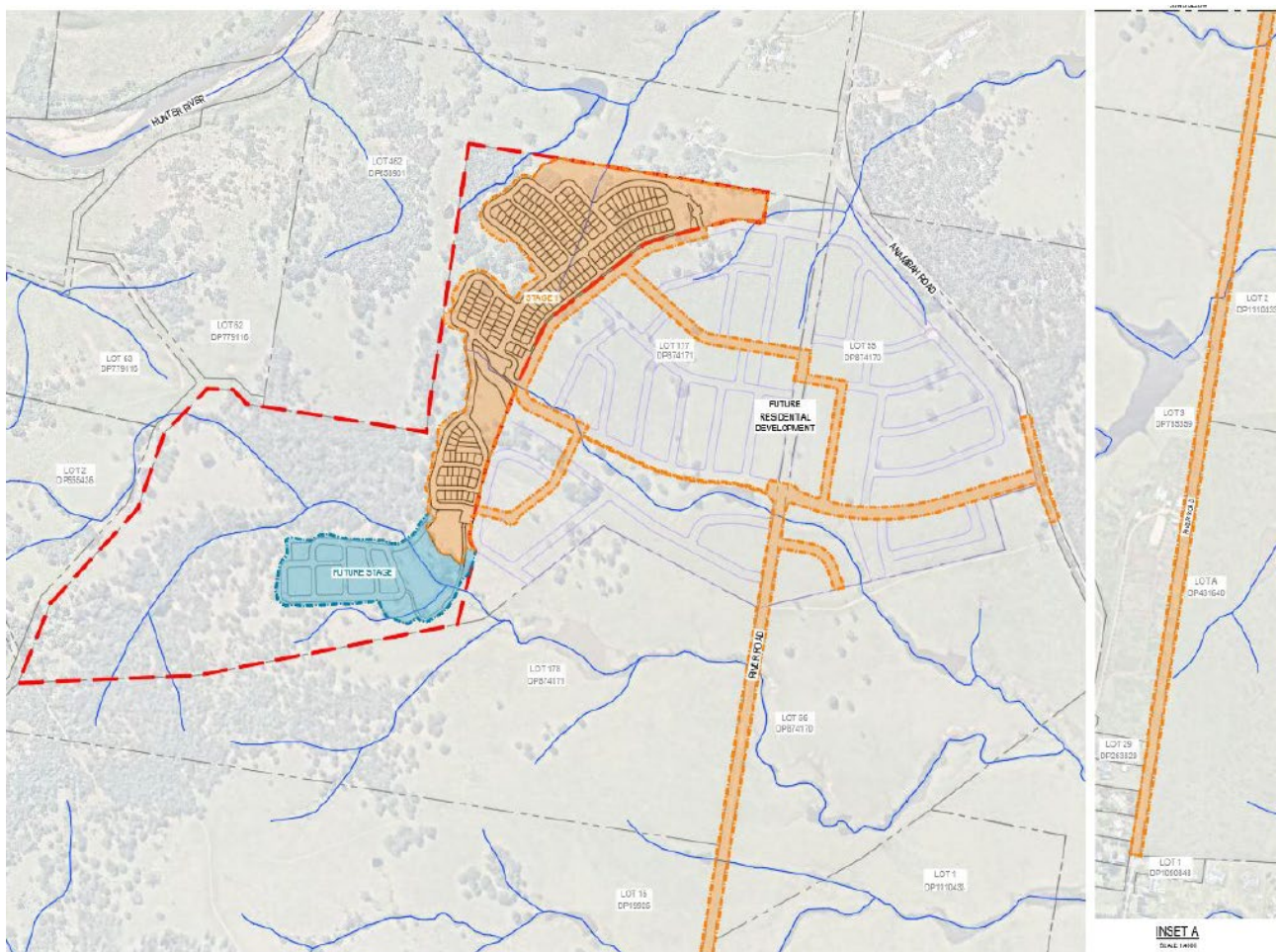
1.3 PROPOSED LAND USES

The Concept Masterplan is proposed to be delivered in two stages. Stage 1 will include the following elements:

- Site preparation works including the removal of existing vegetation, decommissioning of farm dams and bulk earthworks to achieve appropriate site and road grading
- Construction of lead in road infrastructure and services including main entry/exit to Anambah Road and connections to River Road for flood egress/access
- Construction of a 221 dwelling site Manufactured Home Estate, featuring:
 - Communal open spaces and community facilities
 - Internal road network, visitor parking and shared pathway network
 - Three (3) drainage reserves
 - Caravan parking area
 - Landscaping

Stage 2 is shown shaded in blue in Figure 3 and includes the southern portion of the site, comprising of approximately 42 additional dwelling sites, private roads and services, open spaces, a community garden and drainage reserve, and an additional emergency access point to Stage 1 of the MHE.

Figure 3: Staging Plan



Source: Concept Masterplan, Maker (October 2025)

1.4 RELATIONSHIP WITH ADJOINING RESIDENTIAL SUBDIVISION DA

A Concept Development Application and Stage 1 DA (DA/2024/763) has been lodged for the proponent's R1-zoned land within the Anambah Urban Release Area (URA). The proponent intends for the Manufactured Home Estate (MHE) to be serviced via lead-in infrastructure aligned with the road and utility layout proposed in that subdivision, should it be approved and determined first. However, the MHE DA also proposes the necessary infrastructure to operate regardless of the outcome of DA/2024/763, including the entry/exit connection to Anambah Road and emergency access via River Road.

1.5 STUDY STRUCTURE

The proposed development has an Estimated Cost of Development exceeding \$30 million. In accordance with Clause 2, Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021, it is classified as Regionally Significant Development, with the Hunter and Central Coast Regional Planning Panel identified as the consent authority.

The study has therefore been prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects. It is structured as follows:

- Section 2 – Methodology: Overview of the SIA approach
- Section 3 – Project Context: Key planning and land use considerations
- Section 4 – Social Baseline: Socio-economic profile and projected demographics
- Section 5 – Social Infrastructure: Review of existing provision and project impacts
- Section 6 – Community Feedback: Review of public exhibition submissions
- Section 7 – Impact Assessment: Identification of social impacts and proposed mitigation strategies

2 Methodology

This section outlines the methodology used to undertake this SIA assessment. An SIA aims to identify and analyse social impacts from the perspectives of the affected communities and other affected stakeholders and develop responses to reduce or mitigate these impacts (negative social impacts) or enhance them (positive social impacts).

The Social Impact Assessment Guideline for State Significant Projects identifies the following social impact categories for consideration.

Table 1: Social impact categories

Categories	Types of impact
Way of life	How people live, how they get around, how they work, how they play, and how they interact each day
Community	Composition, cohesion, character, how the community functions, resilience, and people's sense of place
Access	How people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation
Culture	Both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Physical and mental health especially for those who are highly vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
Surroundings	Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	People's capacity to sustain themselves through employment or business
Decision-making systems	The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms

Source: *Social Impact Assessment Guideline for State Significant Projects (2025)*

2.1 SIA ASSESSMENT METHODOLOGY

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the Social Impact Assessment Guideline for State Significant Projects.

Table 2: SIA methodology

Issues scoping	Impact analysis	Mitigation and impact management
<ul style="list-style-type: none"> Review existing land uses Review relevant state and local policies Consider community experiences of other projects Identify project's social locality Analyse social baseline Assess impact on social infrastructure 	<ul style="list-style-type: none"> Review engagement outcomes Review site plans and technical assessments Assess the extent and nature of likely social impacts against baseline conditions Assess cumulative impacts 	<ul style="list-style-type: none"> Develop responses to social impacts and explain residual social impacts Propose arrangements to monitor and manage residual social impacts

2.2 APPROACH TO ASSESSING SOCIAL IMPACTS

The risk assessment methodology outlined in the Technical Supplement to Social Impact Assessment Guideline for State Significant Projects has been applied in this SIA. This approach assesses the overall significance of identified positive and negative social impacts by considering the magnitude and dimensions of the impact and the likelihood that it will occur. The following tables are used to guide the rating assessment.

Table 3: Likelihood categories

Likelihood	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 4: Magnitude dimensions

Magnitude	Definition
Extent	Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations). Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people?
Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 5: Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 6: Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A Almost certain	Low	Medium	High	Very High	Very High	
B Likely	Low	Medium	High	High	Very High	
C Possible	Low	Low	Medium	High	High	
D Unlikely	Negligible	Low	Low	Medium	High	
E Very unlikely	Negligible	Negligible	Low	Medium	Medium	

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

The Technical Supplement highlights that the ratings of likelihood and magnitude typically have both subjective and objective components, as they will depend on people's individual experiences and/or perceptions as well as technical evaluations.

Each impact is first analysed in the absence of any mitigation or enhancement actions. Responses to each impact are then developed to mitigate (negative social impacts) or enhance (positive social impacts) their effects. The assessment is then repeated assuming the responses have been implemented, to determine their residual impact rating.

3 Strategic Planning Context

This section outlines the strategic and statutory planning framework that underpins the proposal and demonstrates its alignment with relevant planning instruments and legislation.

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (THE EP&A ACT)

Under Section 4.22 of the Environmental Planning and Assessment Act 1979, developers may submit a Concept Development Application (Concept DA) to seek approval for the overall development intent, with subsequent detailed Development Applications (DAs) to be lodged for specific stages or components. No physical development may proceed unless either:

- The detailed Stage 1 DA is approved, or
- Future stages receive separate development consent.

Section 4.23 of the Act also enables a Concept DA to satisfy the requirement for a Development Control Plan (DCP), provided it contains sufficient planning detail as required by the relevant consent authority.

Concept DAs have been submitted for both the proposed Manufactured Home Estate (MHE) and the adjacent residential subdivision on the proponent's R1 zoned land within the Anambah Urban Release Area (URA).

When considering a Concept DA, the consent authority assesses the impacts of the concept proposal and any detailed Stage 1 component but is not required to assess the impacts of potential future development stages until subsequent DAs are submitted.

Pursuant to Section 4.46 of the EP&A Act, the proposed development is classified as integrated development requiring approvals from multiple agencies, including the NSW RFS (bushfire-prone land), Transport for NSW (works within a public road), NRAR (controlled activity near waterfront land), Heritage NSW (potential AHIP for impacts to an Aboriginal site), and DPI Fisheries (works affecting key fish habitat associated with the River Road upgrade).

3.2 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

Chapter 3, Part 8, Section 118(1) of the Housing SEPP outlines the NSW Government's policy objectives for Manufactured Home Estates (MHEs). It promotes MHEs as a contemporary and affordable form of medium-density housing, encouraging development in suitable, well-serviced locations that avoid land with significant environmental, scenic, or resource value. It also aims to ensure MHEs are well-designed, environmentally responsible, and provide residents with secure tenure and access to essential community facilities.

Section 118(2) sets out the strategies to achieve these aims, including permitting MHEs – subject to development consent – on land where caravan parks are allowed, provided the land is free from environmental or risk-based constraints. As of 24 January 2025, when the Concept DA and Stage 1 DA were lodged, 'Caravan parks' were permitted in the RU2 Rural Landscape zone under the Maitland Local Environmental Plan 2011 and so were compliant with the Housing SEPP subject to the land constraint provision.

3.3 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011 (MLEP)

The Maitland Local Environmental Plan (MLEP) outlines the objectives for each land use zone and the types of development permitted. The subject site is zoned RU2 Rural Landscape, with the following objectives:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

- To allow non-agricultural uses where infrastructure is adequate and land use conflict is minimised.

Within the RU2 zone, extensive agriculture, home occupations, and intensive plant agriculture are permitted without consent. The only permitted form of residential accommodation is a 'dwelling house' – a building containing a single dwelling. A range of tourist and visitor facilities are also allowed with consent. Although 'caravan parks' were previously permitted in the RU2 zone, an amendment to the MLEP adopted on 28 March 2025 removed this use.

It is noted that this MLEP amendment included savings provisions for DAs lodged prior to the 28 March 2025 and that given that this DA was lodged prior it relies on caravan parks and by extension (through the Housing SEPP) MHE being permissible.

This amendment implemented Action 3.3 of the Maitland Rural Land Strategy 2041, adopted in June 2023. Council pursued this change as MHEs were considered incompatible with the RU2 zone's objectives relating to agriculture, rural landscape character, and appropriate land use.

The proposed MHE development must be assessed against key environmental provisions of the Maitland LEP, including Clause 5.21 (Flood Planning), Clause 7.1 (Acid Sulfate Soils), and Clause 7.2 (Earthworks). As the MHE will rely on lead-in infrastructure being delivered as part of the adjacent subdivision within the Urban Release Area, consideration must also be given to Clause 6.2 (Public Utility Infrastructure) and Clause 6.3 (Development Control Plan).

3.4 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

Part 2 of the Regulation governs the operation of Manufactured Home Estates (MHEs) and the installation of manufactured homes within them. It sets out the approval process for councils, including design and safety requirements, and outlines when exemptions apply. Councils must consider land constraints like flood risk and ensure estates meet minimum size, site layout, and amenity standards. Specific provisions apply to structures taller than one storey or located on flood-prone land, and approvals must include clearly defined site plans and conditions for estate design and operation.

The Regulation also establishes detailed requirements for internal roads, parking (including accessible spaces), utilities (water, sewerage, stormwater, electricity), and site services. Manufactured homes must be built off-site, meet strict structural, safety, and amenity standards (e.g. minimum room sizes, ventilation, fire alarms), and comply with rules on setbacks, density, and open space. Installation must follow an engineer's certification, include a compliance plate, and be notified to the council. The Regulation also sets the process for issuing certificates of completion once installation is finalised and procedures for operating the community.

3.5 MAITLAND DEVELOPMENT CONTROL PLAN 2011 (MDCP)

Section 4.15(1)(a)(iii) of the EP&A Act requires consideration be given to any development control plan relevant to a development application. The Maitland Development Control Plan (MDCP) is the relevant plan. The MDCP works with the Maitland Local Environmental Plan (MLEP), providing detailed planning and design guidance for land uses permitted in various zones. While the MDCP does not include specific design controls for Manufactured Home Estates (MHEs) – as these are primarily governed by local government regulations – it does set out environmental requirements that apply to development generally within the Maitland LGA.

Part B of the MDCP outlines these environmental provisions, offering detailed guidance on domestic stormwater management, floodplain development, vegetation and tree protection, and site waste minimisation. These controls aim to ensure that development is designed and implemented in a way that minimises environmental impacts, safeguards public safety, and protects natural assets.

3.6 STATE AND LOCAL PLANNING STRATEGIES

Table 7 illustrates the proposal's alignment with key state and local planning strategies, demonstrating how the development supports strategic objectives relating to housing diversity, infrastructure coordination, environmental sustainability, and the creation of well-connected communities.

Table 7: Alignment with Key State and Local Planning Strategies

Planning Document	Relevant Context
Hunter Regional Plan 2041	<p>The Hunter Regional Plan 2041 promotes sustainable, well-connected communities across the region, including Maitland LGA. The proposed MHE supports Objective 5: Plan for 'nimble neighbourhoods', diverse housing and sequenced development, by delivering an alternative housing model that caters to the growing older population in the Hunter.</p> <p>The MHE will provide more manageable, affordable homes that support independent living for seniors and downsizers, allowing them to remain in their local area. This housing form is attractive due to its low-maintenance dwellings, built-in community and social life, perceived safety, and reduced living costs. By offering this alternative, the proposal also helps free up traditional large-lot housing for younger families.</p> <p>The proposal aligns with Strategy 5.7, which encourages planning for lifestyle villages provided they are unconstrained and well-serviced with water, sewer, and internal amenities and have access to bus services providing frequent trips to local centres and shops.</p>
Greater Newcastle Metropolitan Plan 2036	<p>The Greater Newcastle Metropolitan Plan 2036 guides sustainable growth across five LGAs, including Maitland, in support of the Hunter Regional Plan's overarching vision.</p> <p>The proposal aligns with Outcome 3: Deliver housing close to jobs and services, by situating new housing near the Maitland Strategic Centre and the East Maitland catalyst area. It also supports:</p> <ul style="list-style-type: none"> • Strategy 17: Unlock housing supply through infrastructure coordination and delivery, by leveraging planned infrastructure from an adjacent residential subdivision in a zoned Urban Release Area (URA), and • Strategy 18: Deliver well-planned rural residential housing areas, by enabling housing development on marginal land not suitable for productive agriculture.
Maitland Local Strategic Planning Statement 2040+	<p>The Maitland LSPS 2040+ outlines a 20-year vision for sustainable land use, population growth, and infrastructure planning. The proposed Manufactured Home Estate (MHE) supports Local Planning Priority 01: Plan for diverse and affordable housing to meet the needs of our growing and changing community.</p> <p>The proposed MHE supports this priority by delivering a form of housing well-suited to smaller households, seniors, and downsizers. It offers affordable, low-maintenance homes within a secure, community-focused setting, enabling ageing residents to remain in their local area while freeing up traditional dwellings for younger families. This contributes to housing diversity and supports the city's evolving demographic needs.</p>
Maitland Local Housing Strategy 2041	<p>The proposed MHE supports the Maitland Local Housing Strategy 2041 by contributing to a more diverse and inclusive housing supply that meets the changing needs of residents over their lifetimes. Specifically, the MHE:</p> <ul style="list-style-type: none"> • Provides an alternative housing option suited to older residents and downsizers, enabling them to remain in the Maitland community as their housing needs change. • Offers secure, lower-maintenance homes in a community-oriented setting, which aligns with the strategy's emphasis on housing that supports ageing in place. • Adds to housing diversity in a location with planned infrastructure connections, public open space, and eventual access to services – consistent with the Strategy's focus on delivering well-located housing options near existing or future urban centres.

3.7 OTHER DEVELOPMENT APPLICATIONS IN SOCIAL LOCALITY

In addition to the proponent's residential subdivision concept proposal, a second proposal (DA/2025/486) has been lodged by DB20 Pty Ltd (Roche Group) in the Anambah Urban Release Area to the south of the development site. The proposal is for a 173 residential lot subdivision and associated works delivered in four stages. There are no other significant development applications currently on public exhibition or under active determination in Gosforth or Windella, as per Maitland City Council's DA Tracker.

By contrast, Lochinvar is experiencing a higher level of development activity. This includes greenfield residential subdivision within the Lochinvar Urban Release Area, such as an approved 258-lot subdivision on Wyndella Road (DA/2023/415) and a proposed 138-lot subdivision on Cantwell Road (DA/2025/138). In addition, two Manufactured Home Estate proposals have been lodged on RU2-zoned land: a 198-site development at 1064 New England Highway (DA/2024/823) is currently under assessment and a 209-site development at 34 Wyndella Road (DA/2024/116) has been approved.

An application for a 282-site Manufactured Home Estate in Windella, located on River Road (DA/2023/1133), was lodged in January 2024 but subsequently withdrawn in February 2025.

A Development Application (DA/2022/1394) for the Lochinvar Shopping Village was approved in December 2024, paving the way for a multi-stage retail and commercial precinct. Stage 1 of the proposal comprises a full-line supermarket alongside specialty retail outlets. Stage 2 will deliver additional commercial floorspace, designed to accommodate a range of tenancy types and Stage 3 proposes the development of a pub or tavern.

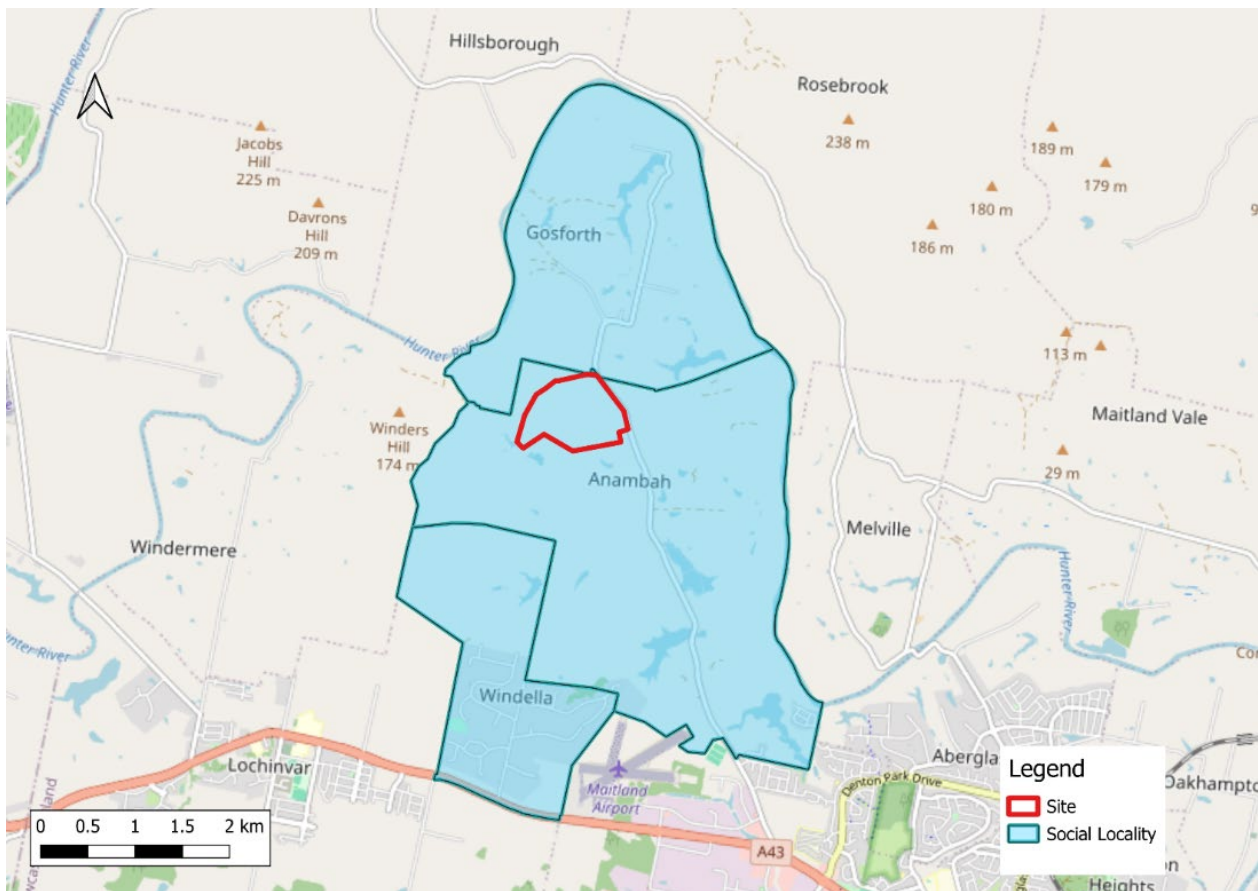
4 Social Baseline

4.1 SOCIAL LOCALITY

The social locality has been defined as the suburb of Anambah and the neighbouring suburbs of Windella and Gosforth based on the range of expected impacts from the proposal.

Figure 4 presents the boundaries of the proponent's land holdings at 559 Anambah Road and the social locality, which is defined as the suburbs of Anambah, Gosforth and Windella:

Figure 4 Social locality (denoted in blue)



Source: Hadron Group

4.2 CURRENT PROFILE OF IMPACTED COMMUNITY

Table 8 compares demographic and socio-economic indicators as at Census 2021 for the following areas:

- Social locality (Anambah, Gosforth and Windella suburbs combined)
- Rutherford (North) – Aberglasslyn SA2
- Maitland LGA
- Hunter Valley exc. Newcastle SA4

These demographic profiles aim to provide a better understanding of the community in the social locality and how it would be impacted by the proposed development.

Table 8: Socio-economic and demographic indicators for social locality and broader geographies

Category	Social Locality	Rutherford (North) – Aberglasslyn (SA2)	Maitland (LGA)	Hunter Valley exc Newcastle (SA4)
Selected Characteristics				
Total population	977	17,735	90,228	291,932
% Aboriginal and Torres Strait Islanders	2.15%	7.82%	7.47%	7.98%
Median annual household income	N/A	\$95,420	\$91,832	\$80,964
Median age (years)	N/A	35	36	40
Average household size	3.3	2.8	2.7	2.5
SEIFA score	1094 ¹	987	988	N/A
Household income				
Low (up to \$1,000 per week)	3.39%	10.38%	10.60%	12.18%
Medium (\$1,000 - \$1,999 per week)	15.25%	27.61%	28.98%	30.20%
High (\$2,000+ per week)	53.90%	46.99%	46.75%	42.75%
Not stated	27.46%	15.02%	13.68%	14.87%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Population				
Aged 0-14 years	21.49%	22.98%	21.36%	19.49%
Aged 15-24 years	13.20%	11.97%	12.23%	11.57%
Aged 25-34 years	6.24%	14.27%	14.34%	12.51%
Aged 35-54 years	30.19%	25.27%	25.53%	24.48%
Aged 55-64 years	13.31%	9.70%	11.01%	12.68%
Aged 65+ years	15.56%	15.80%	15.53%	19.29%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Rental affordability				
Households where rent payments are less than or equal to 30% of household income	1.00%	15.79%	15.16%	12.20%
Households where rent payments are more than 30% of household income	1.00%	9.20%	9.74%	8.39%
Unable to be determined or not applicable	98.00%	75.00%	75.11%	79.42%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Country of birth				
Australia	86.31%	86.54%	86.94%	85.64%
Other major English speaking countries ²	3.85%	3.58%	3.73%	4.59%
Other overseas born	9.84%	9.88%	9.33%	9.78%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Dwelling structure (occupied private dwellings)				
Separate house	100.00%	89.69%	87.27%	86.72%
Semi-detached, row or terrace house, townhouse etc.	0.00%	9.06%	9.61%	9.78%
Flat, unit or apartment	0.00%	1.19%	2.30%	2.32%
Other	0.00%	0.00%	0.66%	0.91%
Not stated	0.00%	0.07%	0.16%	0.26%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%

Category	Social Locality	Rutherford (North) – Aberglasslyn (SA2)	Maitland (LGA)	Hunter Valley exc Newcastle (SA4)
Housing suitability (occupied private dwellings)				
1 or more bedroom needed	1.71%	1.69%	2.00%	2.00%
No bedrooms needed or spare	4.79%	9.92%	11.09%	10.75%
1 bedroom spare	20.21%	26.45%	27.46%	25.03%
2 bedrooms spare	31.51%	31.25%	31.33%	28.64%
3 or more bedrooms spare	34.25%	18.95%	16.22%	15.00%
Not stated / applicable	7.53%	11.75%	11.90%	18.59%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Tenure type (occupied private dwellings)				
Owned outright	41.75%	26.54%	28.56%	34.54%
Owned with a mortgage	51.85%	41.61%	39.88%	36.68%
Rented	4.38%	30.75%	30.44%	27.41%
Other	2.02%	1.11%	1.11%	1.37%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Household type (occupied private dwellings)				
Couple family with children	57.50%	36.43%	33.73%	29.95%
Couple family without children	31.07%	26.71%	26.99%	29.36%
One parent family	5.00%	13.87%	13.49%	12.85%
Other family	0.00%	0.86%	1.08%	0.92%
Lone person households	0.00%	2.35%	2.48%	2.44%
Group households	6.43%	19.77%	22.23%	24.48%
<i>Total</i>	100.00%	100.00%	100.00%	100.00%
Labour force status				
Labour force	526	8,671	45,398	137,306
Employed persons	518	8,304	43,280	130,819
Unemployed persons	8	367	2,118	6,487
Not in the labour force	222	4,406	22,645	85,594
Population aged over 15	780	13,658	70,959	235,041
Labour force participation rate	67% ³	64%	64%	58%
Employment to population rate	66% ³	61%	61%	56%

Source: ABS, 2021 Census of Population and Housing, General Community Profile

Notes:

(1) Weighted average figure based on total population in Anambah, Windella and Gosforth suburbs.

(2) Canada, England, Ireland, Malta, New Zealand, Scotland, the United States, and Wales

(3) Weighted average figure based on population aged over 15 in Anambah, Windella and Gosforth suburbs.

The social locality features larger household sizes and higher household incomes compared with the broader SA2, SA3, and SA4 areas. It is characterised exclusively by separate houses (100%), with a high proportion of home ownership – 41.75% owned outright and 51.85% with a mortgage. In contrast, rental properties account for only 4.38% of dwellings in the social locality, significantly lower than the 30% rental rate observed in the surrounding areas. Broader geographies also display more diverse housing types, with approximately 9–10% semi-detached dwellings and 1–2% apartments.

The population includes a greater concentration of couple families with children, alongside a higher share of people aged over 35 years, relative to surrounding regions. By contrast, the broader areas show a more varied

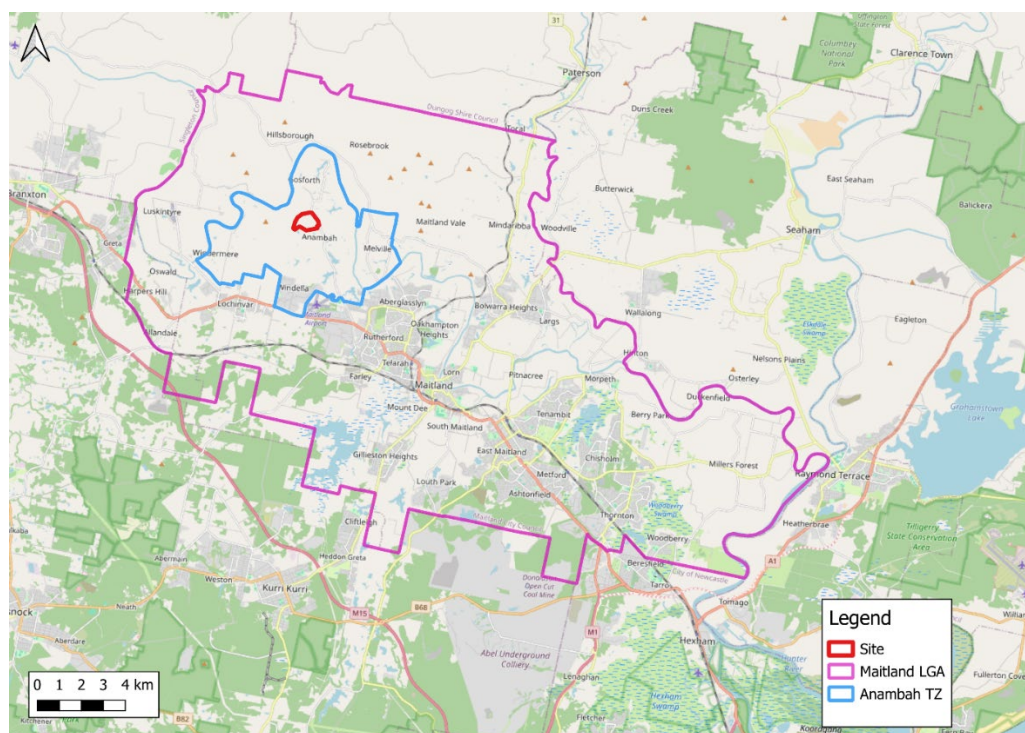
mix of household types. The social locality also has a larger proportion of households with three or more spare bedrooms.

The share of Aboriginal and Torres Strait Islander peoples is lower (2.15%) than in the wider SA2, SA3, and SA4 areas, where this group makes up around 7–8% of the population. Additionally, the labour force participation rate is higher in the social locality (67%) compared with Maitland SA3 and Maitland LGA (64%) and the Hunter Valley exc. Newcastle SA4 (58%).

4.3 POPULATION PROJECTIONS

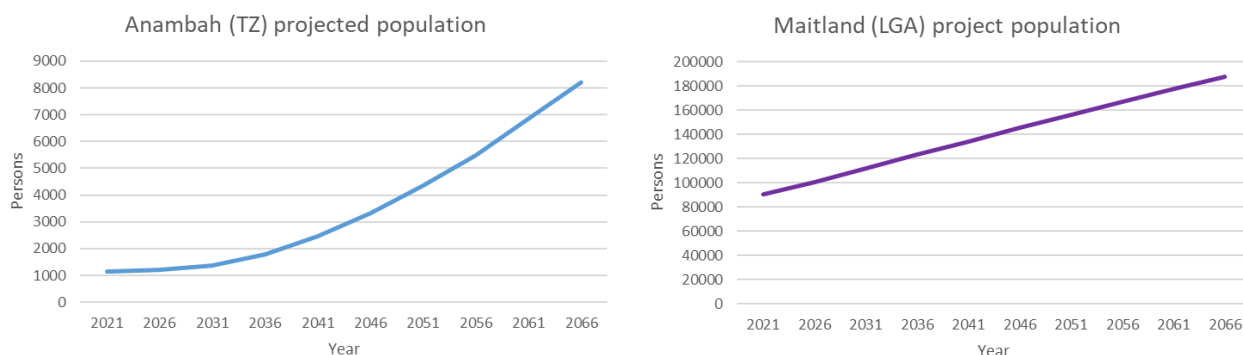
The NSW Government's Travel Zone Projections 2024 dataset provides population forecasts at various geographic levels. Data extracted for the Anambah Travel Zone (TZ) and the Maitland Local Government Area (LGA) show that the Anambah TZ is expected to grow from approximately 1,150 residents in 2021 to over 8,000 by 2066, while the Maitland LGA population is projected to increase from around 90,000 in 2021 to approximately 185,000 by 2066.

Figure 5 Geographies for population projections



Source: Hadron Group

Figure 6 Anambah and Maitland population projections (# persons)



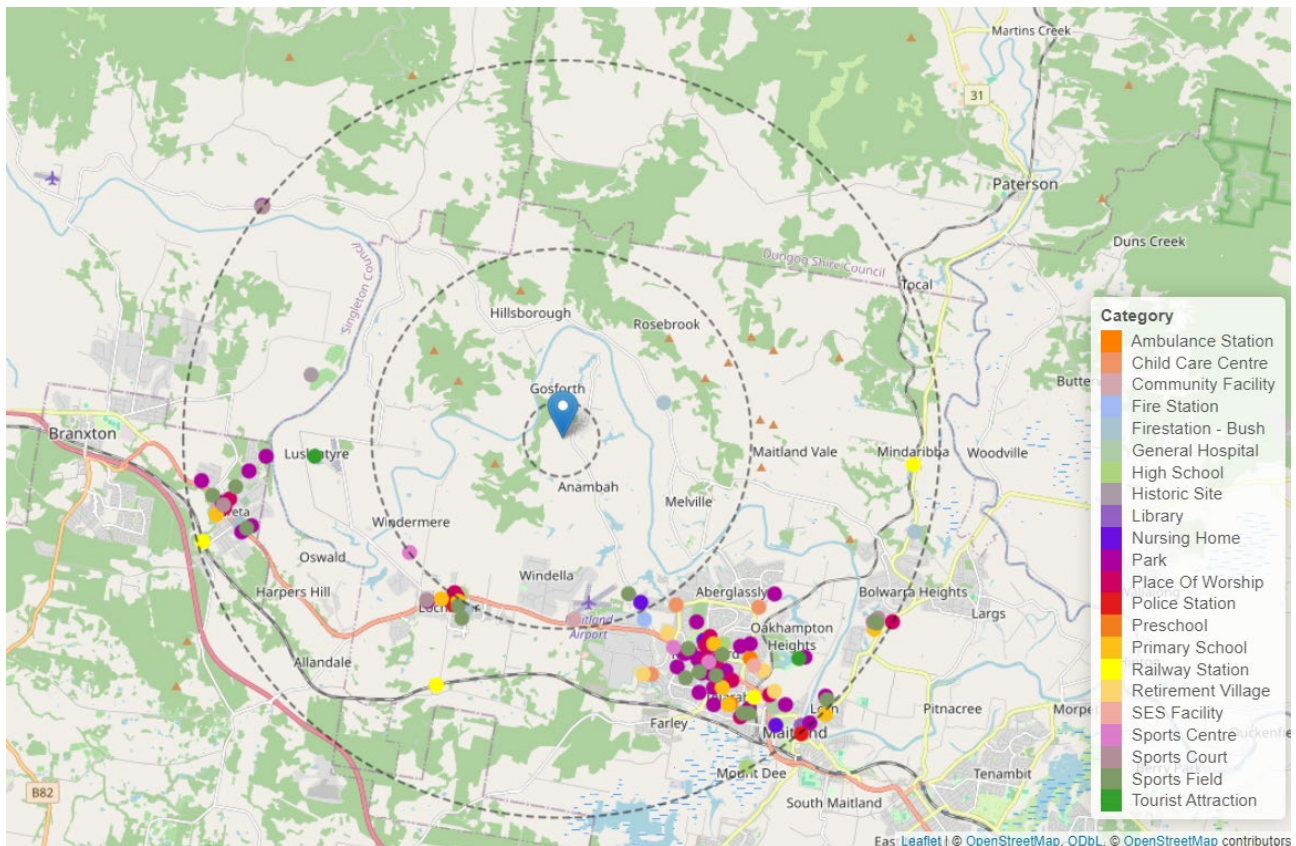
Source: Hadron Group analysis of Transport for NSW (2024), Travel Zone Projections 2024

5 Social Infrastructure Review

This section undertakes an audit of existing social infrastructure to better understand gaps and likely future needs of the resident population in the locality surrounding the site.

Figure 7 illustrates social infrastructure within a 1km, 5km and 10km radius of the site. The data is sourced from the NSW Points of Interest (NSW POI) dataset.¹ The closest facilities are generally located in Aberglasslyn and Rutherford.

Figure 7: Location of existing facilities



Source: Hadron Group, Google Maps, NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 21 May 2025)

5.1 EXISTING FACILITIES

The tables below provide a summary of the existing social infrastructure within approximately 15km of the entrance to the site of relevance to the target population, covering sport and recreation, community, health and emergency facilities, as well as retail amenities.

Table 9 shows a range of recreation and sporting infrastructure in Rutherford within approximately 8km of the site, along with regional-scale facilities in Maitland located 12.5 to 14.5km away.

¹ NSW Point of Interest (POI) Map Service, State Government of NSW and Spatial Services (DCS) 2024.

Table 9: Recreation and Sporting Facilities

Facility name	Address	Suburb	Proximity
Maitland Polocrosse Grounds	111 Anambah Road	Rutherford	~4km
Maitland Indoor Sports Centre	37 Hinkler Avenue	Rutherford	~5km
Norm Chapman Oval	Fairfax Street	Rutherford	~6.5km
Rutherford Tennis Complex	Fairfax Street	Rutherford	~6.5km
Rutherford Oval	39 Alexandra Avenue	Rutherford	~7.5km
Maitland City Bowls	14 Arthur Street	Rutherford	~7km
McKeachies Sportsground	Redgum Circuit	Aberglasslyn	~8km
Telarah Bowling Club	23 Bligh Street	Telarah	~8.5km
Lochinvar Sporting Complex	230 Robert Road	Lochinvar	~10km
Maitland Aquatics Centre	Les Darcy Drive	Maitland	~12km
Maitland Regional Athletics Centre	208 High Street	Maitland	~12.5km
Maitland Regional Sportsground	James Street	Maitland	~12.5km

Source: Google Maps (current as of 22 May 2025), Maitland City Council website

Table 10 shows that key civic amenities – such as libraries, community centres, and youth services – are generally available within 8 to 13km of the site.

Table 10: Community Facilities

Facility name	Address	Suburb	Proximity
Rutherford Library	13 Arthur Street	Rutherford	~7km
Rutherford Community Centre	13 Arthur Street	Rutherford	~7km
John Street	23 John Street	Telarah	~8.5km
Youth Express	12 Ken Tubman Drive	Maitland	~10.5km
Maitland Senior Citizens Centre	15 Grant Street	Rutherford	~12km
PCYC Maitland	3 James Street	Maitland	~12km

Source: Google Maps (current as of 22 May 2025), Maitland City Council website

Table 11 outlines that the nearest general practitioners, ambulance and fire services are located in Rutherford (~5.5 – 9km), with major hospital facilities in East Maitland and Metford (~17–18.5km).

Table 11: Essential Services

Facility name	Address	Suburb	Proximity
NSW Ambulance Service	63 Aberglasslyn Road	Rutherford	~ 8km
NSW Fire & Rescue	4 Anambah Road	Rutherford	~4km
NSW Police	3 Caroline Place	Maitland	~10.5km
Services Australia	555 High Street	Maitland	~10km
Service NSW	4 Garnett Road	East Maitland	~16km
Maitland Hospital	51 Metford Road	Metford	~17km
Maitland Private Hospital	175 Chisholm Road	East Maitland	~16.5km
Rutherford General Practitioners (various)	Rutherford Marketplace	Rutherford	~6.5km
Aberglasslyn Medical Centre	5/8 McKeachie Drive	Aberglasslyn	~7.5km
Lochinvar Medical Centre	101 New England Highway	Lochinvar	~10.5km

Source: Google Maps (current as of 22 May 2025), Maitland City Council website

Table 12 shows that the nearest retail services are located in shopping centres in Rutherford and Aberglasslyn. Rutherford Marketplace is anchored by a Woolworths and includes 24 specialty stores, while adjacent Rutherford Shopping Centre is anchored by Coles and features six specialty shops, including a chemist. An ALDI supermarket is also co-located with these centres. In Aberglasslyn, the McKeachie's Run Shops are anchored by Woolworths and include a chemist, medical centre, and veterinary clinic.

Table 12: Retail Facilities

Facility name	Address	Suburb	Proximity
Peachy GreenGrocer	2/58 Shipley Drive	Rutherford	~5km
Rutherford Homemaker Centre	366 New England Highway	Rutherford	~5.5km
Rutherford Marketplace	1 Hillview Street	Rutherford	~6.5km
Rutherford Shopping Centre	Arthur Street & East Mall	Rutherford	~7.0km
ALDI	3 Hillview Street	Rutherford	~6.5km
McKeachie's Run Shops	8 McKeachie Drive	Aberglasslyn	~7.5km

Source: Google Maps (current as of 22 May 2025), Maitland City Council website

5.2 PLANNED SOCIAL INFRASTRUCTURE PROVISION

The proposed development includes the provision of various communal facilities, open spaces and recreational facilities for exclusive use by the residents including:

- Two clubhouses (including communal kitchens, library, billiards table and gym)
- Swimming pool
- Tennis court and pickleball court
- Lawn bowling green
- Dog exercise area
- Men's shed/workshop
- BBQ Picnic Area, picnic tables and shelters, and park benches
- Shared pathways

The site will be supported by a community bus until such time as adequate public transport is provided. At such time the community bus may be utilised for community outings.

Stage 2 of the proposed MHE will also include provision of a community garden and shared paths.

5.3 DEVELOPMENT POPULATION

Under the Local Government Regulation, the enclosed floor area of a manufactured home must be at least 35 square metres and must not exceed 65% of the dwelling site area. The proposal includes a range of dwelling site sizes, with all final dwelling configurations required to comply with the relevant design and installation legislation.

In Australia, manufactured home estates (MHEs) remain an emerging housing model and are still predominantly viewed as a form of retirement living. At the 2021 Census, more than 80% of residents in MHEs across both the Hunter Valley (excluding Newcastle SA4) and New South Wales were aged over 55. However, manufactured homes are increasingly gaining recognition as a flexible and affordable alternative to traditional housing, particularly as quality and design options improve.

Table 13 outlines the proposed dwelling site mix and associated household occupancy assumptions, with small and medium sites expected to attract singles, older couples, and empty nesters, and the larger sites catering to a more diverse mix of household types.

Table 13: Estimated occupancy by site type

Site type (median area)	Share of sites	Dwellings	Assumed household size	Estimated Residents
Small (220 m ²)	45%	118	1.0	118
Medium (260 m ²)	29%	76	1.5	114
Large (300 m ²)	6%	16	2.0	32
Large corner (340 m ²)	20%	53	2.0	106
Total	100%	263	-	370

Source: Hadron Group analysis of Concept Masterplan yields

Based on the dwelling site mix, the estimated maximum population of the concept proposal is 370 persons, with a Stage 1 maximum population of 311 persons.

Table 14 provides a detailed breakdown of the estimated resident population, applying Census 2021 age distribution data. The proportions for residents aged 55 years and over are based on the MHE population in the Hunter Valley (excluding Newcastle) SA4.

Table 14: Estimated proposal population

	Stage 1 DA	Concept DA
Persons 55-64	73	87
Persons 65-74	139	165
Persons 75-84	83	111
Persons 85+	6	8
Estimated population	311	370

Source: Hadron Group analysis, 2021 Census data

While the development provides a wide range of indoor and outdoor communal and recreational facilities that will meet much of the social and wellbeing needs of residents, there will still be some demand placed on the broader network of public social infrastructure.

The primary demand on social infrastructure arising from the proposed development is expected to relate to health care, which is consistent with the projected age profile of the future population. However, as the site is not located in an area typically attractive to holidaymakers, it is anticipated that most residents aged over 55 will relocate from elsewhere within the local government area. This is likely to moderate the net increase in demand for local health services.

Table 15 presents the indicative demand for community facilities generated by the development, based on established planning benchmarks.

Table 15: Planning proposal population demand for community facilities

Category	Source	Type of facility	Benchmark provision rate	Stage 1 DA	Concept DA
Community facilities	Growth Centre Commission – Development Code (2006)	Youth centre	1:20,000 people	0.02	0.02
		Performing arts/cultural centre	1:30,000 people	0.01	0.01
	Maitland City Wide Section 94 Contributions Plan 2016	Library	1:10,304 people	0.03	0.04
		Multipurpose community centre	1:4,414 people	0.07	0.08
Health and social welfare	Growth Centre Commission – Development Code (2006)	Community Health Centre	1:20,000 people	0.02	0.02
		Hospital Beds	2 beds:1000 people	0.62	0.74
		Aged Care Housing	1:10,000 people	0.03	0.04
		High Care (Nursing home)	40 beds:1,000 people 70yrs+	6.86	8.17
		Low Care (Hostel) places	48 places:1,000 people 70yrs+	8.23	9.80
		Community Service Centre	85 sqm:1000 people	26.43	31.45
Open space and recreation	Maitland City Wide Section 94 Contributions Plan 2016	Neighbourhood park	1:3,860 people	0.08	0.10
		Aquatic facility	1:35,000 people	0.01	0.01

Sources: Hadron Group analysis of sources indicated in table

The site is located adjacent to the Anambah Urban Release Area (URA), where the proponent's Stage 1 residential subdivision will include the delivery of a local park, with two additional parks planned in later stages. Major precinct-scale infrastructure—such as schools, retail centres, and broader community facilities—is expected to be delivered over time, subject to population growth reaching the thresholds necessary to support viable service delivery. These facilities are not anticipated to be in place within the next 10 years.

In the interim, access to services and infrastructure in nearby centres such as Lochinvar, Aberglasslyn, and Rutherford will help meet demand. The development will also contribute to the provision of broader infrastructure through developer contributions, including monetary payments, land dedication, and the delivery of physical infrastructure items.

6 Feedback on DA Public Exhibition

6.1 EXHIBITION OF ORIGINAL PROPOSAL

The Concept and Stage 1 Development Applications for the proposed MHE development on RU2 zoned land at 559 Anambah Road were publicly exhibited between 27 February 2025 and 26 March 2025 as an integrated development under Section 4.46 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Following the exhibition, the proponent received a comprehensive summary of feedback from relevant agencies and authorities, along with redacted copies of public submissions. These included 13 submissions from local residents and two from major landholders with strategic interfaces to the site: Roche Group and Hunter Quarries.

6.2 SUMMARY OF AGENCY AND AUTHORITY FEEDBACK

Feedback was provided by Maitland City Council and the Hunter and Central Coast Regional Planning Panel (HCCRPP), the consent authority for regionally significant development, Transport for NSW (TfNSW) and Ausgrid. A number of external referrals requested by Council were outstanding at the time of writing.

6.2.1 Road network

- TfNSW requested additional sensitivity testing to assess how traffic performance varies under different trip generation rates, noting that there is no committed funding for the Anambah Road / New England Highway intersection upgrades. TfNSW also sought confirmation of lot capacity before traffic signals are required and requested assessment of the River Road / New England Highway intersection under emergency access and evacuation scenarios.
- Council raised concerns regarding the legality of the proposed gated use of River Road, consistent with issues identified for the adjacent DA (also noted by HCCRPP). Council objected to the gated arrangement, requiring either upgrade of River Road to a formal, unrestricted access or provision of a flood-free secondary access. In addition, Council required Anambah Road to be upgraded to provide flood-free primary access and requested detailed design and safety information for the Anambah Road intersection and access roads, addressing speed, ownership, drainage, and sight distance.

6.2.2 Utilities and services

- Council requested further detail on culvert adequacy pending DPIE Water's referral comments and did not support the proposed bin bay locations or design due to odour and amenity impacts. Council also required detailed servicing strategies to be prepared in consultation with utility authorities to confirm adequate infrastructure provision, and an Ausgrid assessment to verify network capacity, potential substation requirements, and site-specific supply constraints.

6.2.3 Urban design and housing

- Council noted the absence of a Crime Prevention Through Environmental Design (CPTED) report as required under Chapter C12 of the MDCP 2011 and requested further detail to demonstrate compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

6.2.4 Social infrastructure

- Council raised concerns over the absence of public bus access for an over-55s community, noting the site's isolation from active transport networks and lack of walking or cycling facilities. Council and HCCRPP both required development of a Social Impact Assessment (this study) to address these accessibility and community impacts.

6.2.5 Environmental

- Council recommended design amendments to minimise biodiversity impacts and requested further assessment of potential land use conflicts with adjacent resource industries (also noted by HCCRPP). Council also sought additional flooding investigations, including confirmation of 1% AEP flood extents and impacts, design review of culverts, basins, roads, and earthworks for MOES/DCP compliance, updates to the Civil Works Plan and Flood Impact and Risk Assessment (FIRA), and preparation of a Flood Emergency Plan in consultation with the State Emergency Service.

6.2.6 Strategic planning and staging

- Council determined that the proposal lacked evidence of compliance with SEPP (Housing) 2021, particularly Sections 118(e) and 125, and was inconsistent with the RU2 Rural Landscape zone objectives. Council requested legal advice to confirm whether MHE remains permissible under SEPP (Housing) 2021 following the MLEP 2011 amendment prohibiting MHEs in RU2 zones. Additionally, Council required design amendments to resolve boundary, road network, and emergency access inconsistencies with the adjacent residential DA.
- HCCRPP requested consideration of Council policy provisions, including the MLEP amendment and RU2 zone objectives, and reiterated concerns raised for the adjacent DA regarding infrastructure sequencing and integration with the wider Anambah Urban Release Area. The Panel also expressed concern that the proposal is out of sequence, consistent with its earlier feedback.

REVIEW OF PUBLIC SUBMISSIONS

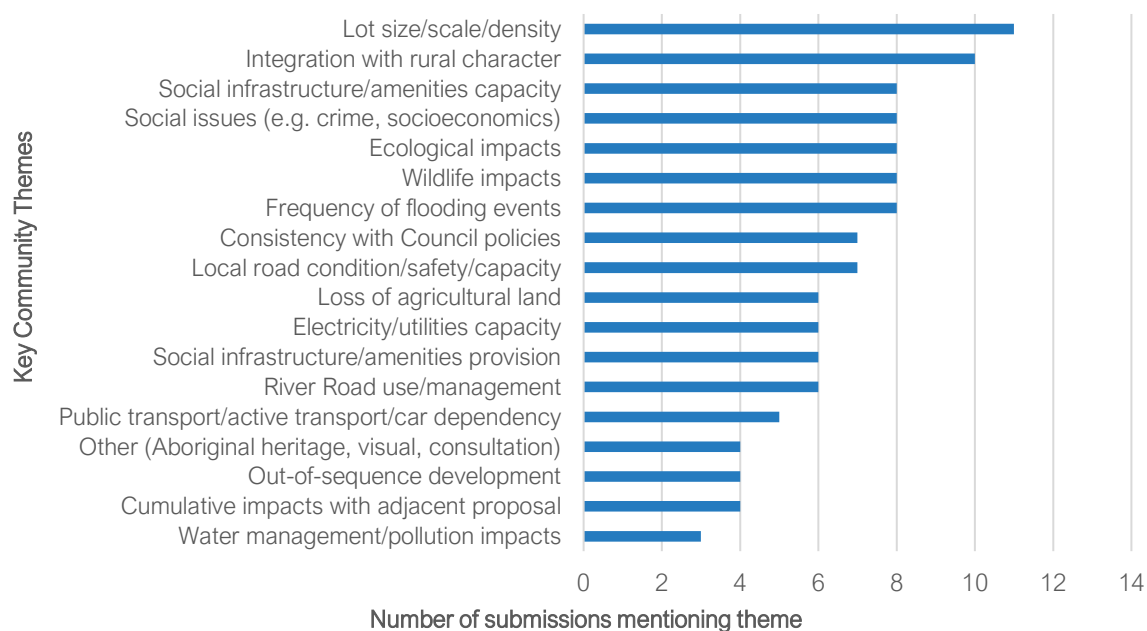
A total of 13 submissions were received from local residents during the exhibition period. Given the area's predominantly rural character – with Census 2021 recording just 19 households in Anambah and 27 in Gosforth – the level of community engagement was notably high. Submissions appeared to be strongly coordinated and demonstrated a high level of awareness of the proposal and its potential impacts.

Key themes raised by the community included:

- The scale of density of the development
- Integration with the area's rural character
- The capacity of existing social infrastructure to support the proposed population
- Perceived social issues, such as crime and cohesion
- Ecological impacts
- Wildlife impacts
- The frequency of flooding events
- Consistency with Maitland Council's planning policies and strategies
- The condition, capacity, and safety of the local road network
- The loss of agricultural land
- The adequacy of utility and electricity infrastructure
- The sufficiency of proposed social infrastructure
- The suitability of River Road for emergency-only access
- Car dependency due to limited public and active transport options
- The development's isolation from other urban areas
- Cumulative impacts with the proposed adjacent residential development
- Water management and drainage issues
- Other (lack of consultation, visual impacts, Aboriginal heritage impacts)

These community themes are summarised in Figure 8, along with the frequency with which each issue was raised.

Figure 8 Community and Stakeholder Feedback Themes



Source: Hadron Group Analysis of redacted submissions

The feedback received was broadly consistent with that provided during the public exhibition of the proponent's adjacent residential subdivision Concept DA and Stage 1 DA. The volume and consistency of submissions indicate a strong level of community interest in how the proposed residential developments may impact the character and function of the local area. While many submissions expressed a clear preference for the land to be retained for rural uses, others acknowledged the need to accommodate population growth within the Maitland LGA. However, these submissions considered the area more suitable for larger lot rural lifestyle development.

6.3 MAJOR LANDHOLDER FEEDBACK

6.3.1 Roche Group objections to the proposal

The Roche Group, which controls approximately two-thirds of the Anambah Urban Release Area (URA), objects to the proposed Manufactured Home Estate (MHE) development, raising concerns consistent with those submitted in response to the proponent's adjacent residential subdivision application. Roche's objections stem from the MHE's reliance on lead-in infrastructure aligned with that subdivision and its potential implications for the broader URA.

Key issues raised in Roche's submission include:

- **Prematurity and Sequencing:** The proposal is located at the northernmost and least serviced portion of the URA and is considered out of sequence, potentially undermining the orderly and economic development of land to the south that has long been identified for earlier release.
- **Infrastructure and Road Network:** The development lacks clarity around public road dedication and replicates road alignments from a separate DA to a lower construction standard, effectively pre-determining the future URA network without considering broader connectivity, flood egress, or integration with the southern structure plan.
- **Flood Egress Concerns:** The proposed emergency access route via River Road may not be fully contained within the road reserve due to issues with culvert alignment, batter slopes, and insufficient construction zone detail.

- **Servicing and Road Access:** The proposal fails to adequately address necessary upgrades to Anambah Road or the delivery of utilities, and inappropriately relies on interim arrangements, contrary to principles established during the URA rezoning.
- **Water and Sewer Servicing:** The proposed servicing strategy lacks technical detail and relies on interim infrastructure (e.g. sewer rising mains, on-site firefighting tanks), which is considered insufficient and inconsistent with the requirements of Section 125 of the Housing SEPP.

The URA was rezoned in 2020, but no precinct-wide Development Control Plan (DCP) or Contributions Plan has yet been finalised. Roche Group has been working with Council on these frameworks, which are expected to be released in late 2025. Consequently, the proponent has used the Concept DA pathway under the EP&A Act and provided an independent infrastructure solution.

While the proponent initiated engagement with Roche in 2023 to support coordinated infrastructure planning for the URA, Roche has since withdrawn from voluntary collaboration, citing concerns that the proposal offers limited benefit beyond the subject site. In May 2025, as part of the Social Impact Assessment (SIA) process for the proponent's residential subdivision Concept DA, Roche confirmed it would engage only through formal statutory processes and requested that its submission be formally referenced in the SIA as the basis for landholder commentary.

In response to the issues raised, the proponent contends that the MHE proposal:

- Provides essential services and flood egress entirely within the public road corridor
- Does not compromise the delivery of future URA infrastructure or constrain development by other landholders
- Aligns road connections with available servicing strategies, following unsuccessful efforts to coordinate a preferred internal hierarchy with Roche
- Does not generate impacts of a scale that would necessitate major regional road upgrades, although infrastructure contributions could be negotiated with Council.

6.3.2 Hunter Quarries objections to the proposal

Hunter Quarries Pty Ltd (HQPL), operator of the Gosforth Rhyolite Quarry at 75 Valley Street, Gosforth, formally objected to the MHE proposal due to concerns about potential land use conflict. The quarry, which has operated under Development Consent DA/95/127 since the 1960s, supplies rhyolite to a broad regional market and supports major infrastructure projects.

HQPL notes that several dwelling sites in the Concept DA are within 1 kilometre of the quarry boundary and contends that residential development at this proximity could compromise quarry operations and expose future residents to impacts from blasting, noise, dust, and heavy vehicle traffic – particularly given the reduced noise attenuation capacity of MHE dwellings. They argue the DA fails to address Clause 2.19 of the State Environmental Planning Policy (Resources and Energy) 2021, which requires compatibility assessments and mitigation measures for development near extractive industries.

HQPL recommends revised environmental assessments – covering blasting, noise, air quality, and traffic impacts – be undertaken before any residential sites within 1 kilometre of the quarry are approved. These should address proximity effects, sensitive receivers, cumulative impacts, and safety concerns on Anambah Road.

During the rezoning of the Anambah Urban Release Area (URA), HQPL's ongoing operations were considered, and Council stated it expected both the Gosforth Rhyolite Quarry and the nearby River Bend Gravel Quarry to cease operations by 2028. Based on this expectation, a 500m buffer was applied only to the River Bend Quarry, as no part of the URA boundary at the time fell within 500m of the Gosforth Quarry. However, the northern portion of the MHE site now falls within 1 kilometre of the Gosforth Quarry, and should operations continue beyond 2028, further consideration of dust and noise impacts may be required.

HQPL has also lodged the same concerns in relation to the proponent's adjacent residential subdivision Concept DA. Although the proponent (via Hadron Group) contacted HQPL in May 2025 during consultation for that DA's Social Impact Assessment (SIA), no response was received.

6.3.3 Riverbend Organics response to consultation request

Riverbend Organics Pty Ltd operates a licensed composting facility at 442 Anambah Road, Gosforth, under Development Consent DA/2015/433 and Environment Protection Licence (EPL) 12510. The site, which formerly operated as the River Bend Gravel Quarry, has ceased extraction activities and now processes green waste, with approval granted in 2023 to expand operations to include putrescible materials.

Although Riverbend Organics did not lodge a formal submission to the MHE proposal, its consultant, AK Environmental, provided a written response during the Social Impact Assessment (SIA) process for the adjacent residential subdivision. This response also addressed the MHE and requested it be considered in both assessments. The operator advised that odour levels are currently low due to limited composting inputs but may increase if operations intensify within existing approvals. It requested that no residential lots be located within the 2 odour unit (OU) contour identified in 2022 modelling prepared for the 2023 modification. The MHE proposal complies with this request, as no proposed sites fall within the 2 OU contour.

6.4 DESIGN RESPONSE TO STAKEHOLDER FEEDBACK

In response to stakeholder feedback, the concept masterplan was refined to reduce the development footprint and yield, increasing the buffer to the northern boundary and adjacent quarry. Independent air and acoustic assessments confirm compliance with established benchmarks, while further design enhancements ensure legislative compliance, risk mitigation, and improved social and environmental outcomes.

7 Social Impacts

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders. Different stakeholder groups considered include:

- Community within Anambah, Gosforth and Windella
- Neighbouring landholdings
- Community within Maitland LGA

The following assessment outlines the social impacts as a consequence of the changes to the current social environment or changes experienced by the community resulting from the proposed development.

7.1 WAY OF LIFE

Impacts considered include how people live, how they get around, how they work, how they play, and how they interact each day.

Table 16: Way of life – impacts and responses

Way of life – impacts and responses	
<i>Housing diversity and affordability</i>	The proposed Manufactured Home Estate (MHE) will deliver up to 263 dwelling sites under a land lease community model, contributing to increased housing supply in a form that is more affordable and also suitable for seniors and downsizers. The development responds to a growing demographic seeking secure, low-maintenance housing with access to communal facilities, while also addressing the limited diversity of housing options in peri-urban areas.
Impact significance	<p>Direction: Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • The MHE will offer a range of dwelling sizes – 45% small, 29% medium, and 26% large – allowing for flexibility of tenure and lifestyle choice and supporting residents with varying needs and budgets. • The land lease model reduces upfront land purchase costs and removes stamp duty, enabling lower entry points for residents and broadening access to home ownership for seniors and those on fixed incomes. Land Lease fees may be subsidised where residents are eligible for the pension. • The development includes a secure, managed community with on-site amenities, fostering social inclusion, safety, and ageing in place. • A community bus service will provide interim transport support for residents with limited mobility, bridging gaps in external infrastructure and ensuring connection to nearby retail and health services. • The estate is being designed for accessibility in accordance with the Disability Discrimination Act 1992, Premises Standards, and AS1428, which enhances liveability for residents with disability or mobility impairments.

Way of life – impacts and responses

Residual impact	<p>Direction: Positive</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
<i>Housing close to jobs and amenities</i>	<p>The proposed MHE is designed with features that appeal to seniors and downsizers. Its location provides convenient access to key employment centres, education providers, and essential services, supporting broader regional planning objectives for balanced and accessible urban growth.</p> <p>The site is situated with relatively direct access to the New England Highway, facilitating connections to Maitland CBD, local industrial areas, health services, and educational institutions. It is also located near the Lochinvar Growth Area, where expanded schools, regional sporting facilities, and a future neighbourhood centre will offer further access to jobs and services over the medium term.</p>
Impact significance	<p>Direction: Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • The development provides new housing stock in proximity to employment precincts, including Maitland CBD, Rutherford industrial areas, and logistics hubs, reducing commute times and supporting workforce participation. • Relatively direct access to the New England Highway enhances transport connectivity, improving travel to jobs, health services, and educational institutions for a broader range of residents. • The site's proximity to the Lochinvar Growth Area – with planned schools, regional sports infrastructure, and a neighbourhood centre – positions the development to benefit from future service provision and community facilities. • The diversity of dwelling sizes (small, medium, and large sites) allows the estate to accommodate a mix of household types, including singles and couples.
Residual impact	<p>Direction: Positive</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
<i>Traffic movements on Anambah Road – construction phase</i>	<p>Construction activity associated with the MHE – covering enabling infrastructure, internal roads, community facilities, and open space – will temporarily increase traffic movements along Anambah Road. However, because MHE dwellings are manufactured off-site, the majority of construction-related traffic will be limited to civil works, not on-site dwelling construction.</p>

Way of life – impacts and responses

	<p>The preferred staging approach will see Stage 1 of the MHE delivered after the Stage 1 infrastructure works for the adjacent residential subdivision. While this results in an extended construction timeline in the area, the staggered delivery of MHE dwellings is expected to generate modest and manageable levels of construction traffic.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Minor</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • Implement Road Safety Audit recommendations to enhance Anambah Road performance (e.g. curve treatments, barrier extensions, signage, verge maintenance, and intersection upgrades), to be delivered under the VPA as part of Stage 1 infrastructure works for the adjacent subdivision. • Implement Construction Traffic Management Plans to minimise disruptions and ensure safe vehicle movements along Anambah Road during peak construction activity. • Undertake proactive stakeholder communication, keeping local residents and businesses informed of construction timing and staging. • Coordinate construction schedules where feasible to avoid overlap with peak operations at the Gosforth Rhyolite Quarry, helping to minimise heavy vehicle congestion and conflicts.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Minor</p> <p>Significance: Low</p>
<i>Traffic movements on Anambah Road – operational phase</i>	<p>The MHE will introduce a new residential population via Anambah Road, but as an over-55s community, it is expected to generate fewer daily trips than a typical medium-density subdivision due to lower workforce participation and reduced peak-hour travel. Modelling confirms that even with standard medium-density rates, the development would not significantly impact the road network..</p> <p>Nonetheless, the development will contribute to cumulative traffic volumes on Anambah Road over time, particularly as broader development of the Urban Release Area progresses. The road is currently a rural-standard road with a 100 km/h speed limit, no footpaths, and limited cycling infrastructure, prompting community concerns about its safety, capacity, and suitability for increased residential traffic.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>

Way of life – impacts and responses

Identified responses	<ul style="list-style-type: none"> Implement Road Safety Audit recommendations to enhance Anambah Road performance (e.g. curve treatments, barrier extensions, signage, verge maintenance, and intersection upgrades), to be delivered under the VPA as part of Stage 1 infrastructure works for the adjacent subdivision. While the above measures are sufficient to address the operational impacts of this development, broader capacity upgrades will be required as the Urban Release Area (URA) continues to grow. Technical studies currently being undertaken to inform the Development Control Plan (DCP) and Contributions Plan will identify the timing and scale of these upgrades to ensure Anambah Road can accommodate projected traffic volumes.
Residual impact	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.2 COMMUNITY

Impacts considered include composition, cohesion, character, how the community functions, resilience, and people's sense of place.

Table 17: Community – impacts and responses

Community – impacts and responses	
<i>Perceived loss of community's rural identity</i>	<p>The Anambah Urban Release Area (URA) was rezoned from rural to residential uses in 2020 and forms part of the Anambah to Branxton regionally significant growth area. Although the URA has not yet been developed, its planned transition to urban uses marks a major shift in the strategic direction for the Anambah and Gosforth area and signals the beginning of a transformation that will significantly alter the area's rural character.</p> <p>The proposed Manufactured Home Estate (MHE) adds to the anticipated cumulative change and contributes to a growing sense of disconnection expressed by long-term residents. For many in the community, the proposed change in land use represents a loss of the semi-rural lifestyle and landscape that have long defined the area's identity.</p>
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> Staged delivery of the MHE and adjoining URA will allow the community to adapt gradually to changes in population, built form, and local activity. This phasing can

Community – impacts and responses

	<p>soften the transition by enabling progressive integration of new development into the existing landscape and community fabric.</p> <ul style="list-style-type: none"> • The proposal is an integrated development subject to rigorous assessment against the Maitland LEP, DCP, and applicable state and federal environmental and planning legislation. These frameworks include provisions to preserve landscape character, manage interface issues, and ensure quality urban design outcomes, all of which are critical in mitigating the perceived erosion of rural identity. • The subject site is not identified as Biophysical Strategic Agricultural Land (BSAL) and has a history of low-intensity grazing, indicating limited value for ongoing agricultural production. In this context, the MHE provides a strategic land use transition between planned urban growth and surrounding rural zones, which can reduce future land use conflict and preserve more productive rural land elsewhere. • Landscape and visual mitigation measures, including setbacks, retention of existing vegetation, planting, and lower building profiles, can help retain elements of rural character and soften the visual impact of urban-style development when viewed from adjoining rural properties and roads. • Opportunities exist to engage the community during the detailed design and staging process – through urban design review, landscape planning, or neighbourhood liaison mechanisms – to ensure that concerns around identity and amenity are acknowledged and addressed where possible.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Minor</p> <p>Significance: Low</p>

Source: Hadron Group analysis.

7.3 ACCESS

Impacts considered include how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.

Table 18: Access – impacts and responses

Access – impacts and responses	
<i>Transport links</i>	Residents of the MHE will be highly dependent on private vehicles, due to the absence of established public transport services and limited access to nearby activity centres. While confident cyclists may use Anambah Road to reach services, the road currently lacks dedicated cycling infrastructure and may be perceived as unsafe by less experienced users.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • A dedicated community bus will provide regular transport to surrounding retail and service centres until public transport is established. Over time, it will transition to supporting community outings, aligned with the needs of the estate's older demographic. • As the MHE is targeted toward seniors and downsizers, there is likely to be less demand for daily commuting, school travel, or peak-hour trips, reducing the strain on transport infrastructure. • A range of on-site community and recreational facilities will reduce the need for external trips, supporting social interaction, wellbeing, and daily convenience within the estate. • The internal street network has been designed to promote permeability and legibility, supporting future connections to public transport routes and facilitating safe pedestrian and cycle movement as surrounding areas develop. • The estate's layout allows for direct access to future schools, shops, and community facilities planned within the Urban Release Area, via extended shared paths and local road links through the adjoining residential subdivision. • While not formally designated for daily access, informal use of River Road may provide a passive recreation and active transport corridor for walking and cycling toward Lochinvar.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Minor Significance: Low

Access – impacts and responses

<i>Social infrastructure and amenities access</i>	<p>The proposed development introduces a new residential community adjacent to an Urban Release Area where the delivery timeframe for external social infrastructure is expected to extend beyond 10 years. While this delay may temporarily limit access to nearby retail, health, and community services, the proposal includes comprehensive on-site facilities and accessibility measures that support independent and active living, particularly for residents with mobility limitations. These provisions aim to meet the day-to-day social and recreational needs of residents during the early stages of development, ensuring a high level of amenity while broader infrastructure in the surrounding growth area is progressively delivered.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
Identified responses	<ul style="list-style-type: none"> • The development includes a wide range of communal amenities (e.g. two clubhouses, swimming pool, gym, bowling green, workshop, BBQ and recreation areas) that cater to the social, recreational, and wellbeing needs of residents, reducing reliance on external services. • A community bus will provide interim access to nearby centres until public transport services are extended. The bus will then be repurposed for social outings, consistent with the needs of the older demographic. • The development is designed to be inclusive and accessible, consistent with the Disability Discrimination Act 1992, Premises Standards, and AS1428 standards. Key features include: <ul style="list-style-type: none"> ○ Accessible car parking at both community hubs with compliant circulation and ramp connections. ○ Continuous accessible paths of travel throughout the estate, linking homes to community facilities via formed footpaths and compliant gradients. ○ Accessible ramps and entrances to both clubhouses with compliant gradients, landings, handrails, tactile indicators, and low-threshold doorways. ○ Accessible toilets and ambulant facilities in both clubhouses, with compliant dimensions and fittings. ○ Internal circulation areas designed to enable independent wheelchair movement, including wide corridors and accessible door hardware. • The site is located near the Lochinvar Growth Area, where new schools, sporting fields, and a neighbourhood centre are being progressively delivered. These facilities will support the broader community in the medium term and provide external service access as infrastructure matures.
Residual impact	<p>Direction: Positive</p>

Access – impacts and responses

Likelihood: **Likely**
Magnitude level: **Moderate**
Significance: **High**

Source: Hadron Group analysis.

7.4 CULTURE

Impacts considered include both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.

Table 19: Culture – impacts and responses

Culture – impacts and responses	
<i>Protection of cultural values</i>	An Aboriginal Cultural Heritage Assessment was undertaken by Heritage Now Pty Ltd. The assessment confirmed the presence of Aboriginal cultural heritage values on the site, including known artefacts and newly identified potential archaeological deposits (PADs). The proposed MHE and associated roadworks may affect these values. However, direct impacts can be avoided or appropriately mitigated through fencing, testing, site exclusion, and regulatory compliance. An Aboriginal Heritage Impact Permit (AHIP) may be required for any unavoidable impacts.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) recommended the following mitigation measures:</p> <ul style="list-style-type: none"> PADs that may be disturbed by works must be archaeologically tested under the 2010 Code of Practice before any ground disturbance. Hazard fencing with a minimum 5 m buffer should be installed around the known artefact sites located within the riparian corridors to prevent inadvertent disturbance during construction. In addition, the southern boundary of the site should be clearly fenced to prevent any access to the nearby Aboriginal Ceremony and Dreaming site, which lies outside the project area. The proposed River Road access route is located near two artefact sites associated with potential archaeological deposits. One of these sites lies just outside the impact area and is unlikely to be affected; however, the existing fence should be retained to prevent accidental disturbance, and if removal is necessary, an exclusion zone must be established. The second site partially extends into the proposed access corridor and should be avoided where possible. If avoidance is not feasible, an Aboriginal Heritage Impact Permit (AHIP) must be obtained to allow for community collection and salvage prior to any works.

Culture – impacts and responses	
	<ul style="list-style-type: none"> All workers must be informed of their obligations under the National Parks and Wildlife Act 1974, including site protection and the requirement to report any discoveries of Aboriginal heritage.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low

Source: Hadron Group analysis.

7.5 SURROUNDINGS

Impacts considered include ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Table 20: Surroundings – impacts and responses

Surroundings – impacts and responses	
<i>Erosion control during construction phase</i>	Construction of the MHE has the potential to generate adverse environmental impacts, particularly through the disturbance of soil and vegetation, which can lead to increased erosion, sedimentation of nearby drainage lines, and dust generation. These impacts may affect the amenity of surrounding areas and contribute to reduced water quality if not properly managed.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> The Geotechnical Report found the site contained no significant constraints that would pose a risk to development or the broader environment, provided recommended construction and drainage practices were followed. The Vegetation Removal Plan and Soil and Water Management Plan are discussed in the Civil Engineering Plans. <ul style="list-style-type: none"> Erosion and sediment control measures are required to be installed and maintained in accordance with Council's DCP for environmental management and NSW Government guidance for managing urban stormwater guidelines. Controls will be installed prior to site disturbance, with daily maintenance and post-rainfall inspections. Stockpiles will be stabilised and located away from drainage lines. Dust will be managed through water spraying, covering loads, and restricting vehicle movement. Disturbed areas will be progressively stabilised, and tree protection zones will be maintained.

Surroundings – impacts and responses	
	Spoil disposal will be documented and approved. Works will be limited to approved construction hours.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
<i>Risk of contamination from previous land uses</i>	There is a minor risk of exposure to residual contamination (e.g. pesticides, hydrocarbons, heavy metals, and asbestos) associated with the site's historical use for rural grazing and potential fly tipping. These risks primarily affect construction and maintenance workers through dermal contact, incidental ingestion, or inhalation during ground disturbance.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> • A Preliminary Site Investigation reported all identified contaminants as below human health and ecological criteria, with no asbestos detected. • Unexpected Finds Protocol and site clean-up measures will be implemented during construction. • Areas with minor anthropogenic material will be appropriately managed.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
<i>Waste Management</i>	Improper management of construction and operational waste could result in littering, soil and water pollution, and negative visual or odour impacts, particularly given the site's proximity to riparian areas. The risk is higher during construction due to diverse waste streams and site disturbance, while operational risks relate primarily to household and communal waste generation.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	A Waste and Recycling Management Plan has been prepared in accordance with the Maitland Development Control Plan (MDCP):

Surroundings – impacts and responses	
	<ul style="list-style-type: none"> • Construction Phase: A site-specific Waste Management Plan (WMP) will guide sorting, recycling, containment, and removal of all construction waste, including hazardous materials, using covered bins, licensed contractors, and recorded disposal. <p>The Geotechnical Report found that materials excavated on site, apart from topsoil and slopewash, are likely suitable for re-use as engineering fill.</p> <ul style="list-style-type: none"> • Operational Phase: Household and shared facility waste will be managed through a private collection, with separate bins for general, recycling, and green waste located largely around the periphery of the MHE. <p>Collection points will be located away from sensitive environmental areas, with regular servicing to avoid accumulation.</p> <p>Both phases include controls to prevent runoff, stormwater contamination, and amenity loss through scheduled maintenance and appropriate waste handling practices.</p>
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Moderate</p> <p>Significance: Low</p>
<i>Impact of development on flooding risk</i>	<p>The introduction of built form and road infrastructure within the site will increase impermeable surfaces, raising the potential for higher surface runoff and altered local flood behaviour.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>
Identified responses	<p>Modelling undertaken for the Flood Impact and Risk Assessment (FIRA) found that through the proposal's integration of stormwater detention basins and culverts and retention of local drainage gullies:</p> <ul style="list-style-type: none"> • Peak flood levels downstream were not expected to increase and may slightly decrease in some locations. • Minor upstream flow increases are confined to existing channels and do not affect hazard levels or private property. • Sensitive riparian areas are avoided, limiting potential impacts from erosion and ecological disturbance.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Moderate</p>

Surroundings – impacts and responses

	Significance: Low
<i>MHE residents susceptibility to flood risk</i>	Residents of Manufactured Home Estates (MHEs) may be particularly vulnerable to financial stress and housing insecurity in the event of flooding due to a combination of structural and economic factors. Manufactured homes are more susceptible to flood-related damage and the financial model of MHEs – where residents own the dwelling but lease the land – limits asset security and resale value. This arrangement can restrict access to adequate insurance coverage and reduces the financial resilience of residents.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> All MHE dwelling sites will be located above the flood planning level (1% AEP + 500mm), providing protection from the risk of flooding events and associated economic and social costs for residents.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
<i>Bushfire risk</i>	A Bushfire Assessment Report (BAR) identified medium to high bushfire hazard to the west of the site. The proposed development complies with <i>Planning for Bushfire Protection 2019</i> , including requirements for Special Fire Protection Purpose developments. Recommended mitigation measures are to be incorporated to ensure life and property protection is achieved in accordance with NSW RFS guidelines.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<p>The Bushfire Assessment Report made the following recommendations:</p> <ul style="list-style-type: none"> Asset Protection Zones (APZs) will be established and maintained around dwellings in line with PBP 2019 standards. Internal roads will be designed for fire vehicle access and evacuation, including turning areas. Water Supply will incorporate static tanks with RFS-compatible fittings and access to reticulated or interim water sources.

Surroundings – impacts and responses	
	<ul style="list-style-type: none"> Dwellings will be built to AS3959 construction standards with BAL ratings (BAL-12.5 to BAL-29). Two access points (Anambah Road and River Road) are available for emergency egress to support evacuation. Low-fuel landscaping and controlled vegetation management are to be used within APZs.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
<i>Biodiversity impacts</i>	Ecology and wildlife impacts were key issues raised in public submissions and Council feedback. Council recommended design changes to reduce these impacts, which were discussed with the client's technical specialist to identify measures to avoid and minimise biodiversity impacts.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> Changes involved the reduction in the overall footprint of the proposed concept development, with a focus on areas of remnant native vegetation. The changes reduced overall area of native vegetation impact, reduced losses of hollow-bearing trees, and increased avoidance of known threatened species habitat.
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
<i>Wildlife-vehicle impacts</i>	The proposed internal road network from Anambah Road will introduce vehicle activity into areas that may currently serve as fauna habitat or movement corridors, increasing the risk of vehicle–wildlife collisions.
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium

Surroundings – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Incorporate landscaping, fencing, and lighting treatments to discourage unsafe crossings and minimise disruption to nocturnal fauna. • Retain and protect existing vegetation corridors, particularly along drainage lines and open space areas, to support safe fauna movement. • Include signage at estate entry points and within the development to raise awareness among residents and visitors of the potential for wildlife crossings, particularly at dawn and dusk. • Encourage incorporation of fauna monitoring as part of open space or bushland management plans, enabling identification of high-risk areas and targeted responses if impacts emerge during operation.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Moderate</p> <p>Significance: Low</p>
<i>Isolation of local community during flood events</i>	<p>Frequent flooding events along Anambah Road can isolate Gosforth residents, cutting off access to essential services and amenities during high rainfall periods. This creates a public safety risk and heightens vulnerability for those with limited mobility or urgent health needs.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
Identified responses	<ul style="list-style-type: none"> • The proposal includes formal upgrades to River Road to provide a secondary access route that remains passable during flood events. This will support safe evacuation and emergency access for both future residents of the site and existing residents of Gosforth. • An Emergency Access Traffic Management Strategy has been prepared to assess the flood emergency access contexts and to evaluate the required mitigations to preserve safe and appropriate flood access.
Residual impact	<p>Direction: Positive</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
<i>Visual impacts</i>	<p>The Manufactured Home Estate (MHE) is situated on the western side of the proponent's landholdings. The Visual Impact Assessment found that due to the site's topography and existing vegetation, views of the project are largely limited and</p>

Surroundings – impacts and responses	
	<p>filtered. The primary visual receptors are motorists travelling along Anambah Road, with potential views being intermittent and of short duration.</p> <p>While the development will visually read as a continuation of the adjacent subdivision, the cumulative visual impact of ongoing rural-to-residential change – including outside the formal URA – will be significant for some residents and may contribute to a sense of loss of the area's rural identity.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • The Landscape and Visual Impact Assessment found that the development, with a maximum roof height of 8 m, will be partially to fully screened from most viewpoints due to existing vegetation and site topography. • The residential subdivision design proposes a continuous landscape buffer along Anambah Road, supported by a perimeter road along the northern and western boundaries. These measures increase separation from adjoining rural properties and reduce visual exposure for road users and neighbours. • The adjacent residential development extending to Anambah Road will form a foreground element, with the MHE appearing as a natural extension of the broader eastern subdivision once established. • The MHE landscape design includes extensive treatment at the site entrance, clubhouse/community facility precincts, and basin planting surrounding the drainage reserves. Extensive street tree planting is also proposed throughout the estate. This will further reduce visibility for road users and neighbours.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Moderate</p> <p>Significance: Low</p>
<i>Public safety and security</i>	<p>Submissions from the local community raised concerns about the potential for increased crime and antisocial behaviour, which are perceived to be linked to the proposed residential density and the socio-economic profile of residents typically associated with manufactured home estates (MHEs).</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>

Surroundings – impacts and responses

Identified responses	<ul style="list-style-type: none"> The Concept Master Plan was assessed against Crime Prevention Through Environmental Design (CPTED) principles, with identified measures to be incorporated into the design to ensure a safe, legible, and well-connected neighbourhood. MHEs are regulated residential communities governed by the Residential (Land Lease) Communities Act 2013, with operators responsible for maintaining community rules, behaviour standards, and safety. MHEs are targeted toward downsizers and over-55s, and typically attract long-term owner-occupiers, which contributes to neighbourhood stability, passive surveillance, and community pride. The proposed estate design includes managed access, communal facilities, and landscaping buffers, all of which promote social interaction and safety. These features can actively deter antisocial behaviour and enhance the perceived and actual safety of the surrounding area.
Residual impact	<p>Direction: Positive</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>

Source: Hadron Group analysis.

7.6 LIVELIHOODS

Impacts considered people's capacity to sustain themselves through employment or business.

Table 21: Livelihoods – impacts and responses

Livelihoods – impacts and responses	
<i>Employment opportunities</i>	The project will generate employment opportunities during the construction phase, providing potential economic benefits for local workers, contractors, and suppliers. While temporary in nature, this activity is likely to support local capacity building, enhance regional supply chains, and contribute to short-term economic activity in the broader Maitland area.
Impact significance	<p>Direction: Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Minor</p> <p>Significance: Low</p>
Identified responses	<ul style="list-style-type: none"> The proponent will actively seek opportunities to engage local businesses and trades throughout the construction process. This may include early communication with local suppliers, encouraging local businesses to register their interest, and working with construction contractors to prioritise local procurement where feasible.

Livelihoods – impacts and responses

Residual impact	<p>Direction: Positive</p> <p>Likelihood: Likely</p> <p>Magnitude level: Minor</p> <p>Significance: Medium</p>
<i>Inconsistency with Rural Land Strategy 2041</i>	<p>In March 2025, following the lodgement of the Concept DA for the proposed Manufactured Home Estate (MHE), Council amended the Maitland Local Environmental Plan (LEP) to exclude caravan parks – and by extension, MHEs – as a permitted use in the RU2 Rural Landscape zone. The amendment was intended to protect valuable agricultural land and avoid future land use conflicts by ensuring development aligns with the zone's primary objectives.</p> <p>The RU2 zone seeks to support sustainable primary production, maintain rural landscape character, and allow for a range of compatible uses where infrastructure is adequate and land use conflicts can be minimised. While the proposal precedes the LEP change, its location and land characteristics raise valid planning questions about long-term compatibility with the RU2 zone.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Moderate</p> <p>Significance: High</p>
Identified responses	<ul style="list-style-type: none"> • Historical aerial imagery and an independent agronomic assessment confirm that the land has been used solely for low-intensity grazing, with no evidence of cropping, irrigation infrastructure, or intensive agricultural practices. The site is not designated as Biophysical Strategic Agricultural Land (BSAL). • The land forms part of a larger lot already rezoned for urban purposes and can serve as a logical transition area between fully urban residential zones and adjacent rural land. In this context, the proposed MHE represents a lower-intensity residential use that can function as a buffer to help manage the urban–rural interface. • MHEs can be an effective transitional land use, offering a softer edge to rural zones through lower dwelling densities, larger setbacks, and greater landscaping than typical urban subdivisions. These design features support visual integration with the rural landscape and help minimise interface conflicts. • Appropriate environmental controls have been identified to protect neighbouring rural properties from potential adverse impacts during the construction and operational phases, including dust, noise, and water runoff.
Residual impact	<p>Direction: Negative/Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Minor</p> <p>Significance: Low</p>

Livelihoods – impacts and responses	
<i>Potential conflicts with resource land uses</i>	<p>The site is located in proximity to existing rural industries, including the licensed Riverbend Organics composting facility and the Gosforth Rhyolite Quarry. These operations play an important role in the local economy and depend on operational certainty to remain viable. Urban encroachment may increase the risk of land use conflict – arising from resident complaints, regulatory pressure, or operational constraint – which could threaten the long-term sustainability of these industries.</p> <p>Concerns raised by operators include potential future limitations on activities such as blasting, heavy vehicle movements, and odour-generating processes. While the proposed MHE development is situated outside the 2 odour unit (OU) contour – indicating low risk of odour offensiveness from the composting facility – the northernmost section of the Stage 1 dwelling sites are located approximately 800m from the quarry, where amenity impacts from quarry operations may still arise.</p>
Impact significance	<p>Direction: Negative</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • The Concept Master Plan includes buffer zones, landscaping, and a perimeter road to provide a visual and functional transition between the adjacent residential subdivision and existing rural operations. • The staging of residential development allows for time-limited coexistence with extractive activities that are nearing the end of their approved operational life. • Independent acoustic, vibration and air assessments demonstrate compliance with all established noise and air criteria.
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Unlikely</p> <p>Magnitude level: Moderate</p> <p>Significance: Low</p>

Source: Hadron Group analysis.

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