

Social Impact Assessment:

Housing Development
Lots 101 & 103 DP1170190
Ironbark Road Muswellbrook



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This report has been prepared for

Freedom Development Group

by

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1 Executive Summary

1.1 The proposal

The proposal is for a residential housing development on Lots 101 & 103 DP1170190 Ironbark Road, Muswellbrook consisting of 329 General Residential Lots, 57 Large Lots, and 127 Duplex Lots. Two 2 bedroom dwellings will be delivered as multi dwelling housing on each Duplex lot, with lots created by strata subdivision (254 two bedroom duplex dwellings). It is also proposed to provide a child care centre, café and open space (seven parks and enhancements with an area of 11.96 ha) as part of the development.

The site is located around five kilometres south east of Muswellbrook Central Business District, and forms part of an urban growth area for Muswellbrook. Rutherford Road shops are located around two kilometres or four minutes' drive from the proposed development and will provide for the daily and weekly needs to people living in the proposed development. Subject to extension of existing bus routes to the urban growth area, routes 413 and 418 will provide access to the shops.

1.2 Demographic and Housing Context

Muswellbrook State Suburb had a population of 12,272 people at the time of the 2021 Census, with most people in the LGA living in this urban centre. The median age was much younger than average in the immediate locality (SA1) and LGA, and was particularly young in Muswellbrook suburb.

The median income was higher than average in the Muswellbrook suburb and the LGA, although the suburb was more disadvantaged on aggregate measures of community disadvantage (in the most disadvantaged 5% of areas for Australia for SEIFA Disadvantaged, and the most disadvantaged 6% of areas for SEIFA Education and Occupation). The higher income is likely related to the younger age structure, and higher engagement with the labour force, including that 25% of the local work force are employed in higher paid mining jobs.

The SA1 in which the proposed development is located was far more advantaged than Muswellbrook suburb and the LGA, and had a much higher than average median income and lower rate of serious disability, and a very young age profile, likely related to the presence of a recent urban release area.

Although Muswellbrook and the LGA had a relatively average profile with regard to household type, the immediate locality had a very high rate of families with children, related to the presence of new release areas in the vicinity.

There was a low level of housing diversity in all localities considered, with very limited housing diversification over at least the past decade. All dwellings in the SA1 (and 90% in the suburb and LGA) were made up of separate houses. It is also noted that there has been very limited housing diversification over at least the past decade, with the rate of separate houses in the LGA quite static

over the past 10 years, and an actual decline in the proportion of flats and units and comparable increase in the rate of medium density dwelling types, although is likely related to some Census recategorization.

As would be expected, in the immediate locality (SA1), the vast majority of residents are purchasers (around 80% compared with 30% as the LGA and Rest of NSW average), with very low rates of private rental and no social housing, although private rental is higher than the Rest of NSW average in Muswellbrook and the LGA, as is the rate of social housing, although the latter has declined both proportionally and numerically over at least the past decade. Importantly, 100% of dwellings in the SA1 were 4+ bedroom separate houses, whilst there was also a higher than average rate of such dwellings in the suburb and the LGA, with the highest growth in dwellings in this type of stock over the past 10 years.

It is also noted that 62% of medium density dwelling types including attached dwellings such as dual occupancies enter the private rental market locally compared with only 28% of separate houses in the locality, and that almost half of two bedroom dwellings in Muswellbrook are likely to enter private rental, which is a considerable advantage in the context of the local housing market, described below.

As such, there is likely to be considerable benefit to the proposal to include 254 two bedroom attached dwellings in terms of diversity in housing type and tenure. Increasing housing diversity is also in accordance with key directions in the *Hunter Regional Plan* and the *Muswellbrook Local Strategic Planning Statement 2020-2040*.

1.3 Likely Profile of the Proposed Development

The potential demographic profile of residents in the proposed development has been projected, based on the profile of people in two bedroom attached dwellings and units, and a mix of 4+ and 3 bedroom houses in the LGA (see Section 4 below).

Depending on assumptions, it is likely that there the proposed development will accommodate from around 1,285 to 1,344 residents, with around 75 children aged 0-4 years, and 135 people aged 70+ years.

Around 38% of households are likely to be families with children, with 23% of households couple only, and 35% lone person households (a total of 58% in smaller households). As such, the proposal would benefit from an increased number of smaller dwellings, for example, 2 (+study) and 3 bedroom houses, rather than 4+ bedroom houses that are the predominant dwelling type in recent release areas, noting that 40% of proposed dwellings will be two bedroom attached dwellings.

A majority of people would be employed (at least 58%), with around 6% unemployed.

However, the profile of the proposed development may be closer, in some respects, to that set out in Section 2 below, which analyses the profile of people in the SA1 in which the proposed development is located, noting that this SA1 contains recent urban development. This SA1 shows a very high rate of workforce participation and a much higher than average rate of families with

children, given a majority of people are purchasers living in 4+ bedroom homes. In contrast, the projected profile in Section 4 includes consideration of older, more established areas, as well as two bedroom attached dwellings that are likely accommodate older households as well as some social housing dwellings.

The inclusion of new two bedroom attached dwellings in the mix is likely to influence the projected profile with respect to household type, age, etc, although the fact that it is a new release area will also likely increase the income and likelihood that more people will be working and purchasing, so that the profile may lie somewhere between these two estimates.

1.4 Housing Affordability

There was insufficient data by NSW DCJ for rents to be published for two bedroom townhouses, the most comparable dwelling for that proposed, noting that data on dual occupancies is not reported. This, and other data, indicates a serious undersupply of such dwellings in the relevant Postcode area and LGA. However, if the third quartile rent on 'all two bedroom dwellings' for these localities is considered (\$400 per week), rent on a two bedroom dual occupancy would be affordable to all moderate income renters.

In terms of **separate houses**, the median rent on a **three bedroom house** in the LGA and Postcode would be affordable to around 65% of moderate income renters, whilst a **4+ bedroom house** would be affordable to around 15% of moderate income renters.

It is therefore positive that rent on a two bedroom dual occupancy in the locality would likely be affordable to most moderate income renters. However, none of these housing products is likely to be affordable to any very low or low income renting households. Nonetheless, there is likely to be considerable benefit in increasing the supply of two bedroom strata dwellings, both in terms of increased affordability to moderate income renters including essential service workers, and in increasing housing diversity for older people, younger workers, and smaller households more generally.

As noted above, two bedroom dwellings and strata dwellings are generally far more likely to enter the private rental market in Muswellbrook, which would also be a considerable benefit of the proposal to include a significant number of two bedroom dual occupancies. It is also noted that the recent rental snapshot by JSA found that there were only six 2 bedroom dwellings advertised for rent at the time of writing.

This will also be beneficial to moderate income households in housing stress, although these make up a small minority of those in housing stress in the LGA (mainly very low and low income renters). However, any increase in supply of smaller product will likely be of benefit in helping to decrease pressure on supply, and potentially reducing cost, particularly where this is provided at a reasonable scale.

The inclusion of a substantial component of two bedroom multi dwelling housing is also positive for purchasers, with such dwellings likely to be affordable to most moderate income households, whereas separate houses in the proposed development are likely to be only affordable to high income purchasers.

1.5 Need for a Child Care Centre

Muswellbrook suburb has a higher than average rate of pre-school children aged 0-4 years in 2021, with numbers projected by DPE to be relatively static over the next 20 years. The proposed development itself is likely to accommodate around 80 pre-school children, although this is likely to be higher if the profile is closer to the SA1 average, as outlined above.

Whilst the estimated supply of child care in the Muswellbrook Suburb (0.40 places per child aged 0-5) is higher than that of NSW (0.26), there are very few to no vacancies reported by local centres surveyed by JSA. This is likely related to two parent working families, in-migration related to mining jobs, where such families may not have extended family to rely upon, and the function of Muswellbrook as a major service centre, where non-residents may be more likely use childcare centres in Muswellbrook urban centres.

All six centres reported that they had a waiting list (ranging from 50 and 200 families for different centres), with the highest demand generally for babies (0-2 years). At the time of survey, three centres reported that they were having difficulty retaining staff with one centre operating at half its approved capacity as a result.

Based on the predicted demography of the proposed development, and using the supply of childcare rate for Muswellbrook suburb (0.40 places per child aged 0-5), there is likely to be a demand for at least 40 child care places from the proposed development, although this could be much higher based on the high rate of workforce participation in adjacent release areas.

As such, there is likely to be a need for additional childcare places, particularly for children 0-2 years, to accommodate additional demand from the proposed development and from existing undersupply relative to expressed need/demand, although attracting staff is likely to be an issue.

1.6 Crime Context

Crime rates for most crimes were well above the NSW average, including for Domestic Violence, General Assault, various types of Theft and Malicious Damage. However, all crime types reviewed were stable or had declined in the LGA apart from Domestic Violence, which had increased by 56% over a two year period compared with only 9% in NSW.

The subject site itself is within a favourable crime context, and was not within or proximate to a crime 'hotspot' for any offences reviewed (see **Appendix B**).

1.7 Amenity

1.7.1 Residents of the proposed development

The proposed development benefits from a large amount (well above relevant standards) of high quality open space, and proposed enhancements. In particular, the medium density attached dwellings are generally adjacent to, or a short walking distance, from high quality open space.

There is also reasonable physical integration across the site and to adjacent residential areas, via an appropriately designed road network that provides for good connectivity.

1.7.2 Neighbours and the locality

There may be some visual impact for existing residents to the north and south of the proposed development, although proposed dwellings to the south are large lot subdivision, and there is mitigation for those to the north related to the nature of dwellings proposed, as well as much of the boundary being open space. This is a matter for other experts.

There may also be impacts from increased traffic on Bimbadeen Drive, and Ironbark Road, although again this is a matter for assessment by other experts.

1.8 Open Space Provision

The provision of around 12 ha for the proposed development is well in excess of relevant standards for open space provision, with actual provision of around 9 ha per 1,000 people in the proposed development. However, as noted in Section 2.2.5 below, there could be some improvement in accessibility for some house lots (for example, provision of a pocket park and playground to ensure that families with children have walkable open space within 400 metres).

1.9 Likely Social Impacts and Recommendations

There is likely to be considerable benefit in terms of housing supply, diversity (type and tenure) and affordability from the provision of 254 dwellings (40%) as two bedroom attached dwellings in the context of the local housing market. The provision of a reasonable component of the development as this type of housing is also in line with local and regional strategic planning objectives. Further, the amenity of these dwelling will be enhanced by their location adjacent to high quality open space.

- The proposal would also benefit from some of the separate houses being provided as 2(+study) or 3 bedroom homes in terms of diversity and lower cost options in the local housing market context.
- Consideration could also be given to the provision of lower amenity/more basic two bedroom strata dwellings (e.g. smaller dwellings with one bathroom) to provide lower cost and/or more affordable housing to some low income purchasing and renting households.

The provision of open space within the development more generally is well above relevant standards, likely to be of high amenity and enhancement, and is quite dispersed through the development.

- Access to some separate houses could be enhanced through the creation of a pocket park/playground within 400 metres walking distance of homes in the south east corner of the proposed subdivision.

There is also likely to be benefit from the provision of the proposed childcare centre, both in terms of meeting demand from the proposed development and unmet need for places within the locality.

- It would be most beneficial if a reasonable number of places for 0-2 year olds is incorporated.

The subdivision will connect Ironbark Road and Bimbadeen Drive, provides opportunities to extend and rationalise bus routes 413 and 418.

- Opportunities should be explored to extend existing bus routes into the new development.

There are unlikely to be any significant adverse social impacts in relation to amenity, crime or safety, and the site's location within a growth area, and the likelihood that public transport services will be expanded in this context, is also favourable to the proposed development.

Moreover, the balance of social impacts is likely to be positive in consideration of these factors.

2 The Proposal

2.1 Description of the Proposal

The proposal is for a residential housing development across Lots 101 & 103 DP1170190 Ironbark Road, Muswellbrook. The proposal includes:

- 329 General Residential Lots with an average size of 729 m²;
- 57 Large Lots with an average size of 4,076 m², for rural residential development;
- 127 Duplex lots with an average size of 431 m², each containing two 2 bedroom dwellings, and understood to be delivered as multi dwelling housing with lots created by strata subdivision;
- Open space with an area of 11.96 ha;
- Childcare centre; and
- Café.

The expected dwelling yield is:

- 386 separate houses; and
- 254 two bedroom duplex dwellings.

2.2 Description of the site and locality

2.2.1 The site

The proposal site is located near Ironbark Road Muswellbrook, and is shown in the figure below. The site is currently cleared for grazing and contains pasture, stands of trees, isolated trees, farm dams and creek lines. When developed, access will be via Bimbadeen Drive and Ironbark Road, with Bimbadeen Drive connecting to the New England Highway (Maitland Road) and Ironbark Road connecting to Rutherford Road, and Rutherford Road connecting to the New England Highway (Maitland Road).



Figure 2.1: Proposal site, Ironbark Road, Muswellbrook outlined in green.

Source: NPdata mapping accessed 1 March 2024.

The proposal site is zoned **R1 General Residential, C3 Environmental Management and R5 Large Lot Residential** under the *Muswellbrook Local Environmental Plan 2009*.

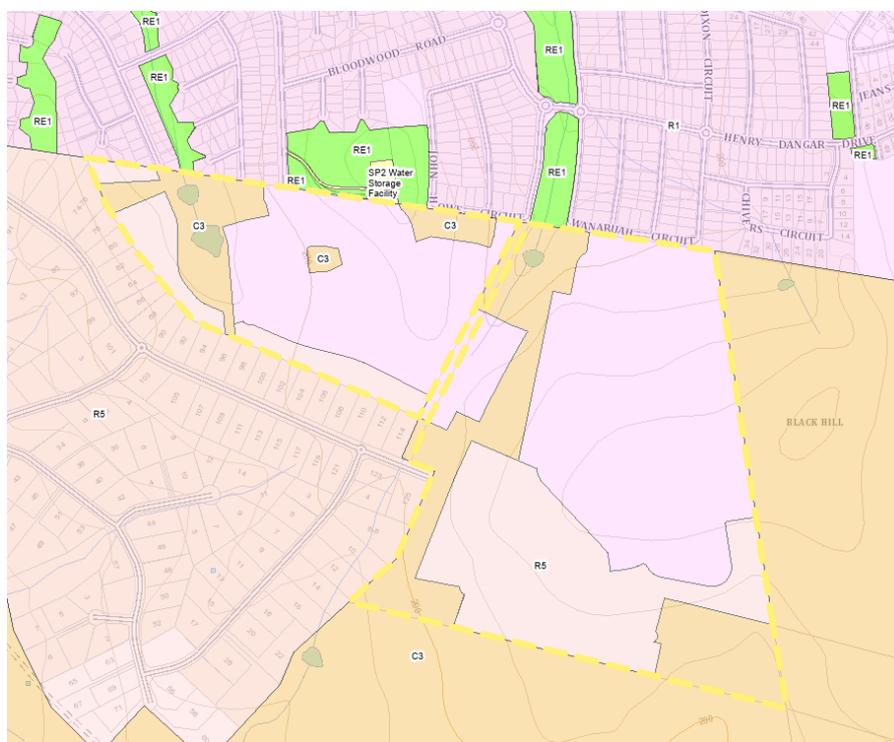


Figure 2.2: Land zoning with proposal site shown by dashed yellow line.

Source: NSW Planning Portal Spatial Viewer, <https://www.planningportal.nsw.gov.au/spatialviewer>, accessed 1 March 2024.



Figure 2.3: The site looking south from the end of Acacia Drive.

Source: JSA 2024.

2.2.2 Surrounding land uses

Land to the east and southeast is currently used for grazing.

The area to the north of the proposed development is developed for separate houses with lot sizes ranging from 600 m² to 1,000 m². The area also includes Acacia Drive Reserve and contains wooded creek lines.

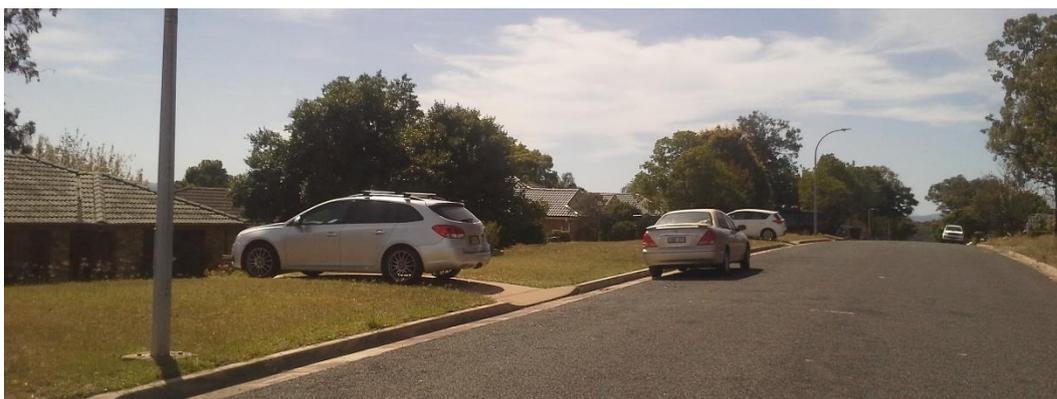


Figure 2.4: Residential development along Acacia Drive.

Source: JSA 2024.



Figure 2.5: Residential development along Bimbadeen Drive.

Source: Google Maps 2024.

The area to the west and south west is developed for separate houses with lot sizes ranging from 4,000 m² to 10,000 m².



Figure 2.6: Large lot residential development along Ironbark Drive.

Source: JSA 2024.

2.2.3 Overview of the locality

The site is located around five kilometres south east of Muswellbrook Central Business District and the context is shown in the figure below. The site forms part of an urban growth area for Muswellbrook.

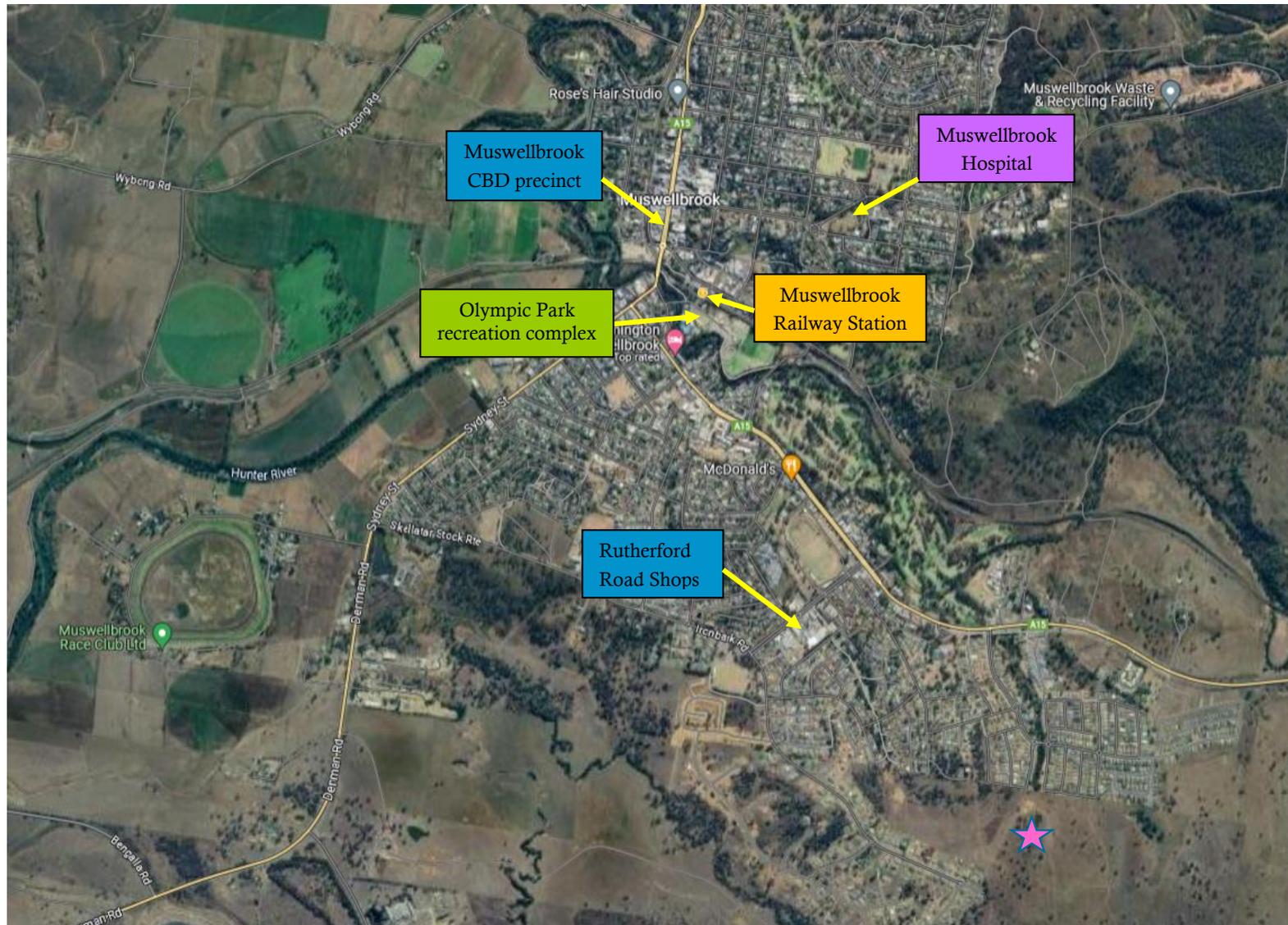


Figure 2.7: Locality Map, site shown by star.

Source: JSA, 2024 using Google Maps

2.2.4 Services and facilities in the locality

Immediate locality

The subdivision plan for the development shows a café and childcare centre on the extension of Bimbadeen Drive at the northern end of the development.

Rutherford Road Shops

Rutherford Road shops are located around two kilometres or three minutes' drive from the proposed development and will provide daily and weekly needs to people living in the proposed development. Subject to extension of existing bus routes, routes 413 and 418 will provide access to the shops.

The shops include Muswellbrook Fair at 19-29 Rutherford Road, an Aldi Supermarket at 35 Rutherford Road and a childcare centre on Woollybutt Way. Muswellbrook Fair contains a wide range of services including Coles supermarket, Harvey Norman, Chemist Warehouse, Service NSW, butcher, baker, takeaway food, cafes, hairdresser and general practitioner.

Muswellbrook CBD

The Muswellbrook CBD provides access to a wide variety of shops and services located around 4 kms from the proposal site, or 7 minutes by car. Subject to extension of existing bus routes, routes 413 and 418 will provide access to the CBD. These include cafes, restaurants, banks, supermarkets, Muswellbrook Library, Muswellbrook Regional Arts Centre, clubs, medical services and a range of retail, commercial, health, community, recreational and other services.



Figure 2.8: Central Muswellbrook, Brook Street and Bridge Street

Source: Google Maps, Nov 2022

There are two shopping centres in Muswellbrook CBD area including Muswellbrook Marketplace¹ (72-78 Brook Street) with a Big W and Woolworths supermarket and the Central Arcade (21/29 Bridge Street).²

¹ Muswellbrook Marketplace, <https://muswellbrookmarketplace.com.au/>, accessed 17/10/2023.

² Central Arcade Muswellbrook, <https://www.centralarcade.com.au/>, accessed 17/10/2023.

Muswellbrook Hospital³ is approximately 4 kms from the proposal site, a 7 minute trip by car. Subject to extension of existing bus routes, routes 413 will provide access to the Hospital.



Figure 2.9: Hunter New England Health, Muswellbrook Hospital

Source: Google Maps

2.2.5 Parks and open space areas in the locality

The proposed development includes seven parks with an area of 11.96 ha. Enhancement is proposed for these parks, including barbeque areas, walking trails, dog park, market garden, bike trail, fitness station, children's bike track, toilet blocks and play equipment. Most of the residential lots in the R1 zoned area are within 400 metres walking distance of a park, with the exception of 66 lots in the south east part of the estate, with some of these lots being up to 800 metres walking distance from a park. This could be addressed by considering an additional pocket park with playground equipment and/or walkways to improve pedestrian connectivity to this area.

A large recreation complex is located at Olympic Park, approximately 3.6 km from the proposal site, that includes the Muswellbrook Aquatic Centre and Fitness Centre, Ron King Velodrome, bowling greens, tennis courts and playing fields.

2.2.6 Public transport accessibility

The residential areas to the north and south west of the proposed development are serviced by the 413 Muswellbrook Town Centre to Highbrook (Loop Service) and the 418 Muswellbrook Town Centre to Muswellbrook Eastlinks (Loop Service).

The 413 service accesses the area via Acacia Drive and Bimbadeen Drive and provides connections to Muswellbrook Railway Station, Rutherford Road shops, Muswellbrook CBD and Muswellbrook Hospital. The service operates 5 times on weekdays between 10 am and 3 pm and 3 times on Saturday.

The 418 service accesses the area via Ironbark Drive and provides connections to Muswellbrook Railway Station, Rutherford Road shops and Muswellbrook CBD. The service operates 4 times on weekdays between 9 am and 3 pm and 3 times on Saturday.

³<https://www.hnehealth.nsw.gov.au/facilities/hospitals/muswellbrook-hospital-detailed-services>, accessed 17/10/2023.

Completion of the proposed development will deliver a road connection between Bimbadeen Drive and Ironbark Road and will provide opportunities to rationalise and/or extend services 413 and 418 to include the proposed development.

Muswellbrook Railway Station provides access to rail and coach services. Rail services are via the Hunter Line which provides two morning and two evening services to and from Newcastle on weekdays, and one morning and one evening service on weekends and Public Holidays. The trip duration is around 1 hour and 45 minutes.⁴ The Central to Armidale regional train service provides one trip each day from Muswellbrook to/from Sydney or Armidale. Bookings are required for these services.⁵



Figure 2.10: Muswellbrook Railway Station

Source: JSA, 2021

2.3 Demographic Context

2.3.1 Overview

This section provides an overview of relevant demographic indicators, including related to the age, household and income profile of relevant localities for the purpose of the assessment, and change in these indicators over the past decade.

The relevant SA1 for the purpose of understanding the immediate locality of the proposed development is SA1 10604112639. This is shown in the context of the wider locality of the proposed development below.

Muswellbrook suburb had a population of 12,272 people at the time of the 2021 Census, with most people in the LGA living in this urban centre. The median age was much younger than average in the immediate locality (SA1) and LGA, and was particularly young in Muswellbrook suburb.

⁴ Transport NSW, Hunter Line Timetable, Valid from 19 February 2022, <https://transportnsw.info/routes/details/trainlink/hun/76hun>, accessed 17/10/2023.

⁵ Transport NSW, North Western NSW, Regional Train and Coach Timetable, <https://transportnsw.info/routes/details/trainlink/223/76223>, accessed 17/10/2023.

The median income was also higher than average in the Muswellbrook suburb and the LGA, although the suburb was more disadvantaged on aggregate measures of community disadvantage (in the most disadvantaged 5% of areas for Australia for SEIFA Disadvantaged, and the most disadvantaged 6% of areas for SEIFA Education and Occupation). The higher income is likely related to the younger age structure, and higher engagement with the labour force, including that 25% of the local work force are employed in higher paid mining jobs.

The SA1 in which the proposed development is located was far more advantaged than Muswellbrook suburb and the LGA, and had a much higher than average median income and lower rate of serious disability, and a very young age profile, likely related to the presence of a recent urban release area.

See **Appendix A** for maps of geographies used in this assessment.

Table 2.1: Summary statistics, 2021

Indicator	10604112639 SA1	Muswellbrook suburb	Muswellbrook LGA	Rest of NSW
Total persons	301	12,272	16,357	2,829,637
Median age	32	35	37	43
Median household income	\$3,444	\$1,603	\$1,628	\$1,434
Has need for assistance	4%	7%	6%	7%
SEIFA Disadvantage: Australia percentile	85	12	23	
SEIFA Education and Occupation: Australia percentile	82	11	20	

Source: JSA 2023; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

2.3.2 SEIFA Disadvantage

The SA1 in which the proposed development is located is far more advantaged than the surrounding SA1s, being in the least disadvantaged 15% of areas for Australia on the SEIFA Index of Relative Socio-economic Disadvantage. In contrast, most surrounding areas are in the most disadvantaged 20-30% of areas for Australia, and one SA1 is with the most disadvantaged 9% of areas, as shown below.



SEIFA: SEIFA Disadvantage (Australian percentile) (weighted), by SA1, 1.0 km



Figure 2-11: SEIFA Disadvantage by SA1s within 1km of Proposed Development

Source: JSA 2023 and ABS 2021

2.3.3 SEIFA Education and Occupation

The subject SA1 is also far more advantaged on the SEIFA Index of Education and Occupation, and even more advantaged than surrounding SA1s on this index.



SEIFA: SEIFA Education and Occupation (Australian percentile) (weighted), by SA1, 1.0 km



Figure 2-12: SEIFA Education and Occupation by SA1s within 1km of Proposed Development

Source: JSA 2023 and ABS 2021

2.3.4 Age structure

The age profile of the suburb and LGA was younger than average with a higher rate of younger children and teenagers, and young and middle aged adults, and much lower rate of people aged 55+ years. The age profile of the immediate locality (SA1) was even younger, with a particularly high rate of children and young people aged less than 20, and a profile reflects the presence of newer urban release areas.

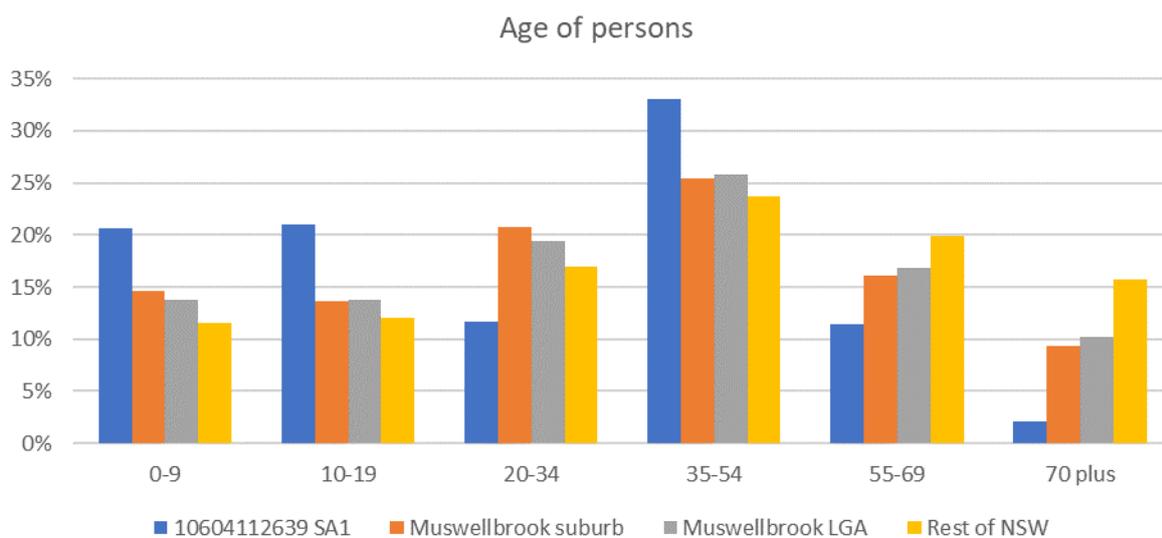


Figure 2.13: Age of persons, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G04.

The largest proportional change in the age profile from 2011-21 in the LGA was the growth in those aged 55-69 and 70+ years, and a decline in most other age groups. Numerically, by far the largest growth was also in people aged 55-69 and 70+ years, with a small decline in most other age groups, as shown below.

Table 2.2: Change in age, 2011-2021 (%)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
0-9	16%	14%	13%	12%
10-19	14%	14%	13%	12%
20-34	21%	19%	16%	17%
35-54	28%	26%	27%	24%
55-69	14%	17%	19%	20%
70+	7%	10%	13%	16%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

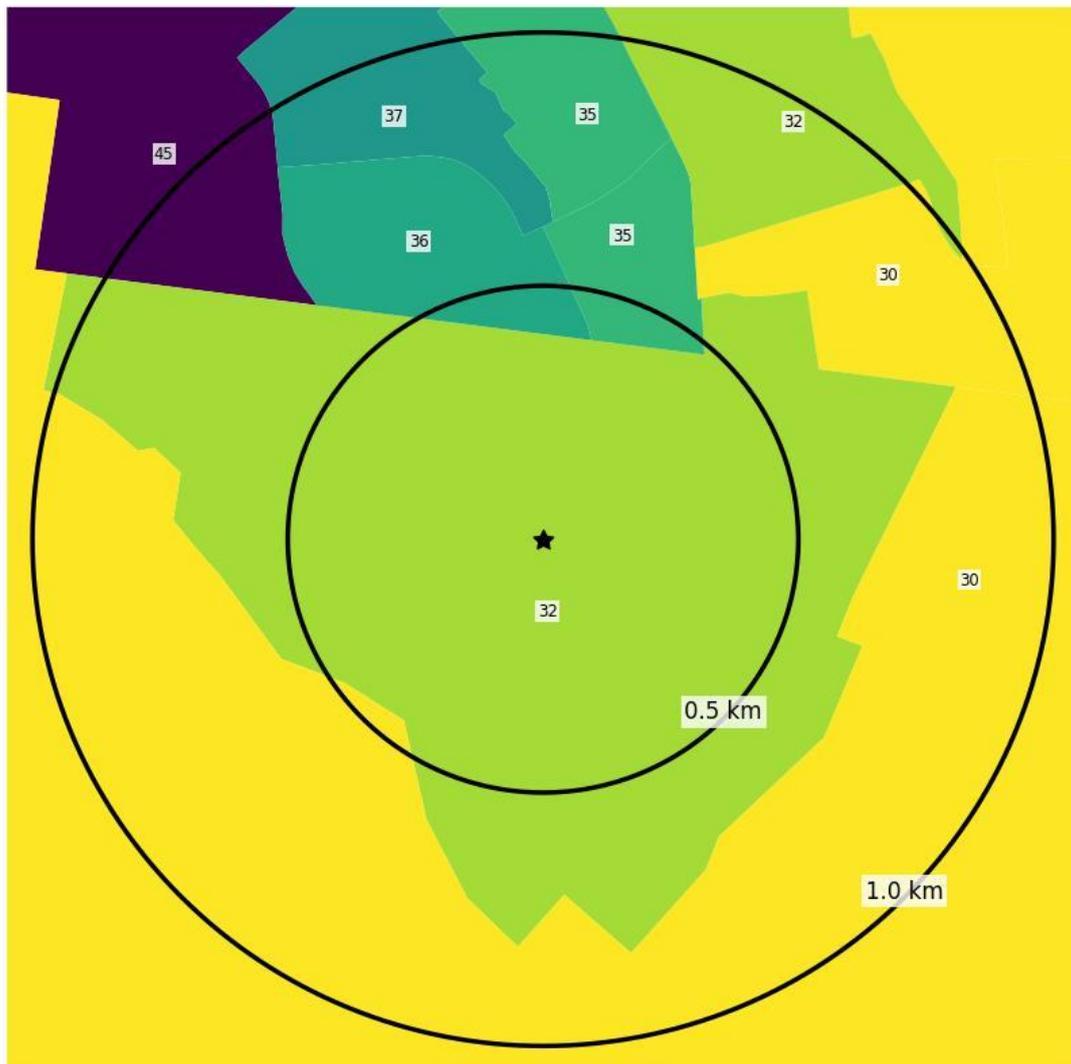
Table 2.3: Change in age, 2011-2021 (number)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
0-9	2,467	2,257	318,848	326,542

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
10-19	2,254	2,253	336,131	341,599
20-34	3,305	3,174	403,051	480,822
35-54	4,403	4,225	669,588	671,673
55-69	2,264	2,760	467,799	562,238
70+	1,090	1,670	317,516	446,773

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

The following map again reflects the presence of more recent urban release areas in the much younger than average median age of the subject SA1, as well as those to the northwest and west of the subject site, as shown below.



Selected medians and averages: Median age (weighted), by SA1, 1.0 km



Figure 2-14: Median Age by SA1s within 1km of Proposed Development

Source: JSA 2023 and ABS 2021

2.3.5 Household income

Household incomes in the relevant SA1 were far more likely than average to be concentrated in the high income range, with virtually no household in the very low, low and moderate income ranges, as shown below. This likely indicates the household income required to purchase in the locality.

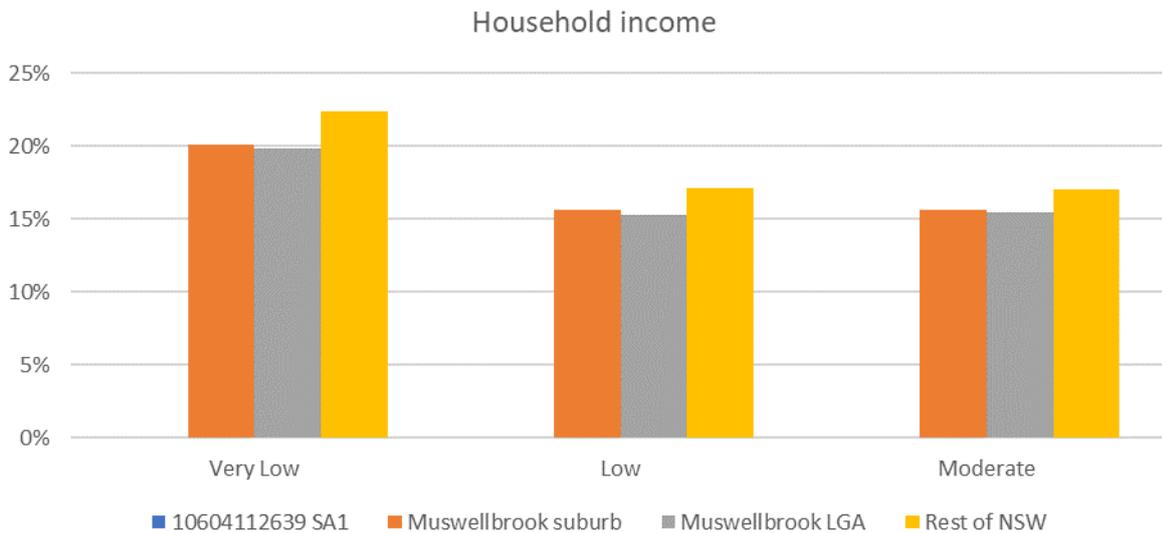


Figure 2.15: Household income, 2021 (%)
 Source: JSA 2023; ABS (2021) Census, General Community Profile, G33.

2.3.6 Household and family type

The most striking feature of the household profile of the immediate locality (SA1) is the much higher than average rate of families with children, and the very low rate of lone person households, again denoting the nature and timing of urban development.

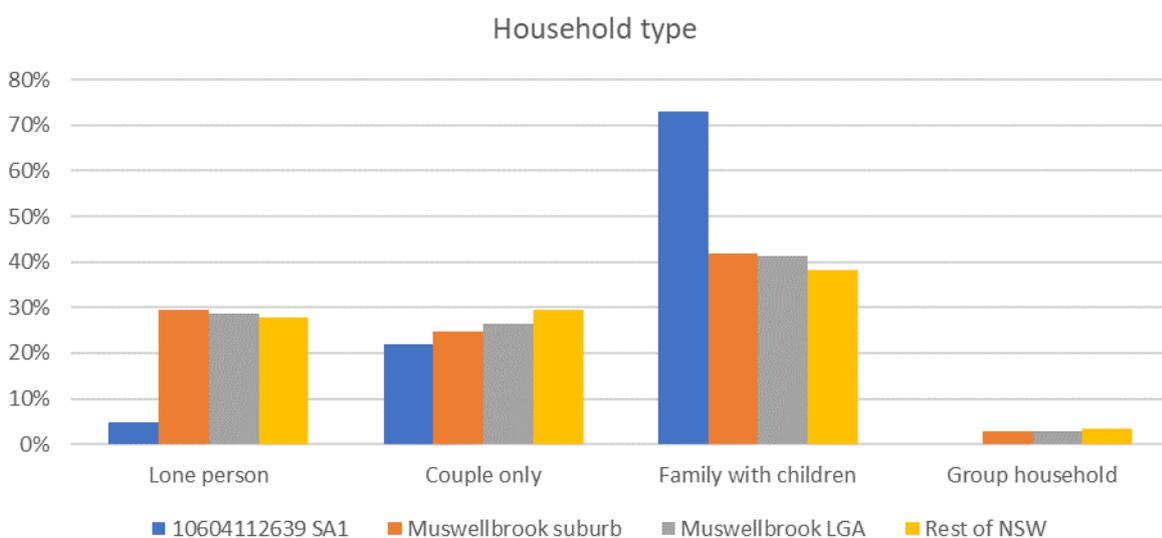


Figure 2.16: Family household composition of households in private dwellings, 2021 (%)
 Source: JSA 2023; ABS (2021) Census, General Community Profile, G42.

The household profile of the LGA shows proportional growth in lone person households, likely related to in-migration of younger workers into industries like mining, and to a lesser extent a growth in older people, and a decline in families with children.

Numerically, the highest growth was in lone person households, followed by couple only households, as shown in the two tables below.

Table 2.4: Change in household type, 2011-2021 (%)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Lone person	26%	29%	27%	28%
Couple only	26%	26%	29%	30%
Family with children	44%	41%	40%	38%
Group household	3%	3%	3%	3%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

Table 2.5: Change in household type, 2011-2021 (number)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Lone person	1,415	1,712	255,341	299,004
Couple only	1,453	1,582	276,370	317,239
Family with children	2,420	2,479	379,347	409,726
Group household	181	164	29,795	35,087

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

2.4 Labour force status

The SA1 in which the proposed development is located has a much higher than average rate of labour force participation (82% compared with less than 60% for Rest of NSW), with this again reflecting the life stage of people in the locality.

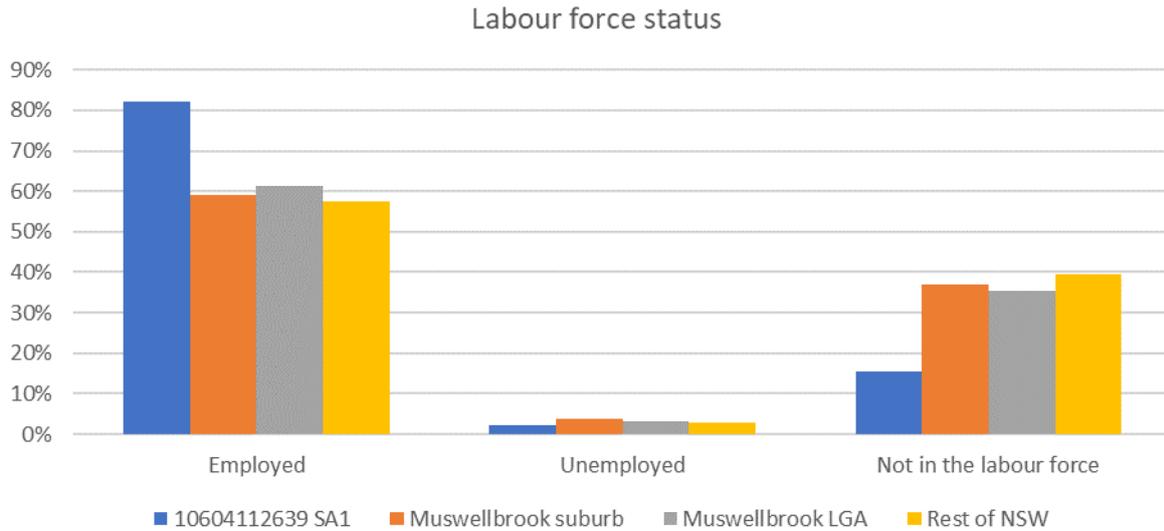


Figure 2.17: Labour force status, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G46.

2.5 Industry of employment

The most striking feature of the LGA industry profile is the very high rate of people employed in Mining (almost one-quarter of the workforce compared with just over 2% for Rest of NSW).

The SA1 had an even greater concentration in Mining (almost 35%), which is likely related to the much higher than average median income, as well as a relatively high rate of employment industries such as Utilities and Wholesale, and a much lower than average rate of employment in industries including Health Care and Social Assistance, Retail, Construction and Professional services, as shown below.

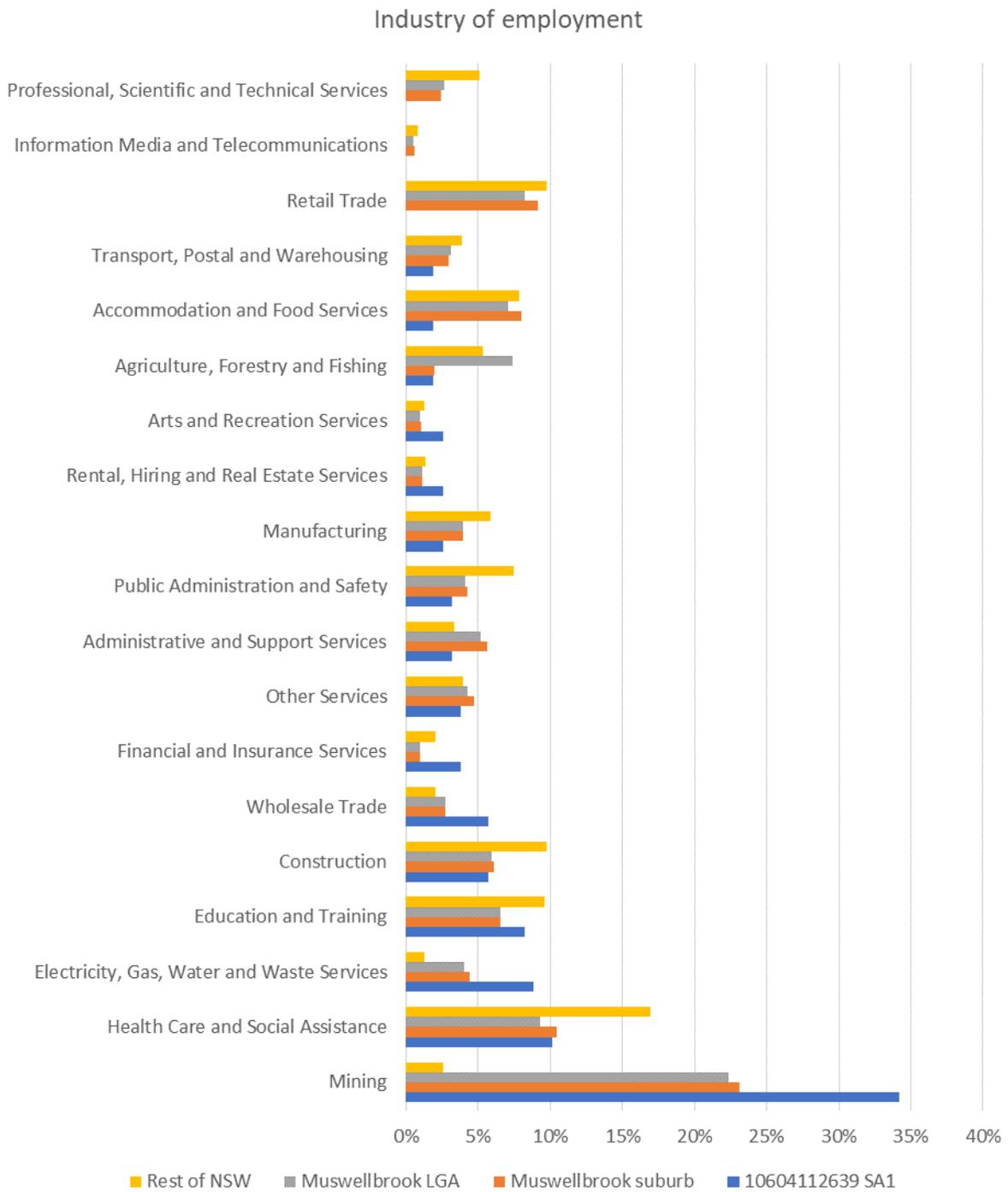


Figure 2.18: Industry of employment, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G54.

2.6 Occupation

The immediate locality had a much higher than average rate of people employed as Technical and Trades workers, and as Clerical and Administrative workers and Machinery and Plant Operators, and a much lower than average engagement in Sales, Community Services, Labourers, and as Professionals and Managers, as shown below.



Figure 2.19: Occupation, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G60.

2.7 Housing Context

2.7.1 Dwelling structure

All dwellings in the subject SA1 were separate houses, whilst almost 90% of dwelling in the suburb and the LGA were separate houses. The latter had around 11% as medium density dwelling types, which was similar to regional NSW. However, the rate of flats and units was much lower than average, as shown below.

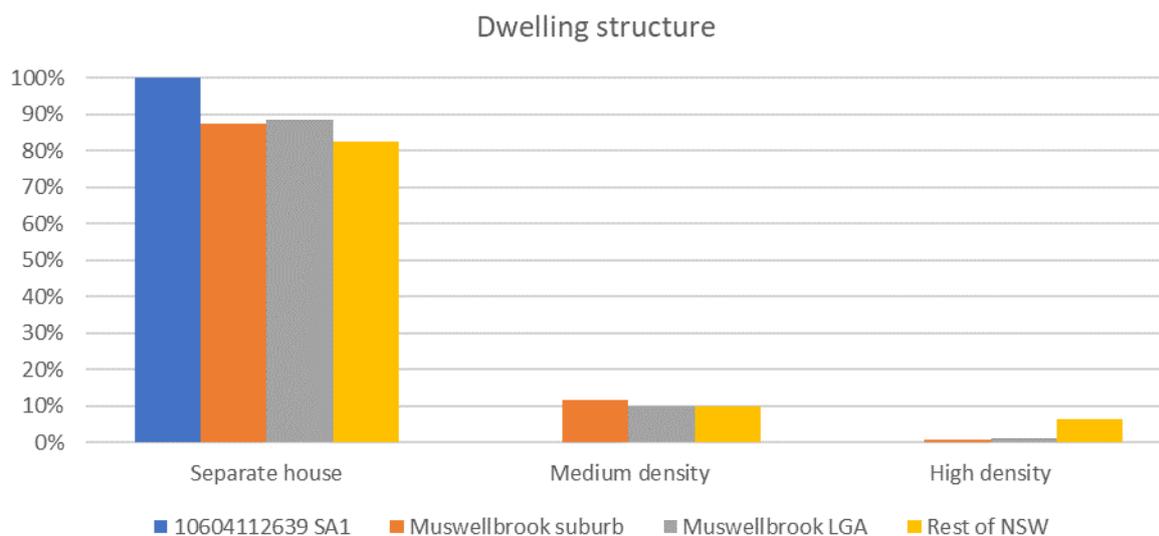


Figure 2.20: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

The rate of houses in the LGA was static over the past 10 years. There was reported to be a decline in the proportion of flats and an increase in the rate of medium density dwelling types, although this may be related to some Census recategorization.

Table 2.6: Change in dwelling structure, 2011-2021 (%)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Separate Houses	87%	87%	82%	82%
Medium Density	4%	11%	7%	10%
High Density	6%	1%	8%	7%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

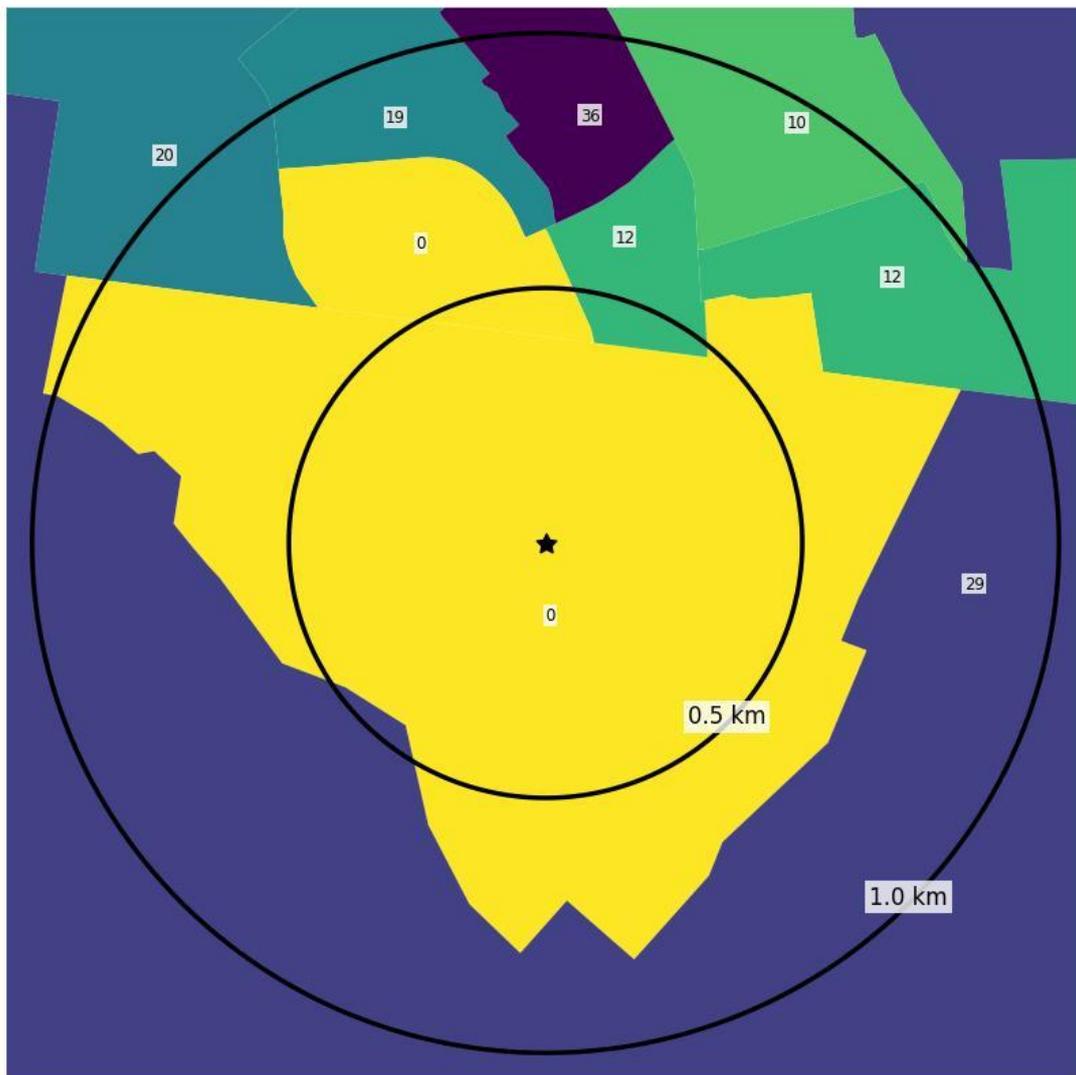
Numerically, there was an increase in separate houses of around 420 homes. In net terms, there was an increase of 153 medium and high density dwellings, again noting that the loss of flats and units and some of the gain in medium density dwellings is lost likely due to a Census reclassification of these dwelling types from 2011-21 (for example, of single story flats to attached dwellings).

Table 2.7: Change in dwelling structure, 2011-2021 (number)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Separate Houses	5,205	5,626	819,211	933,689
Medium Density	247	704	73,639	114,840
High Density	369	65	80,553	75,032

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

The following maps show the number of dwellings that were medium density dwelling types by SA1 according to the ABS (2021) Census. As noted above, there were no dwellings that were of a medium density type (Attached, Row and Terrace Houses) in the relevant SA1 (or any flats and units), and relatively few in the most proximate SA1s, as shown below.



Dwelling structure: Medium density (number), by SA1, 1.0 km

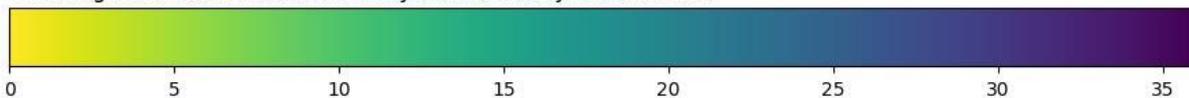


Figure 2.21: medium Density Dwelling Types (Attached, Row and Terrace Houses), 2021 (no)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G60.

2.7.2 Tenure and landlord type

Tenure Profile

As would be expected, the vast majority of residents are purchasers (around 80% compared with 30% as the LGA and Rest of NSW average), with very low rates of private rental and no social housing in the relevant SA1, as shown below.

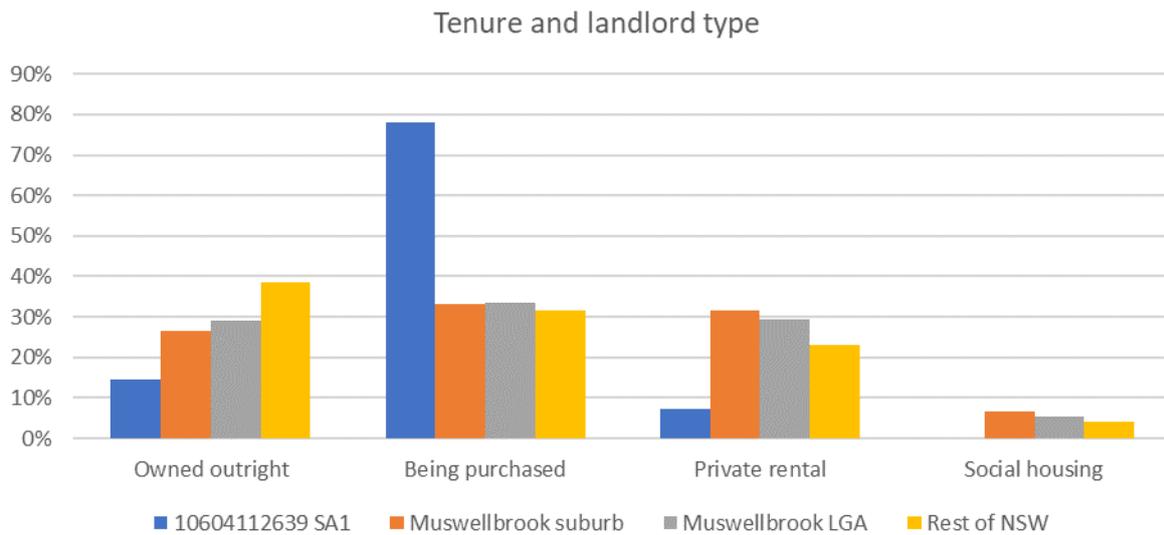
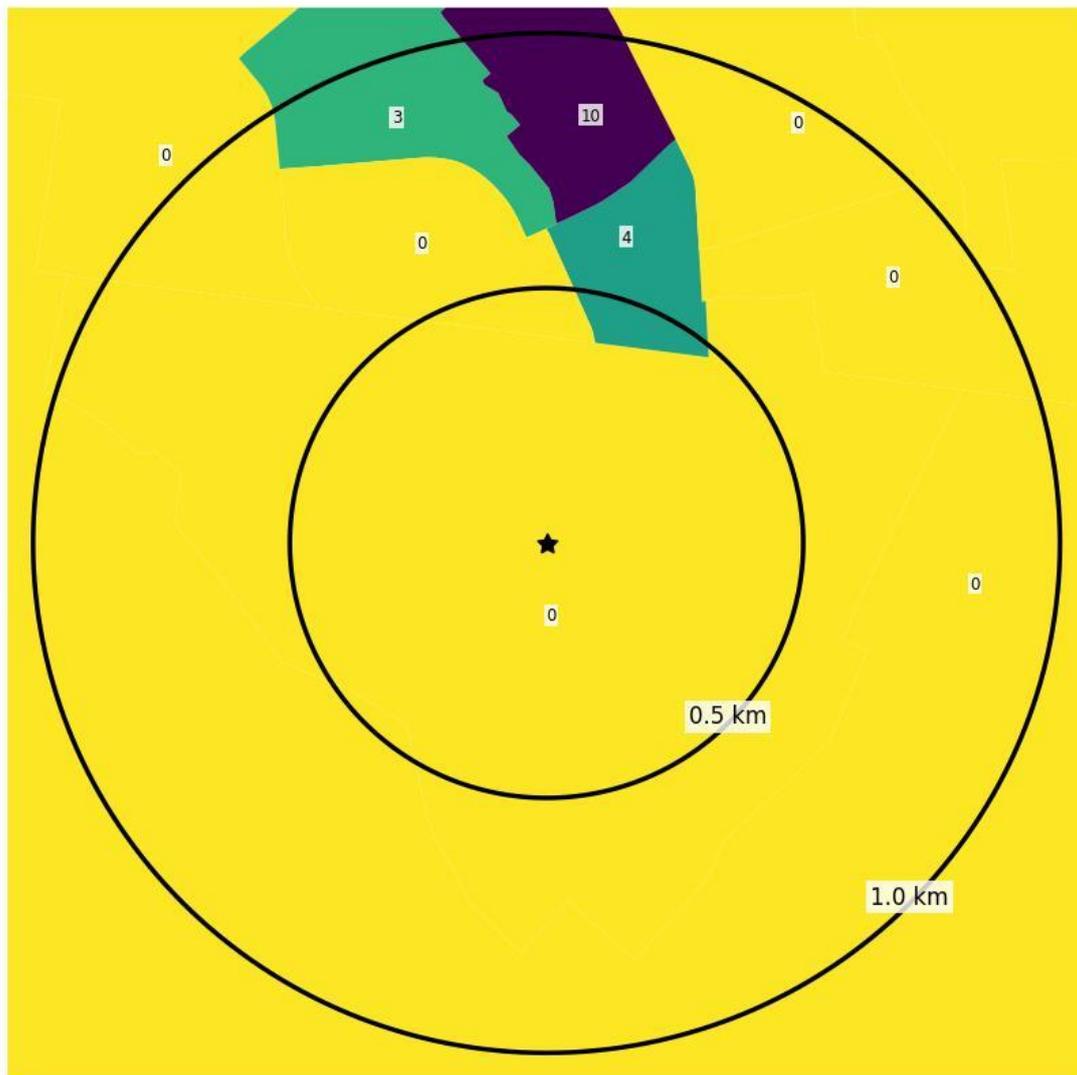


Figure 2.22: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G37.

As noted, there was no social housing in the relevant SA1 and most of the surrounding SA1s, and relatively few in SA1s to the north, as shown in the map below.



Tenure and landlord type: Social housing (number), by SA1, 1.0 km

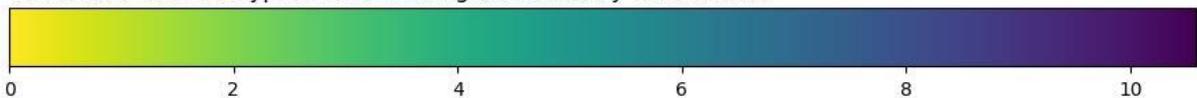


Figure 2.23: Number of Social Housing Dwellings in SA1s within 1km of Subject Site

Source: JSA 2023 and ABS 2021

In terms of change of tenure types from 2011-21, although there was an increased in the proportion of owner occupied dwellings and private rental in the LGA, there was a significant decline in the rate of social housing (from 7% of all dwellings in 2011 to 5% in 2021). It is also of concern that there was a loss of almost 40 social housing dwellings from 2011-21, as shown in the two tables below.

Table 2.8: Change in tenure, 2011-2021 (%)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Owned outright	28%	29%	39%	39%
Being purchased	34%	33%	32%	31%
Private rental	28%	30%	22%	23%
Social housing	7%	5%	5%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

Table 2.9: Change in tenure, 2011-2021 (number)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Owned outright	1,544	1,754	364,815	415,770
Being purchased	1,862	2,005	296,090	336,795
Private rental	1,502	1,832	200,576	250,503
Social housing	354	316	44,453	44,007

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

Tenure and Private Rental

There is a major difference in the tenure of different housing types in Muswellbrook suburb, with almost half of two bedroom dwellings rented privately compared with less than one-third of three bedroom dwellings and around one quarter of 4+ bedroom houses.

Table 2.10: Change in tenure, 2011-2021 (number)

Muswellbrook Suburb	% private rental
Two bedrooms	49%
Three bedrooms	32%
Four or more bedrooms	27%

Source: JSA 2023; ABS (2021) Census, TableBuilder

More importantly, 62% of medium density dwellings types including attached dwellings such as dual occupancies enter the private rental market locally compared with only 28% of separate houses in the locality, as shown below.

Table 2.11: Change in tenure, 2011-2021 (number)

Muswellbrook Suburb	% private rental
Separate house	28%
Semi-detached, row, terrace, townhouse etc.	62%
Flat or apartment	74%
Other	12%

Source: JSA 2023; ABS (2021) Census, TableBuilder

2.7.3 Number of bedrooms

Dwellings in the immediate locality of the proposed development (relevant SA1) were comprised exclusively of 4+ bedroom houses, with no housing diversity reported at the time of the 2021 Census. Across the suburb and LGA, there was a lower than average rate of one bedroom dwellings, and a higher than average rate of 4+ bedroom houses. This is shown in the graph and table below.

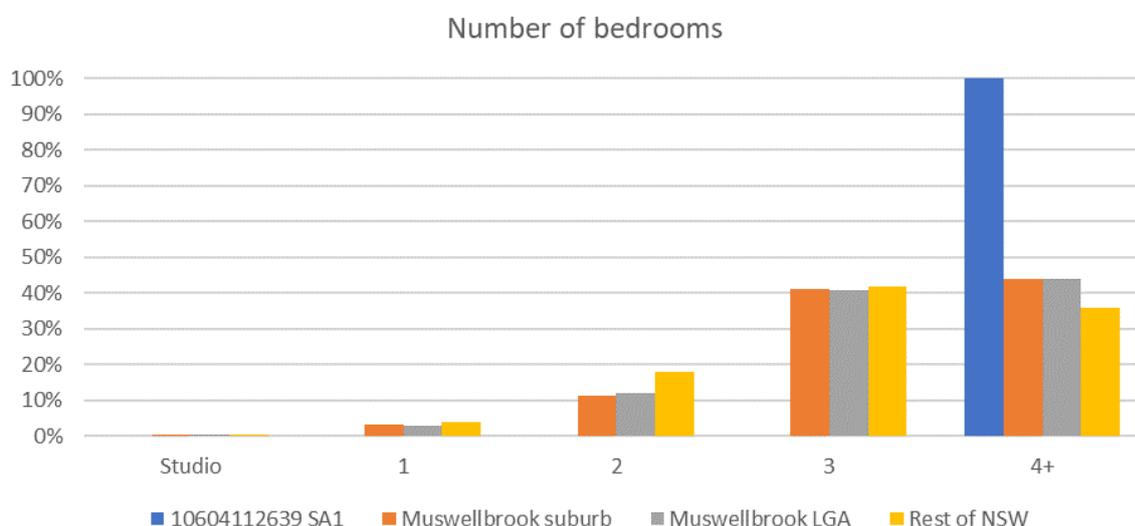


Figure 2.24: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G41.

Table 2.12: Number of bedrooms in occupied private dwellings, 2021 (number)

	10604112639 SA1	Muswellbrook suburb	Muswellbrook LGA	Rest of NSW
Studio	0	8	20	4,851
1	0	149	178	42,938
2	0	501	698	187,372
3	0	1,843	2,405	440,653
4+	85	1,964	2,599	377,887

Source: JSA 2023; ABS (2021) Census, General Community Profile, G41.

The relative rate of studio, one and two bedroom dwellings was static or declined from 2011-21. The most striking feature of the change in profile was the large decline in three bedroom dwellings, and the major increase in the proportion of 4+ bedroom houses, likely related to the redevelopment of older houses for larger dwellings, and increased capitalisation through adding one or more bedrooms.

Table 2.13: Change in number of bedrooms, 2011-2021 (%)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Studio	0%	0%	0%	0%
One bedroom	1%	1%	1%	1%
Two bedrooms	8%	6%	13%	12%
Three bedrooms	48%	40%	48%	42%
Four of more bedrooms	43%	53%	38%	44%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

The declining diversity of housing is also evident in the loss of studio, one, two and three bedroom stock from 2011-21, and the large increase in 4+ bedroom houses, as shown below.

Table 2.14: Change in number of bedrooms, 2011-2021 (number)

	Muswellbrook LGA		Rest of NSW	
	2011	2021	2011	2021
Studio	5	0	1,170	1,487
One bedroom	37	33	8,335	9,407
Two bedrooms	335	264	90,475	91,483
Three bedrooms	1,928	1,682	328,645	323,500
Four of more bedrooms	1,743	2,240	257,354	336,570

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

The rate and number of dwellings with two bedrooms in the subject SA1 and those within 1 km radius are shown in the maps below.

3 Likely need and demand for proposed child care centre

3.1 Determination of service catchment

The proposed child care centre is located within the Muswellbrook LGA, in the suburb of Muswellbrook. For the purposes of this SIA, we have defined the locality of the service catchment to be the **Muswellbrook Suburb and Locality (ABS defined)**.

JSA referred to Government⁶ and non-Government⁷ websites to identify **6 long day care centres** currently operating within 10 km of the proposal site in the Muswellbrook LGA. The location of the proposal site and these 6 long day care centres identified are shown in the Map below.

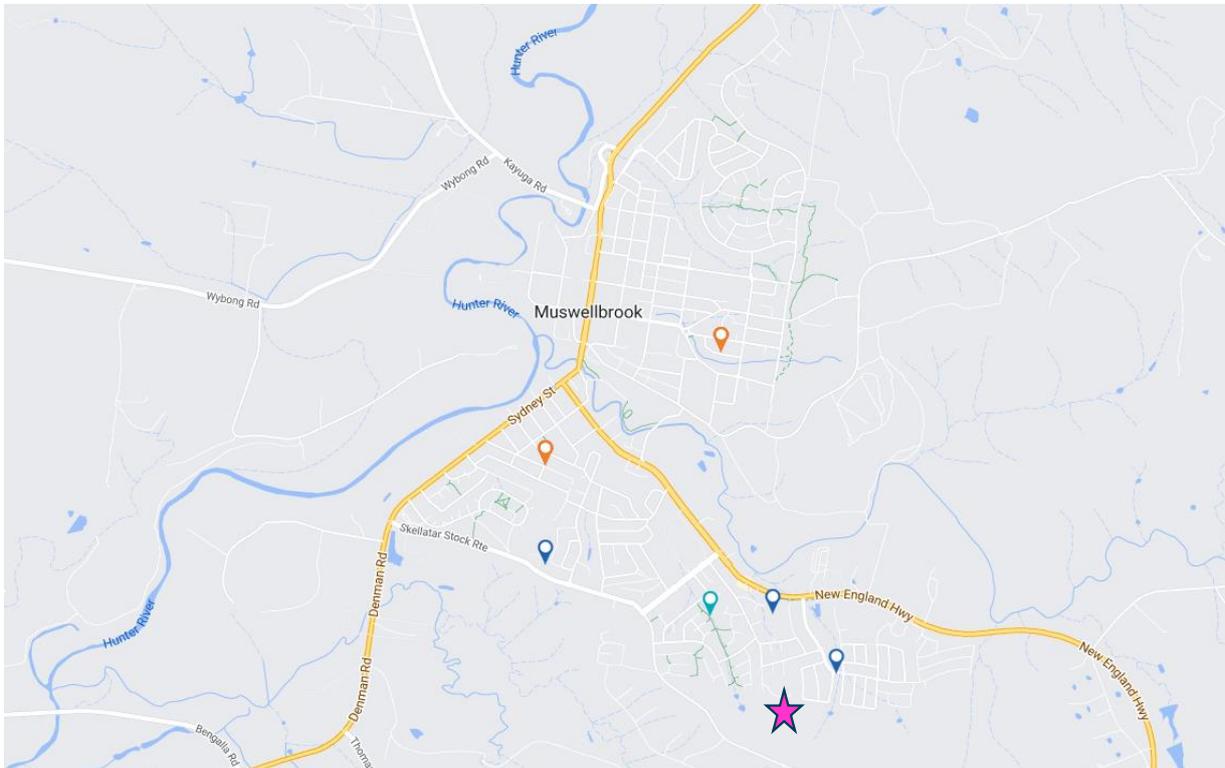


Figure 3.1: Location of proposed child care centre at Ironbark Road, Muswellbrook and other long day care centres operating within 10km in the Muswellbrook LGA

Source: JSA 2024

⁶ Starting Blocks, <https://www.startingblocks.gov.au/>, accessed 11/03/2024.

⁷ Care for Kids, <https://www.careforkids.com.au/>, accessed 11/03/2024.

3.2 Demographic profile (Residents)

Selected demographic indicators to better understand likely need and demand for the proposed child care centre using the service catchment/primary locality of the Muswellbrook suburb; and comparative benchmarks of the Muswellbrook LGA, Rest of NSW and NSW are presented below.

3.2.1 Young children

0-5 year olds in 2021

The Muswellbrook Suburb has a slightly larger proportion of residents aged 5 years and younger compared with the Muswellbrook LGA (8.3% and 7.8% respectively), both areas have slightly higher proportions of young children compared with Rest of NSW and NSW benchmarks (6.7% and 7.0% respectively) at the time of the 2021 Census.

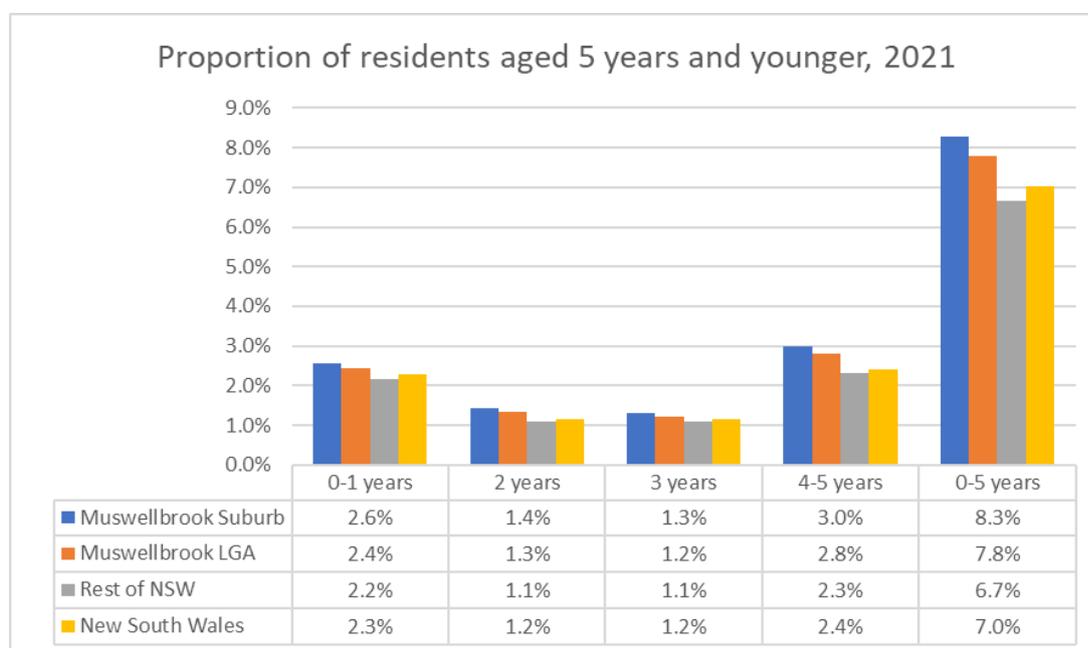


Figure 3.2: Proportion of residential population aged 5 years and younger, primary catchment compared with Muswellbrook LGA, Rest of NSW and NSW

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro

Change in population of 0-5 year olds, 2011 to 2021

For the ten-year period of 2011 to 2021, the total population of the Muswellbrook LGA grew at a slower rate than Rest of NSW and NSW (4% increase compared with 13% and 17% respectively). There was a decrease in persons aged 0-5 years in Muswellbrook LGA over the ten year period of -16%, compared with a smaller decrease for Rest of NSW at -2% change and 3% growth for NSW. Muswellbrook LGA shows a -18% decrease in persons aged 0-1 years from 2011 to 2021, again much larger decrease than the benchmark areas at -1% for Rest of NSW and 2% increase for NSW.

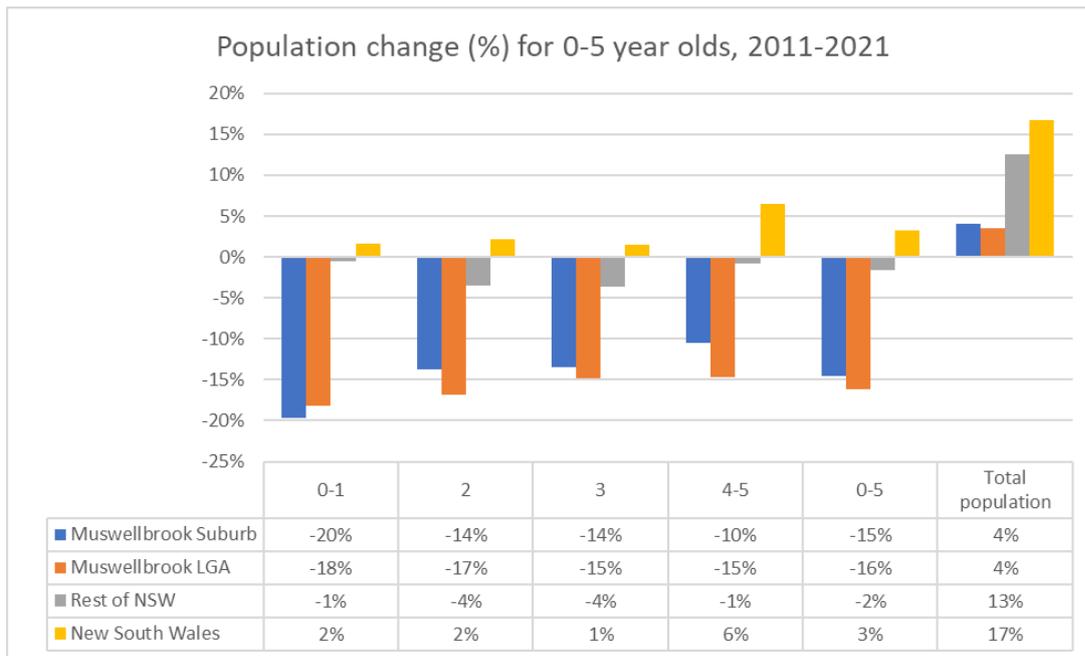


Figure 3.3: Population change for 0-5 year old age groups, 2011 to 2021

Source: JSA 2024; ABS (2021) Census of Population and Housing, ABS (2011) Census of Population and Housing, TableBuilder Pro

Population projection of 0-4 year olds, 2021 to 2041

The Department of Planning and Environment projects that the population of 0 to 4 year olds⁸ in the Muswellbrook LGA will decrease by 32 children over the twenty-years from 2021 (n=1,163) to 2041 (n=1,130), a -3% decrease. This decrease differs to projected growth in the 0 to 4 year old populations in the wider Hunter Planning Region⁹ at 20% increase, and 13% and 12% growth in this age group projected for Rest of NSW and NSW respectively over the twenty year period.

⁸ Population projection age group bands given are 0-4 and 5-9 years.

⁹ DPE Hunter Planning Region includes the LGAs of Cessnock, Dungog, Lake Macquarie, Maitland, Mid-Coast, Muswellbrook, Newcastle, Port Stephens, Singleton and Upper Hunter Shire.

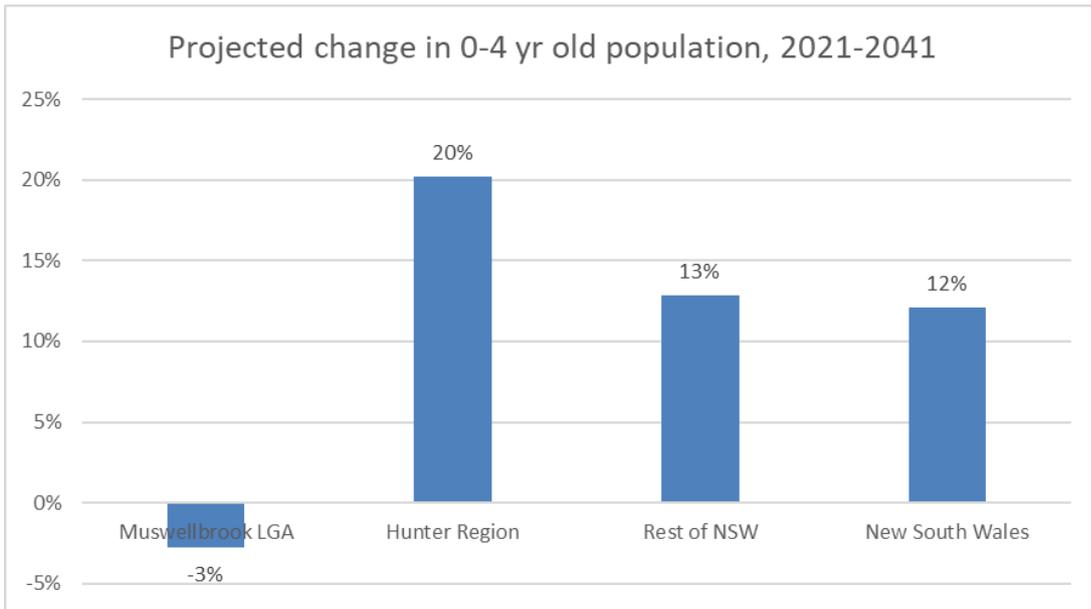


Figure 3.4: Projected change (%) in population 0-4 year olds 2021 to 2041 in the Muswellbrook LGA compared with the Hunter Region, Rest of NSW and NSW

Source: JSA 2024; DPE (2022) NSW Common Planning Assumption Projections.

3.2.2 Household composition profile

The household composition profile for Muswellbrook Suburb and LGA is characterised by slightly higher levels of households with children (40%) than Rest of NSW (37%), when couple family with children and one parent families are combined; but at a level below the NSW average of 42%. There are higher rates of lone person households in Muswellbrook Suburb and LGA compared to Rest of NSW and NSW.

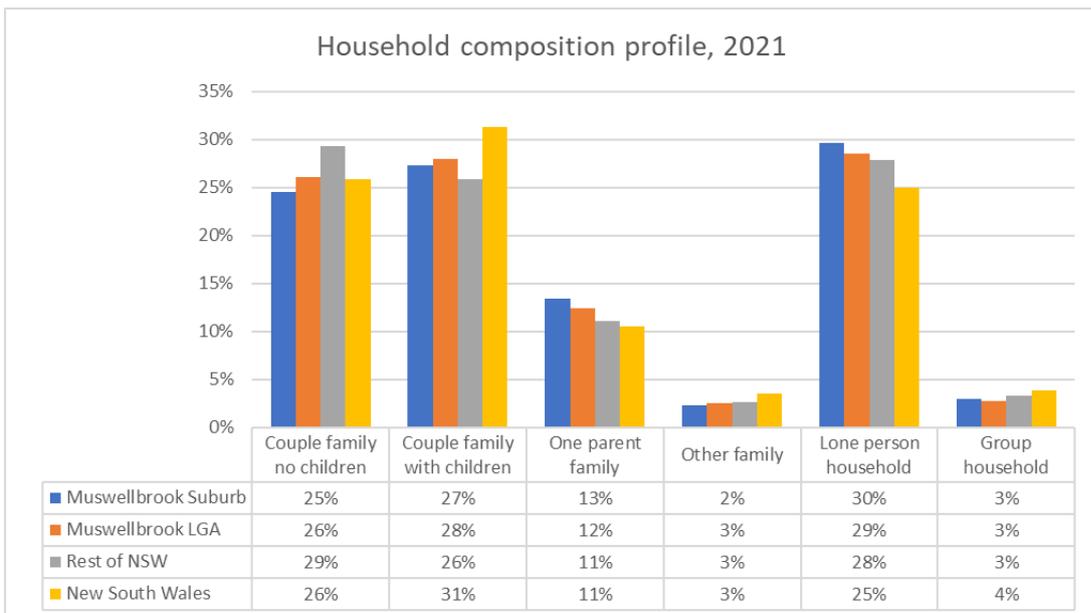


Figure 3.5: Household composition profile for Muswellbrook Suburb, Muswellbrook LGA, Rest of NSW and NSW

Source: JSA 2024; ABS 2021 Census of Population and Housing, TableBuilder Pro

3.2.3 Labour force participation rate by sex and age

The labour force participation rate for all 20-49 year olds in the Muswellbrook Suburb and Muswellbrook LGA at 79% and 81% respectively, slightly below or similar to the benchmark areas of Rest of NSW (81%) and NSW (82%).

Persons counted as not in the labour force are those who, during the week prior to Census Night, were neither employed nor unemployed. They include people who were performing unpaid home duties, caring for children, retired, voluntarily inactive, permanently unable to work, in jail, trainee teachers, members of contemplative religious orders, and people whose only activity during the week prior to Census Night was jury service or unpaid voluntary work for a charitable organisation.¹⁰

Looking at labour force participation rates among females and males aged 20-49 years separately at the time of the 2021 Census, total male participation in this age group was equivalent at the LGA level (84%) to Rest of NSW (84%) and NSW (85%) but slightly lower in the Muswellbrook Suburb (81%); with a similar pattern for total female participation in this age group at 76% and 78% in the Suburb and LGA respectively compared with Rest of NSW (77%) and NSW (79%).

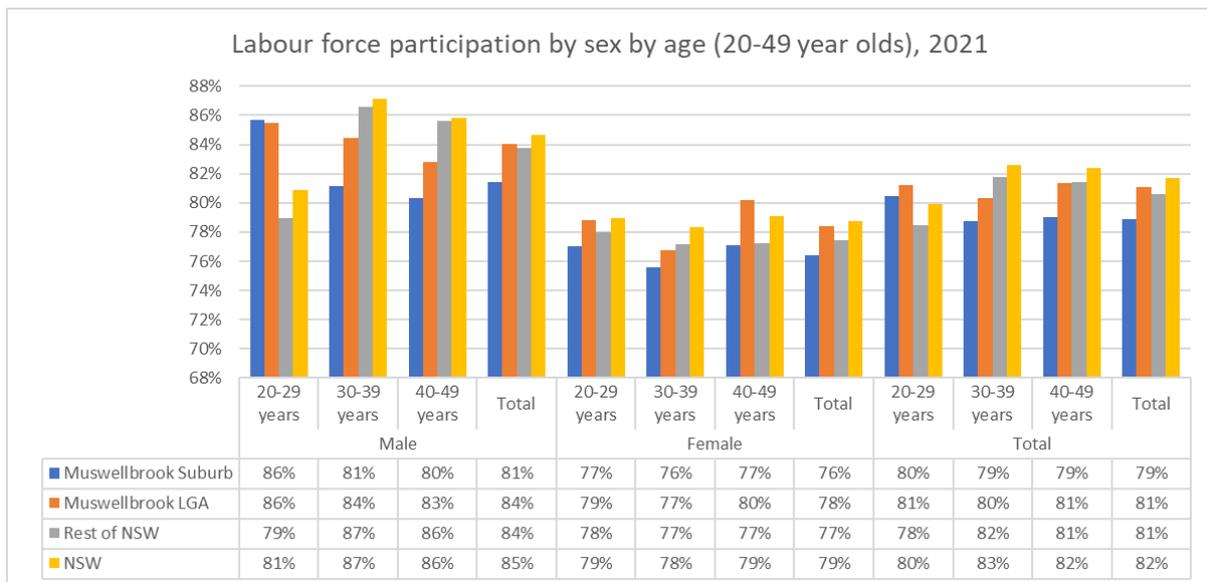


Figure 3.6: Labour force participation by sex by age (20-49 year olds) Muswellbrook Suburb compared with Muswellbrook LGA, Rest of NSW and NSW

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro

¹⁰ ABS (2021) Not in the labour force, <https://www.abs.gov.au/census/guide-census-data/census-dictionary/2021/glossary/n#not-in-the-labour-force>, accessed 12/07/2023.

3.3 Commuting characteristics for Muswellbrook LGA

At the time of the 2021 Census, 53% of people who work in the Muswellbrook LGA were also residents of the LGA. 27% of people who worked in the Muswellbrook LGA lived in adjoining LGAs of Upper Hunter Shire (14%) and Singleton (13%), with a further 17% residing in other LGAs across the wider Hunter and Central Coast Regions (Maitland, Cessnock, Lake Macquarie, Newcastle, Central Coast, Port Stephens and Mid-Coast).

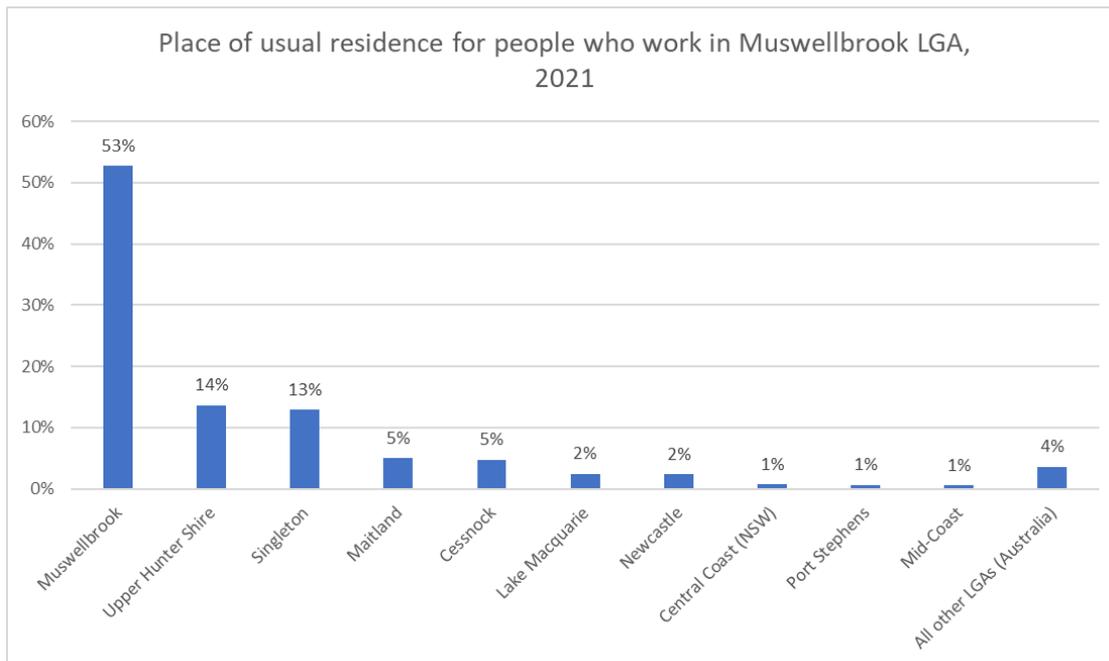


Figure 3.7: Place of usual residence (LGA) for people who work in Muswellbrook LGA, 2021

Source: JSA 2024; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

3.4 Supply analysis

There are currently no agreed targets or regulated standards for child care places in terms of the preferred number of children to child care places against which an assessment of adequacy of supply and access could clearly be made.

Some guidance is provided from the Productivity Commission’s (2023) *Review of Government Services*, where usage statistics for early childhood education and care, including long day care places, are reported for NSW.¹¹

¹¹ Productivity Commission (2023) Report on Government Services, Part B, Section 3 Early childhood education and care, Released 07 February, accessed online at <https://www.pc.gov.au/ongoing/report-on-government-services/2023/child-care-education-and-training/early-childhood-education-and-care>, 26/06/2023.

As such, an assessment of adequacy of supply and access is provided against comparative provision at the State level using the above-mentioned review.

The Productivity Commission's most recent *Review of Government Services* reports that in 2022, 266,347 children aged 0-12 were attending an Australian Government CCS approved Centre based care (long day care centre) in NSW (Table 3A.15). The average hours of attendance per week of children aged 0 to 12 at Centre based care were 31.9 (Table 3A.16). Assuming a typical centre operates 50 hours per week and has 90% utilisation of available spaces, the number of places can be estimated at 153,000.¹²

Applying this to the total number of young children in the age groups most likely to use Early Childhood Education services in NSW (Table 3A.1 reports an estimated resident population of children aged 0-5 years in 2021 of 578,044 – noting that estimates are not provided for 2022), this was **0.26 places for every child aged 0-5 years in NSW**.¹³

3.4.1 Identification and survey of child care centres in the primary locality

JSA referred to Government¹⁴ and non-Government¹⁵ websites to identify **6 long day care centres** currently operating within 10km of the proposal site. Website information and telephone survey¹⁶ of the six long day care centres identified was used to determine an estimated number of childcare places in the catchment area of **403 approved long day care centre places**. All six centres provide care for babies and children aged 0 to 5.

With 1,016 persons aged 0-5 years living in the Muswellbrook Suburb in 2021,¹⁷ and using the 403 places identified, this gives **0.40 child care places per child aged 0-5 years in the Muswellbrook Suburb**, above the rate for NSW.

Vacancies and waiting lists for places

Whilst the estimated supply of child care in the Muswellbrook Suburb (0.40 places per child aged 0-5) is higher than that of NSW (0.26), there are very few to no vacancies reported by centres surveyed and most centres report having waiting lists. At the time of survey, three centres reported that they were having difficulty retaining staff with one centre operating at half its approved capacity as a result.

Five of the six local child care centres surveyed reported having no vacancies (full or part time) for any age group. One centre reported having some spots available in the 3-5 year old room on some days. Overall, very few vacancies were available at the time of survey.

All six centres reported that they had a waiting list. Data on waiting lists was variable, with 5 of centres providing an estimate. Two centres gave overall estimates with one having a waiting list of

¹² $(266,347 * 31.9 / 50) / 90\% = 152,936$.

¹³ $153,000 / 578,044 = 0.26$.

¹⁴ Starting Blocks, <https://www.startingblocks.gov.au/>, accessed March 2024.

¹⁵ Care for Kids, <https://www.careforkids.com.au/>, accessed March 2024.

¹⁶ Undertaken by JSA 12 March 2024.

¹⁷ ABS 2021 Census, Place of Usual Residence Population, Muswellbrook Suburb and Locality.

50-60 families and the second had 200 families on their waiting list. Three centres reported waiting lists for each age group room, with waiting lists for under 2 year old room ranging from 20 to 80 families, 2-3 year old room ranging from 20 to 50 families with shorter waiting lists for 3-5 year old room ranging from 'just a few names on specific days' to 20 families. Two centres reported that their greatest demand is for placements for babies (0-2 years).

Importantly, three of the six centres reported that their biggest challenge as at March 2024 was finding and retaining sufficient staff to operate at their approved capacity. One centre is currently operating at half its approved capacity, 60 places out of an approved 112 spaces, due to an inability to retain enough staff to achieve carer to child ratios. When queried about the challenge of finding and retaining staff, two centres reported that they could not compete with other local employment opportunities such as in the mining industry which offered higher pay and more preferable hours (e.g. able to work school hours) compared to long day care centre hours (e.g. starting early 6:30am and/or finishing late 6:30pm).

4 Profile of the Development

4.1 Profile of the development

The table below shows the likely demographic profile of the development.

Table 4.1: Profile of the development

Indicator	Two bedroom dwellings on strata lots, 4+ bedroom dwellings on other lots	Two bedroom dwellings on strata lots, 4+ bedroom dwellings on large residential lots, 75% 4+ bedrooms and 25% 3 bedroom dwellings on general residential lots
Population	1,344 people	1,285 people
Aged 0-4 (Preschool)	78 people	75 people
Aged 5-11 (Primary School)	148 people	133 people
Aged 12-17 (High School)	122 people	108 people
Aged 55+	337 people	347 people
Aged 70+	130 people	139 people
Couple family no children household	126 households	127 households
Family with children household	210 households	197 households
Other family household	10 households	10 households
Lone person household	189 households	201 households
Group household	15 households	16 households
In the labour force	613 people aged 15+	612 people aged 15+
Unemployed	44 people aged 15+	47 people aged 15+
Not in the labour force	443 people aged 15+	412 people aged 15+
No motor car	47 households	50 Households
One motor car	203 Households	217 Households

Indicator	Two bedroom dwellings on strata lots, 4+ bedroom dwellings on other lots	Two bedroom dwellings on strata lots, 4+ bedroom dwellings on large residential lots, 75% 4+ bedrooms and 25% 3 bedroom dwellings on general residential lots
Two or more motor cars	300 Households	284 households

Source: JSA 2023

4.2 Proxy Developments

The table below shows proxies adopted for the various types of development.

Table 4.2: Proxies used for various types of development

Proposed Development	Proxy
2 bedroom attached dwellings	2 bedroom Semi-detached, row or terrace house, townhouse etc with one or more storeys in Muswellbrook suburb
3 bedroom separate houses	3 bedroom separate houses in Muswellbrook suburb
4+ bedroom separate houses	4+ bedroom separate houses in Muswellbrook suburb

Source: JSA 2023, ABS Census categories

The table below shows selected indicators for various types of development.

Table 4.3: Indicators

Indicator	2 bedroom attached dwellings	3 bedroom separate houses	4+ bedroom separate houses
Rate of unoccupied private dwellings	22.1%	8.5%	8.5%
People per household for occupied private dwellings	1.35	2.26	3.05
In the labour force	52%	73%	60%
Not in the labour force	48%	27%	40%
Unemployment rate	13.1%	8.3%	5.6%
Average number of cars per dwelling	0.95	1.68	2.07

Source: JSA 2023, ABS Census categories

The following graphs show selected indicators for the three development types.

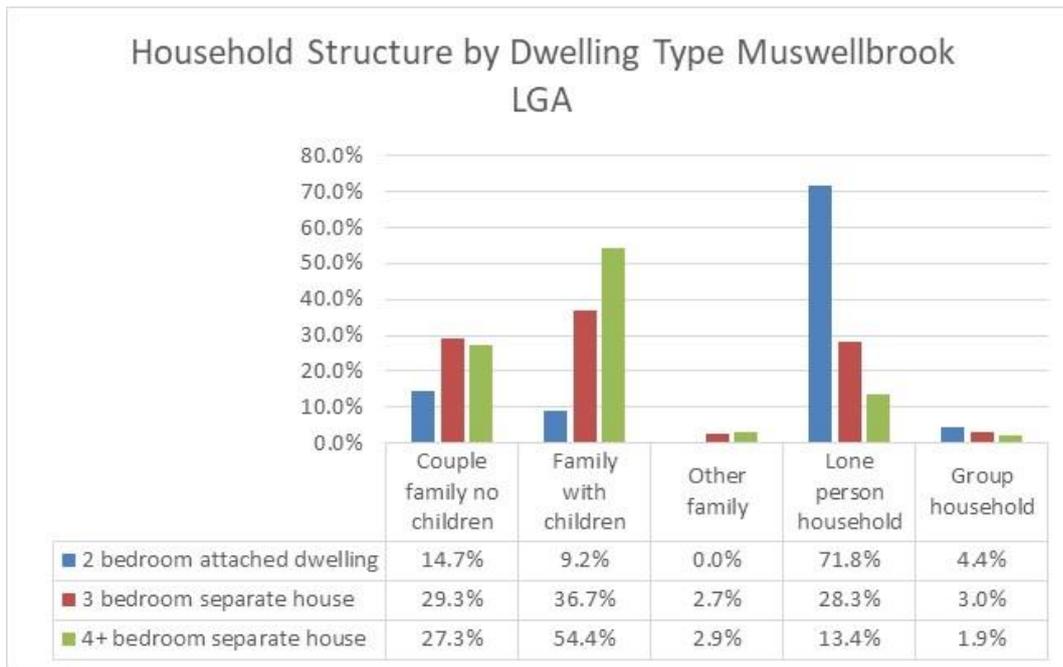


Figure 4.1: Household Structure by Dwelling Type for Muswellbrook LGA

Source: ABS Census 2021

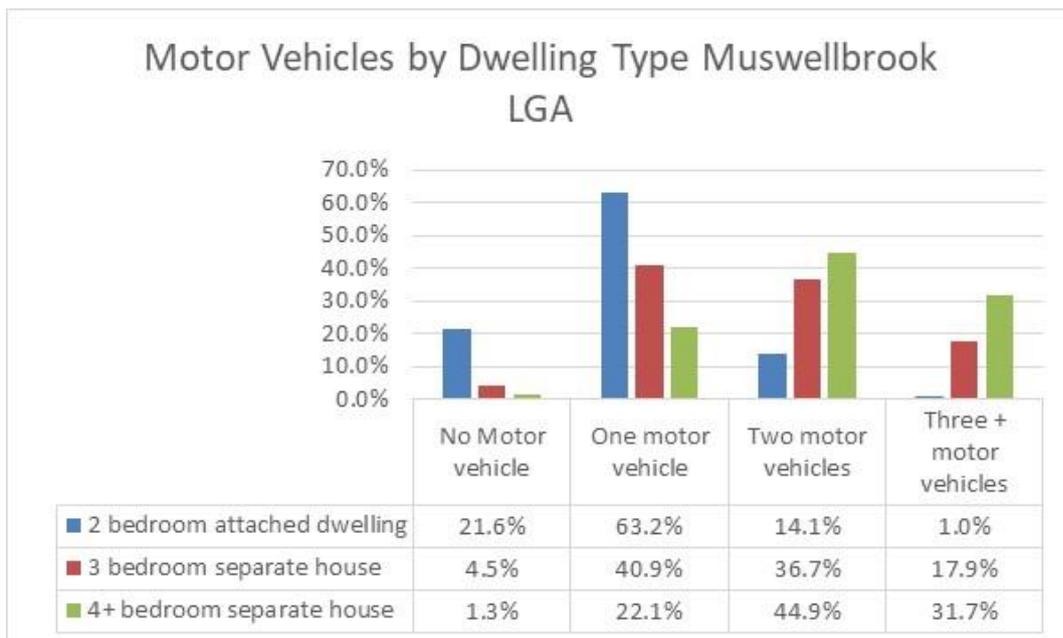


Figure 4.2: Motor Vehicles by Dwelling Type for Muswellbrook LGA

Source: ABS Census 2021

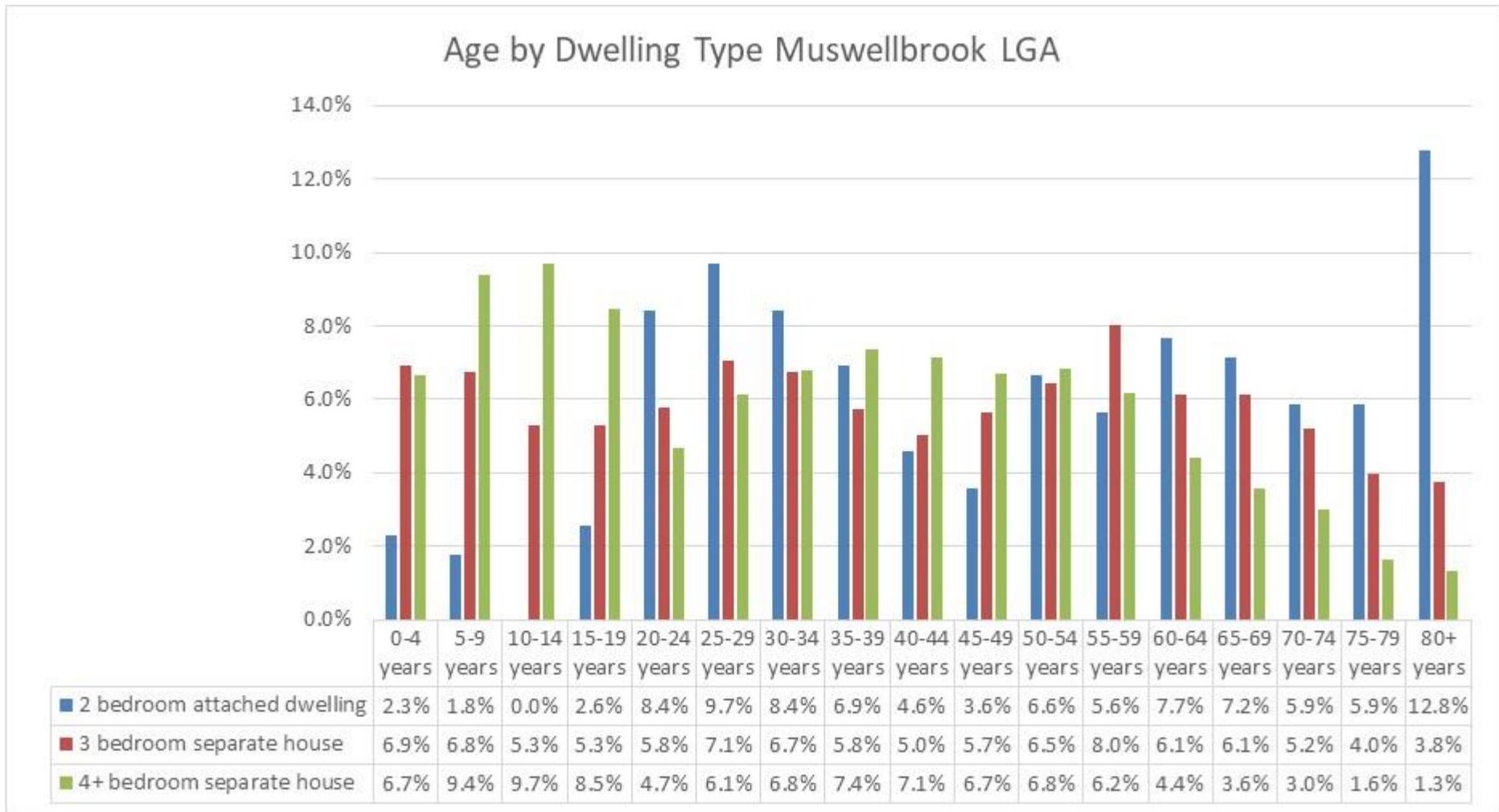


Figure 4.3: Age Structure by Dwelling Type for Muswellbrook LGA

Source: ABS Census 2021

5 Policy & Planning Context

5.1 Regional Planning

5.1.1 Hunter Regional Plan 2041

The Hunter Regional Plan indicates that the Muswellbrook LGA will require an additional 1,200 dwellings to 2041.¹⁸ Planning Priority 1 of the Hunter Regional Plan is to create housing diversity and sequenced development. With regards to Muswellbrook and this priority, the Regional Plan identifies ‘Muswellbrook Candidate Area B’ as a new residential community planned for the region and the potential for low rise housing like dual occupancies, townhouses and secondary dwellings near the Muswellbrook town centre that can leverage the easy access to the main streets.¹⁹

5.2 Local Planning

5.2.1 Local Strategic Planning Statement

The *Muswellbrook Local Strategic Planning Statement 2020-2040* (Muswellbrook LSPS) reports that the low housing diversity in the LGA, where over 85% of housing is detached dwellings on single lots, ‘limits the ability for some people to buy a home, and limits opportunities for people to change housing type throughout their lives.’²⁰

Planning Priority 9 of the *Muswellbrook LSPS* is ‘Housing is diverse, adaptable and affordable, and our urban areas facilitate affordable living’ where ultimately there will be ‘a wider choice of housing types in the Shire, to meet the needs of all residents including seniors, first time buyers, itinerant workforce, students and visitors to the area.’²¹ The Shire take actions in this regard including by:

- Providing opportunities for growth in housing, including a greater mix of housing types to cater for the needs of different households;
- Encouraging medium density housing within walking distance to the Muswellbrook town centre, the Muswellbrook Railway Station, and neighbourhood shops in Rutherford Road, Muswellbrook, or the Denman village centre; and
- Reviewing local planning instruments to promote medium density housing in and around the town and village centres, near the Muswellbrook railway station and along major road corridors that are supported by public transport and active transport infrastructure.²²

¹⁸ NSW DPE (2022) Hunter Regional Plan 2041, Pg 54, accessed <https://www.planning.nsw.gov.au/plans-for-your-area/regional-plans/hunter-regional-plan-2041>.

¹⁹ NSW DPE (2022) Hunter Regional Plan 2041, Pg 120, accessed <https://www.planning.nsw.gov.au/plans-for-your-area/regional-plans/hunter-regional-plan-2041>.

²⁰ Muswellbrook Shire Council (2020) Local Strategic Planning Statement 2020-2040, Pg 11.

²¹ Muswellbrook Shire Council (2020) Local Strategic Planning Statement 2020-2040, Pg 28.

²² Muswellbrook Shire Council (2020) Local Strategic Planning Statement 2020-2040, Pg 35.

6 Housing Cost and Affordability

6.1 Affordable Housing Definition and Benchmarks

Housing is generally considered to be ‘affordable’ when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

The following table provides relevant benchmarks for ‘affordable housing’ for September Quarter 2023. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW)* and *State Environmental Planning Policy (Housing) 2021*, and should be updated regularly.

Table 6.1: Relevant Affordable Housing Income and Cost Benchmarks – Rest of NSW

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<\$810 per week	\$811-\$1,297 per week	\$1,298-\$1,945 per week
Affordable Rental Benchmarks (3)	<\$243 per week	\$244-\$389 per week	\$390-\$584 per week
Affordable Purchase Benchmarks (4)	<\$198,000	\$198,001-\$316,000	\$316,001-\$476,000

Source: JSA 2023, based on data from ABS (2021) Census and ABS (2022) Consumer Price Index, ANZ online home loan repayment calculator, www.anz.com.au/personal/home-loans/calculators-tools/calculate-repayments/

(1) All values reported are in September Quarter 2023 dollars

(2) Total weekly household income

(3) Calculated as 30% of total household income

(4) Calculated using ANZ Loan Repayment Calculator, using 7 November 2023 interest rate (6.99%) and assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

‘Affordable housing’ includes the full range of housing for very low, low and moderate income households as defined. This can include housing that is **subsidised in some way**, from special needs accommodation such as group homes, crisis and transitional accommodation, and social (community and public) rental housing for those most disadvantaged in the housing market; to ‘key worker’ (discount market rent) housing, and assisted or subsidised purchase, such as shared equity, for households who still need some assistance to enter home ownership.

In some areas or housing markets, it also includes housing delivered through the **private market**, typically smaller, lower cost accommodation such as boarding houses, co-living housing, smaller apartments, secondary dwellings and lower cost caravan parks, provided in meets the statutory affordability benchmarks.

6.2 Housing Cost

6.2.1 Changes in Housing Cost

The following table analyses the real change in rents from June Quarter 2018 to June Quarter 2023 for indicative housing products for Muswellbrook LGA and Rest of State.

Further, there were insufficient new lettings in either quarter for rents to be reported for one bedroom flats in the LGA, and only 89 bonds held in total for one bedroom flats in June 2023.

Where data was available, this indicates that Muswellbrook is a lower cost rental market than regional NSW as a whole.

In terms of real change in rents (adjusted for inflation), there was a substantial increase in rents for two bedroom flats in both the LGA and Rest of State over the past 5 years, adjusted for inflation, as well as for three bedroom houses, although the real change in rents for three bedroom houses was 250% higher than for Rest of State.

There were insufficient lettings for townhouses of any size in the LGA for data to be reported for either period, which indicates a significant local supply issue for the housing type that is likely closest to that being proposed.

Table 6-2 Real Change (adjusted for inflation) in Median Rents June Quarter 2018 to June Quarter 2023

AREA	1 B/R UNITS			2 B/R UNITS			3 B/R HOUSES		
	2023	\$2018	% change (adj)	2023	\$2018	% change (adj)	2023	\$2018	% change (adj)
MLGA	no data	no data	n/a	\$300	\$220	15%	\$410	\$295	17%
Rest of State	\$300	\$200	n/a	\$360	\$260	17%	\$430	\$340	7%

Source: JSA 2023, based on NSW DCJ Sales Tables June Quarter 2018 and 2023, with % change adjusted for inflation

Real growth in **purchase price** from March Quarter 2018 to March Quarter 2023 is looked at in the table below.

Purchase price was higher than the regional NSW average for both strata and non-strata dwellings in the most recent quarter for which data was available (March Quarter 2023).

In terms of real change in purchase price, there were insufficient local sales of strata dwellings in 2018 for change over time to be calculated, although Rest of State showed significant growth (28% in total over the period).

The increase in sales price of non-strata dwellings in the Muswellbrook LGA was much higher than for Rest of State, with real growth of 21% in the LGA over the 5 year period compared with a decline in the real value of non-strata dwellings of 14% in Rest of State. This indicates considerable pressure on purchase of housing in the LGA in recent years.

Table 6-3 Real Change (adjusted for inflation) in Median Purchase March Quarter 2018 to March Quarter 2023

AREA	STRATA			NON-STRATA		
	2023	2018	% change (adjusted)	2023	2018	% change (adjusted)
MLGA	\$445,000	no data	n/a	\$460,000	\$322,000	21%
Rest of State	\$420,000	\$347,000	28%	\$425,000	\$420,000	-14%

Source: JSA 2023, based on data from NSW Department of Communities and Justice Sales Tables March Quarter 2018 and March Quarter 2023, with total % change adjusted for inflation

6.3 Housing Affordability

6.3.1 Renters

Rental cost

In term of the **cost of rental** in the Muswellbrook LGA and Postcode 2333, the postcode area in which the proposed development is located, DCJ’s Rent and Sales Report for December Quarter 2023 did not report a rental for a **two bedroom townhouse** (the nearest proxy for a two bedroom dual occupancy) due to the lack of rentals in this dwelling category. This indicates a serious undersupply of these types of dwelling in the LGA.

If the third quartile rent on ‘all two bedroom dwellings’ for these localities is considered (\$400 per week), rent on a two bedroom dual occupancy would be affordable to all moderate income renters. If the Rest of NSW figure is taken (\$460), this would be affordable to around 60% of moderate income renters.

In terms of **separate houses**, the median rent on a **three bedroom house** in the LGA and Postcode would be affordable to around 65% of moderate income renters, whilst a **4+ bedroom house** would be affordable to around 15% of moderate income renters.

It is therefore positive that rent on a two bedroom dual occupancy in the locality would likely be affordable to most moderate income renters. However, none of these housing products is likely to be affordable to any very low or low income renting households. Nonetheless, there is likely to be considerable benefit in increasing the supply of two bedroom strata dwellings, both in terms of increased affordability to moderate income renters including essential service workers, and in increasing housing diversity for older people, younger workers, and smaller households more generally.

As noted above, it is also more likely that the two bedroom dwellings and strata dwellings more generally are far more likely to enter the private rental market in Muswellbrook, which would also be a considerable benefit of the proposal to include a significant number of two bedroom dual occupancies.

Table 6.4: Rental Affordability, Selected Housing Types, by LGA, December Quarter 2023

		2 bedroom townhouse	3 bedroom house	4+ bedroom House
Muswellbrook LGA	Weekly Rent	No data	\$450	\$560
	Affordability	n/a	Affordable to 65% of moderate income renters	Affordable to 15% of moderate income renters
Postcode 2333	Weekly Rent	No data	\$450	\$555
	Affordability	n/a	Affordable to 65% of moderate income renters	Affordable to 15% of moderate income renters
Rest of NSW	Weekly Rent	\$460	\$480	\$600
	Affordability	Affordable to 60% of moderate income renters	Affordable to 50% of moderate income renters	Affordable to higher income renters only

Source: NSW Department of Communities and Justice, Rent and Sales Report, Issue 140 (2022), Rent tables June 2022 quarter; ABS (2021) Census; ABS (2022) Consumer Price Index Australia, June 2022

Snapshot of Rental in Muswellbrook and surrounding towns

A search of www.Domain.com.au was conducted on 5 March 2024 for all types of two bedroom dwellings in Muswellbrook available for rent at that time. This found that there were only six 2 bedroom dwellings advertised for rent at the time of the rental ‘snapshot’. Two of these were townhouses, the most similar product available to what is proposed, with one renting for \$400 for an older townhouse, and on for \$480 for a townhouse that appeared to be newer and of higher amenity.

The table below shows all two bedroom dwellings that were for rent, and the pictures that follow show the two townhouses.

Table 6.5: Two Bedroom Dwellings for Rent on 5 March 2024

Address	Type	No. of B/R	Rent
2/2 Karri Place	Unit	2	\$320
8/39 Woollybutt Way	Unit	2	\$330
29b Cook St	Unit	2	\$380
8/1a McClintock Dve	Townhouse	2	\$400
8 Buddens Lane	House	2	\$450

Address	Type	No. of B/R	Rent
30/15 Lofberg Court	Townhouse	2	\$480

Source: JSA 2024 from Domain.com accessed 5 March 2024.



Figure 6.1: 8/1a McClintock Drive, Muswellbrook



Figure 6.2: 30/15 Lofberg Court, Muswellbrook

6.3.2 Purchasers

The DCJ Rent and Sales Report does not break down data on strata dwellings by dwelling or bedroom type. However, first quartile prices can be a reasonable proxy for older and/or smaller strata dwellings, and median prices for newly constructed and/or higher amenity strata dwellings. Median prices would likely be a reasonable assumption **for the two bedroom dual occupancies** proposed as they will be two bedroom and new.

First quartile prices for separate houses would likely reflect the cost of older, smaller (two and three bedroom) separate houses, whereas median prices would likely reflect new 3 bedroom dwellings, and third quartile would reflect larger and/or newer dwellings of 4+ bedrooms. The appropriate assumption will depend on the size of houses proposed or likely to be constructed. In the context

of the local housing market and demography of the locality, and without deliberate action to create smaller (3 bedroom houses), it is most likely any houses constructed on the residential lots or large lots will be 4+ bedroom, and thus at the third quartile of purchase price.

Based on the data available, if the **proposed dual occupancies** sell for the median sales prices for the LGA, they would be affordable to around 40% of moderate income households. If they sell for the median price in the relevant Postcode area, they would be affordable to the upper 10% of the moderate income band.

In terms of separate houses in the proposed development, a **4+ bedroom house** would only be affordable to higher income household in the locality. However, if smaller, lower amenity 3 bedroom house were to be provided, this may be affordable to the upper 10% or so of moderate income households, as shown below.

Again, there is likely to be benefit in terms of affordability, cost and diversity in increasing the supply of two bedroom strata dwellings, as proposed.

Table 6.6: Purchase Affordability by LGA and Postcode, September Quarter 2023

Area		Strata Dwelling			Non-Strata Dwelling		
		1 st Quartile \$'000	Median \$'000	3 rd Quartile \$'000	1 st Quartile \$'000	Median \$'000	3 rd Quartile \$'000
Muswellbrook LGA	Purchase Price	295	390	480	365	439	535
	Affordability	20% of low income h/hs	40% of moderate income h/hs	Higher income h/hs only	50% of moderate income h/hs	10% of moderate income h/hs	Higher income h/hs only
Postcode 2333	Purchase Price	265	330	457	390	484	535
	Affordability	50% of low income h/hs	90% of moderate income h/hs	5% of moderate income h/hs	40% of moderate income h/hs	Higher income h/hs only	Higher income h/hs only
Rest of State	Purchase Price	425	570	769	435	640	860
	Affordability	15% of moderate income h/hs	Higher income h/hs only	Higher income h/hs only	10% of moderate income h/hs	Higher income h/hs only	Higher income h/hs only

Source: NSW Department of Communities and Justice, Rent and Sales Report, Sales tables March 2023 Quarter; ABS (2021) Census; ABS (2023) Consumer Price Index Australia, March 2023.

6.4 Housing Stress

6.4.1 Rental Stress

In 2021, there were 1,052 very low, low, and moderate income renting households in the Muswellbrook LGA for which the ABS had rental affordability data. Of these households, 589 (56%) were paying more than 30% of their household income on rent.

The most serious issue was for very low and low income renters, who together make up almost 60% of households in housing stress. There were also significant housing affordability issues for very low and moderate income purchasers, who together make up most of the balance of those in housing stress (35%).

The rest of this rental affordability section refers to these 589 households.

Table 6.7: Income band and required dwelling size for households in rental stress, Muswellbrook LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	284 (48%)	115 (20%)	399 (68%)
Low	65 (11%)	90 (15%)	155 (26%)
Moderate	19 (3%)	16 (3%)	35 (6%)
Total	368 (62%)	221 (38%)	589 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

By far the largest household group was lone person households (52%), with smaller households making up almost two-thirds of households in housing stress when couple only households are added. The other major group is sole parent families, as shown in the table and graphs below.

Table 6.8: Income band and family household composition of households in rental stress, Muswellbrook LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	252 (43%)	32 (5%)	13 (2%)	102 (17%)	0 (0%)	0 (0%)	399 (68%)
Low	42 (7%)	23 (4%)	23 (4%)	62 (11%)	0 (0%)	5 (1%)	155 (26%)
Moderate	10 (2%)	9 (2%)	3 (1%)	13 (2%)	0 (0%)	0 (0%)	35 (6%)
Total	304 (52%)	64 (11%)	39 (7%)	177 (30%)	0 (0%)	5 (1%)	589 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Rental Stress by household income

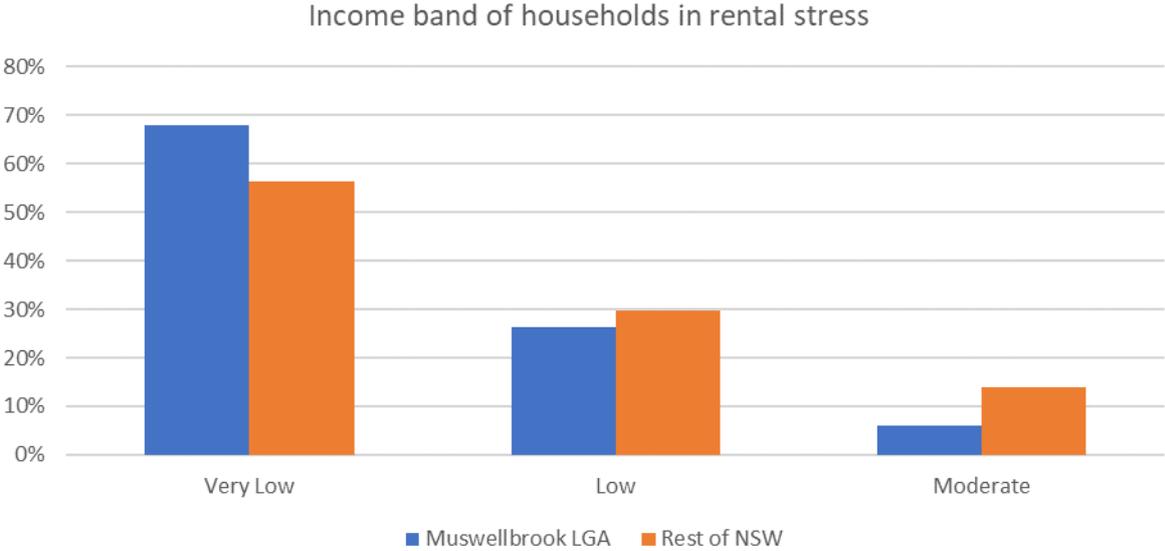


Figure 6.3: Income band of households in rental stress, Muswellbrook LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by Total Household Income.

Rental stress by family household composition

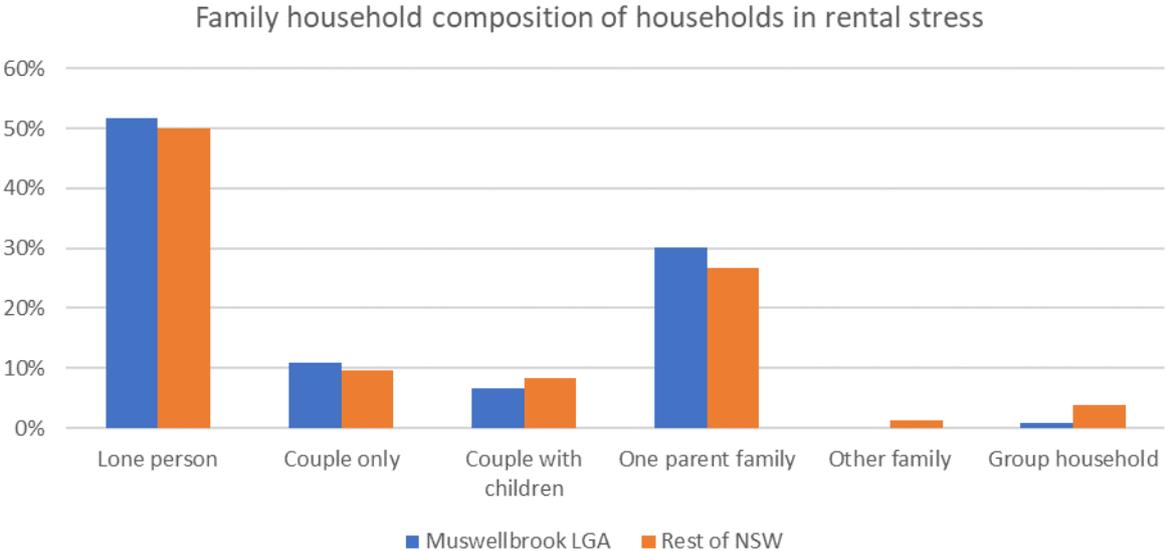


Figure 6.4: Family household composition of households in rental stress, Muswellbrook LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition.

6.4.2 Purchase stress

In 2021, there were 869 very low, low, and moderate income purchasing households in the Muswellbrook LGA for which the ABS had rental affordability data. Of these households, 111 (13%) were paying more than 30% of their household income on rent.

Similar to those in rental stress, by far the greatest need among purchasers in housing stress was for smaller strata dwellings. Unlike renters, the balance was tipped more toward low and moderate income purchasers, as shown below.

The rest of this purchase affordability section refers to these 111 households.

Table 6.9: Income band and required dwelling size for households in purchase stress, Muswellbrook LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	18 (16%)	6 (6%)	24 (21%)
Low	31 (28%)	19 (17%)	50 (45%)
Moderate	26 (24%)	11 (10%)	37 (33%)
Total	75 (68%)	36 (32%)	111 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Again, by far the largest number of purchasing households in stress was lone person households, who together with couple only households made up almost 70% of purchasers in housing stress. Again, the need for smaller strata dwellings is noted.

Table 6.10: Income band and family household composition of households in purchase stress, Muswellbrook LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	14 (12%)	4 (4%)	1 (1%)	5 (4%)	0 (0%)	0 (0%)	24 (21%)
Low	23 (20%)	9 (8%)	10 (9%)	9 (8%)	0 (0%)	0 (0%)	50 (45%)
Moderate	21 (19%)	5 (5%)	11 (10%)	0 (0%)	0 (0%)	0 (0%)	37 (33%)
Total	57 (51%)	18 (16%)	22 (20%)	14 (13%)	0 (0%)	0 (0%)	111 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Purchase stress by household income

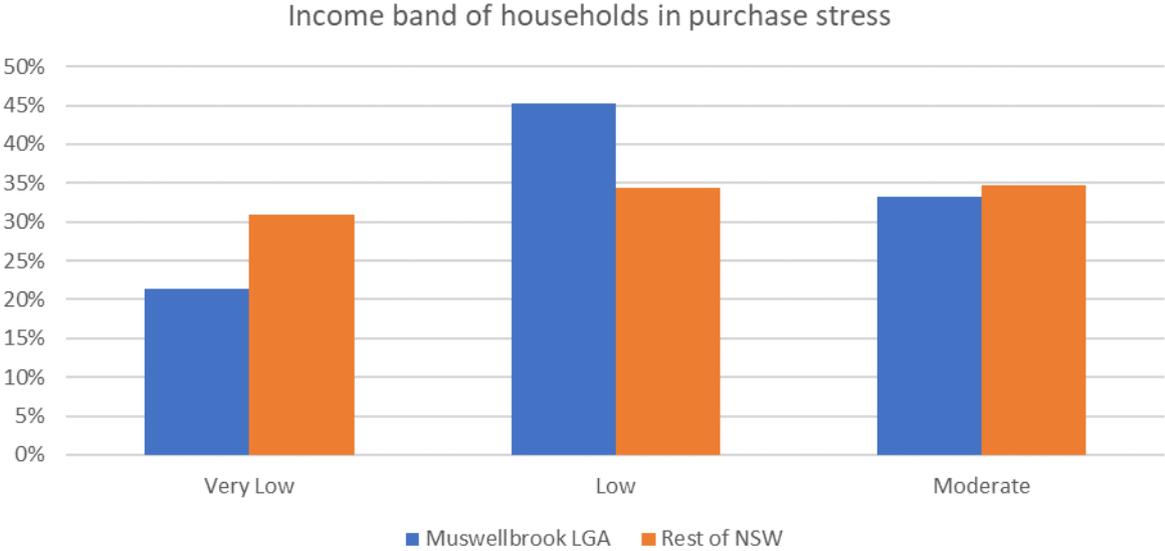


Figure 6.5: Income band of households in purchase stress, Muswellbrook LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by Total Household Income.

Purchase stress by family household composition

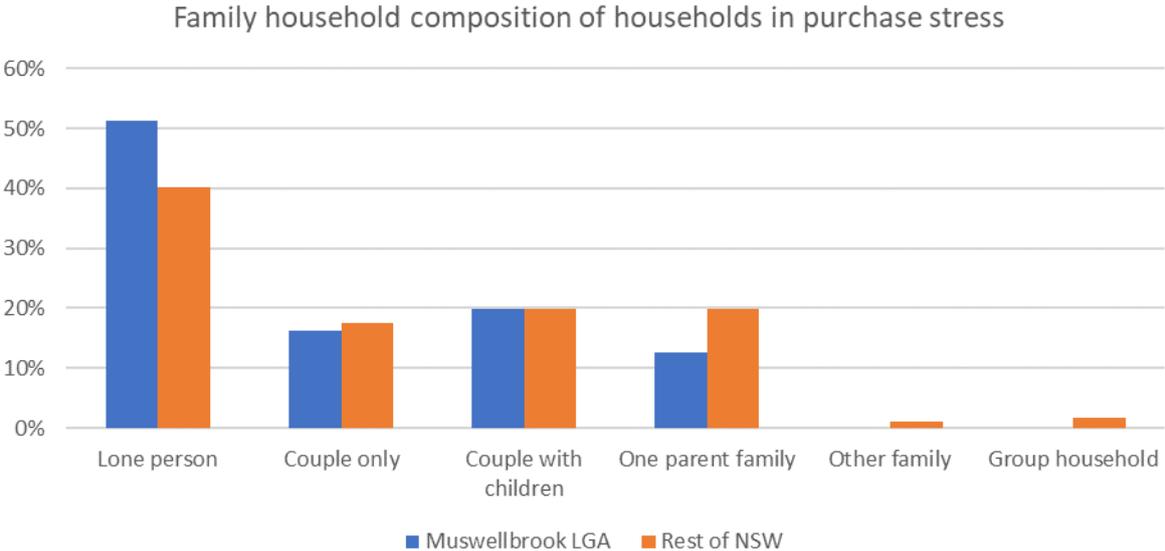


Figure 6.6: Family household composition of households in purchase stress, Muswellbrook LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition.

7 Amenity and Open Space

7.1 Residents of the proposed development

The proposed development benefits from a large amount (well above relevant standards) of high quality open space, and proposed enhancements. In particular, the medium density attached dwellings are generally adjacent to, or a short walking distance, from high quality open space.

There is also reasonable physical integration across the site, and to adjacent residential areas, via an appropriately designed road network that provides for good connectivity.

7.2 Neighbours and the locality

There may be some visual impact for existing residents to the north and south of the proposed development, although proposed dwellings to the south are large lot subdivision, and there is mitigation for those to the north related to the nature of dwellings proposed, as well as much of the boundary being open space. This is a matter for other experts.

There may also be impacts from increased traffic on Bimbadeen Drive, and Ironbark Road, although again this is a matter for assessment by other experts.

7.3 Open Space Provision

The Muswellbrook Shire Development Control Plan requires local or neighbourhood public open space to be provided within the proposed subdivision at a rate of 1.0 ha per 1,000 people (or part thereof) based on a dwelling occupancy rate of 2.63 persons per lot.²³

For 640 dwellings, the required provision is 1.7 ha. The provision of around 12 ha is well in excess of this, and, based on population projections in this report, is an actual provision of around 9 ha per 1,000 people in the proposed development, so well in excess of standards.

However, as noted in Section 2.2.5 above, there could be some improvement in accessibility for some house lots (for example, provision of a pocket park and playground to ensure that families with children have walkable open space within 400 metres).

²³ Muswellbrook Shire Development Control Plan, page 5-25.

Appendix A: Geographies used in assessment

Statistical Area 1 (SA1) 10604112639



Figure 0.1: Statistical Area 1 (SA1) 10604112639

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Muswellbrook Urban Centre & Locality (SUBURB)

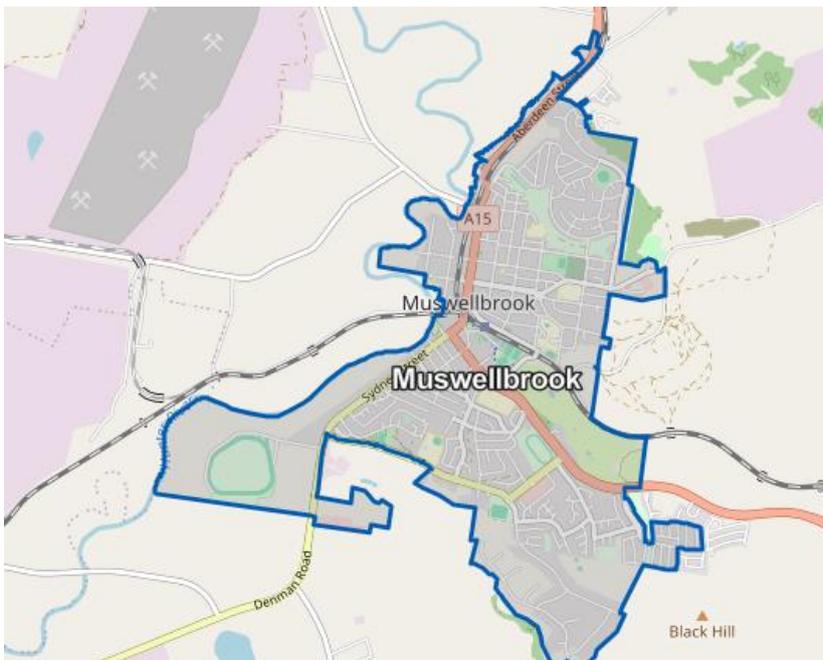


Figure 0.2: Muswellbrook SUBURB

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Muswellbrook Suburb



Figure 0.3: Muswellbrook Suburb
Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Muswellbrook LGA



Figure 0.4: Muswellbrook Local Government Area
Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Postal Area 2333



Figure 0.5: Postal Area 2333
Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Rest of NSW



Figure 0.6: Rest of NSW
Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Appendix B: NSW BoCSAR Crime Data & Maps

The Table below shows the two-year trend to December 2023 and the incident rate (per 100,000 population) for the Year to December 2023, for the **Muswellbrook Suburb** compared to NSW for a range of offence types.

Crime rates for most crimes were well above the NSW average, including for Domestic Violence, General Assault, various types of Theft and Malicious Damage. Rates above NSW are **Red**. However, all crime types reviewed were stable or had declined in the LGA apart from Domestic Violence, which had increased by 56% over a two year period compared with only 9% in NSW.

Crime hotspot maps for a range of offences for the Muswellbrook Suburb for the period July 2022 to June 2023 (the most recent period available at the time of writing) follow. NSW Bureau of Crime Statistics and Research (BoCSAR) reports that,

“Hotspot maps illustrate areas of high crime density relative to crime concentrations in NSW. The hotspots indicate areas with a high level of clustering of recorded criminal incidents for the selected offence... LGAs with crime hotspots do not necessarily have high count of incidents relative to other LGAs. This is because hotspots reflect the density of incidents in specific areas and not the number of incidents in the entire LGA. Hotspots are not adjusted for the number of people residing in or visiting the LGA and so do not necessarily reflect areas where people have a higher than average risk of victimisation.”²⁴

The subject site was not within or proximate to a crime hotspot for any offences reviewed.

Table 0-1: NSW BoCSAR Incident Rates Muswellbrook Suburb & Subject Site w/in Hotspot

Offence Type	Area	2 Yr Trend to December 2023	Rate (per 100,000 pop) Yr to Dec 2023	Lot 101 & 102 Ironbark Rd w/in Hotspot?
Assault – Domestic	Muswellbrook Suburb	Up 55.7% per year	1534.9	No
	NSW	Up 8.7% per year	445.7	
Assault – Non Domestic	Muswellbrook Suburb	Stable	1017.9	No
	NSW	Up 9.6% per year	422	
Robbery	Muswellbrook Suburb	n.c.	32.3	No
	NSW	Stable	23.7	
Theft – Break and Enter dwelling	Muswellbrook Suburb	Stable	589.7	No
	NSW	Up 6.4% per year	246.8	
Theft - break & enter non-dwelling	Muswellbrook Suburb	Stable	185.8	No
	NSW	Up 16.1% per year	106.4	
Theft - motor vehicle theft	Muswellbrook Suburb	Stable	339.3	No
	NSW	Up 16.1% per year	176.5	
Theft – steal from motor vehicle	Muswellbrook Suburb	Stable	767.4	No
	NSW	Stable	358.7	
	Muswellbrook Suburb	Down 20.6% per year	622	No

²⁴ Burgess, M (2011) Understanding crime hotspot maps, NSW Bureau of Crime Statistics and Research, Crime and Justice Statistics, Bureau Brief, Issue paper no 60, April, Pg 3.

Offence Type	Area	2 Yr Trend to December 2023	Rate (per 100,000 pop) Yr to Dec 2023	Lot 101 & 102 Ironbark Rd w/in Hotspot?
Theft- steal from dwelling	NSW	Stable	196.4	
Theft - steal from person	Muswellbrook Suburb	n.c.	64.6	No
	NSW	Up 10.2% per year	26.5	
Malicious Damage to Property	Muswellbrook Suburb	Stable	1631.8	No
	NSW	Stable	609.1	

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

NSW BoCSAR Crime Hotspot Maps

Assault Domestic

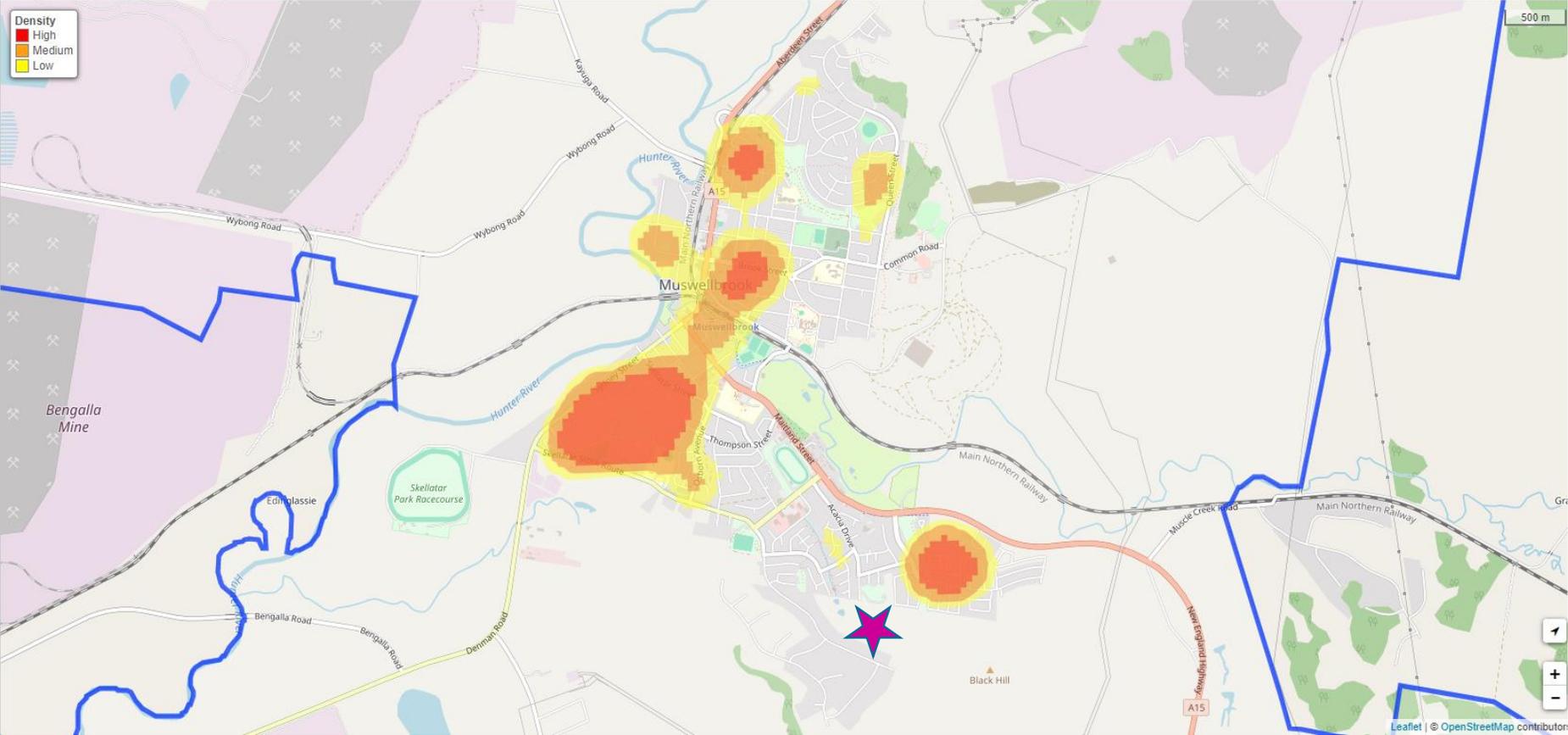


Figure 0-1: Incidents of Assault (Domestic assault) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Assault Non-Domestic

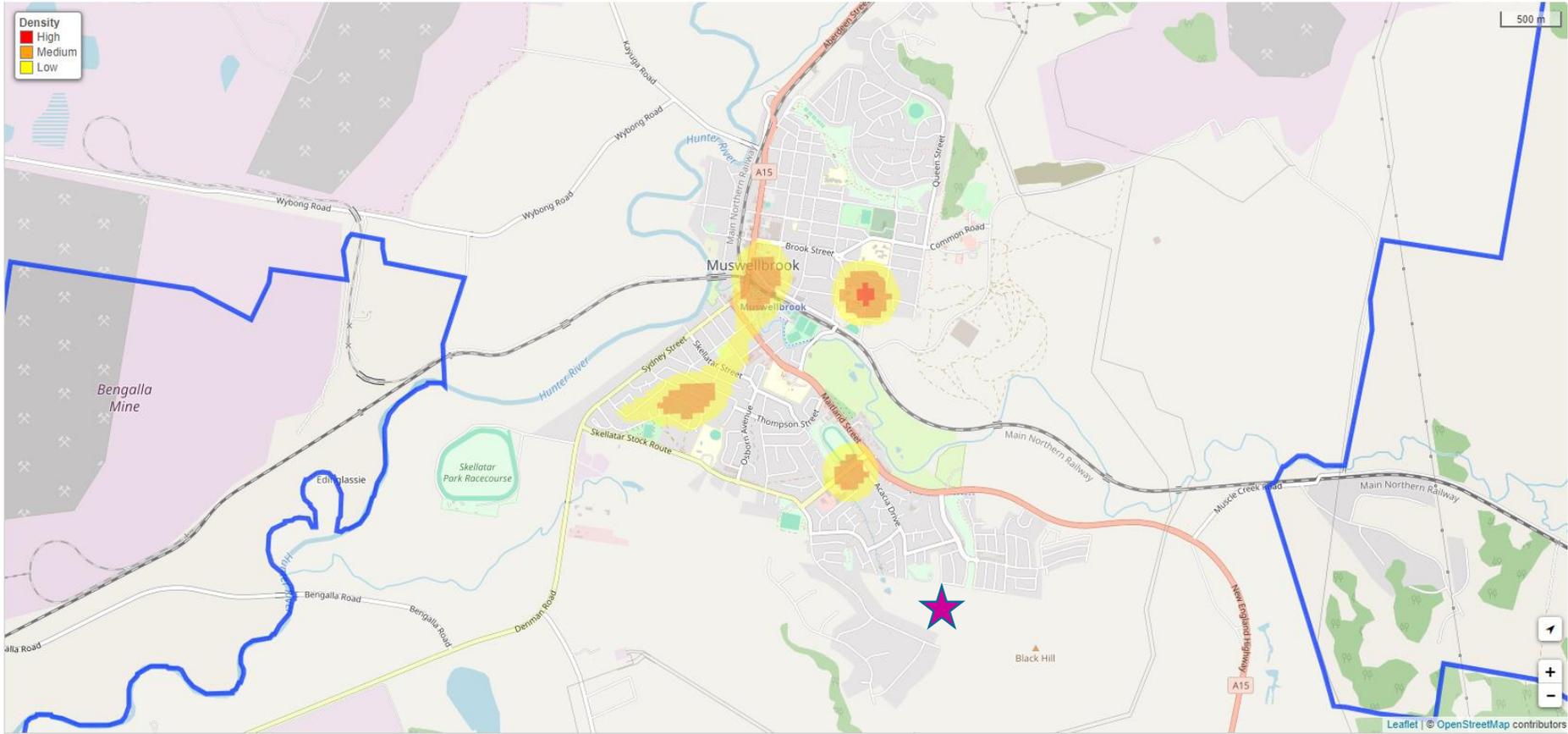


Figure 0-2: Incidents of Assault (Non-domestic assault) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Robbery

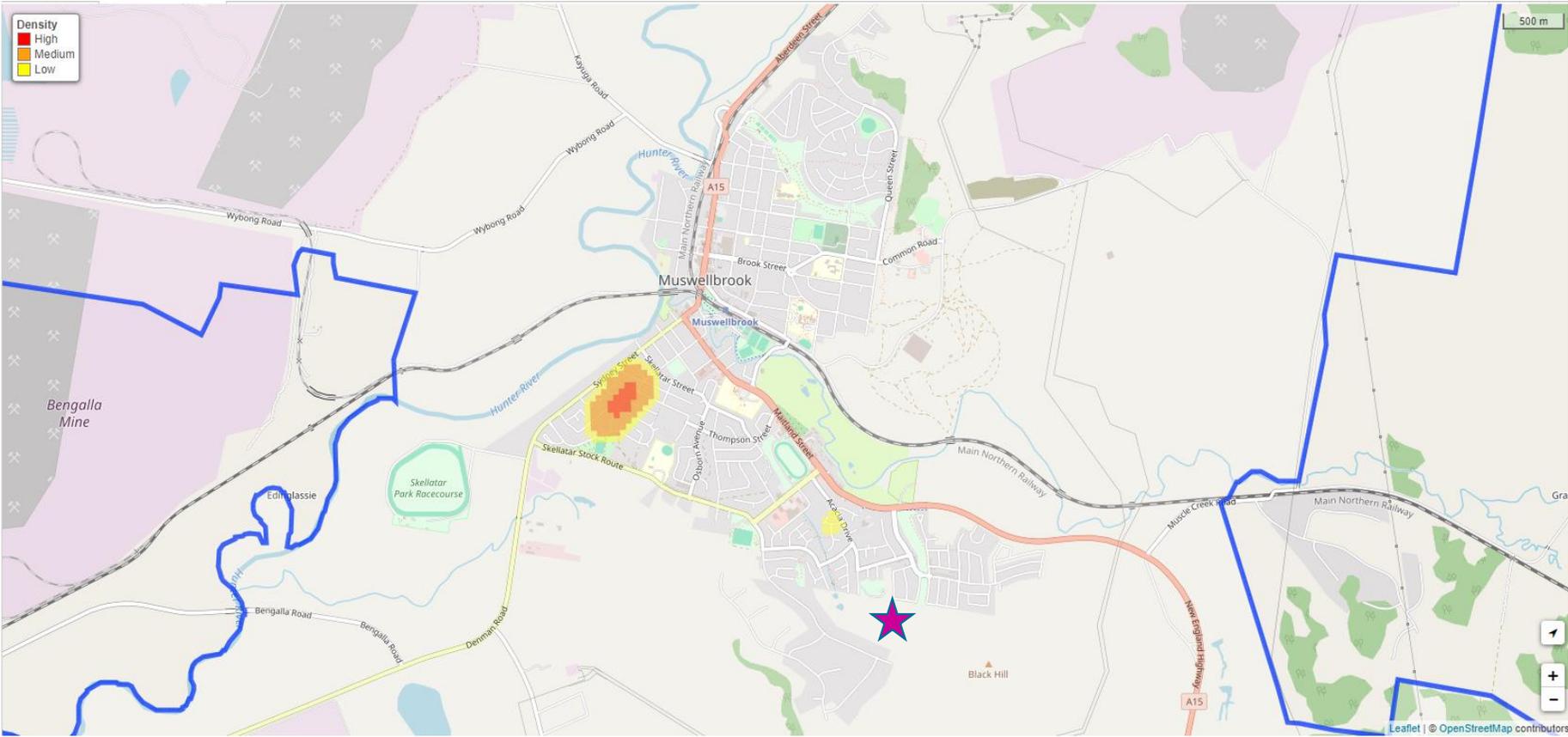


Figure 0-3: Incidents of Robbery from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft - Break and Enter Dwelling

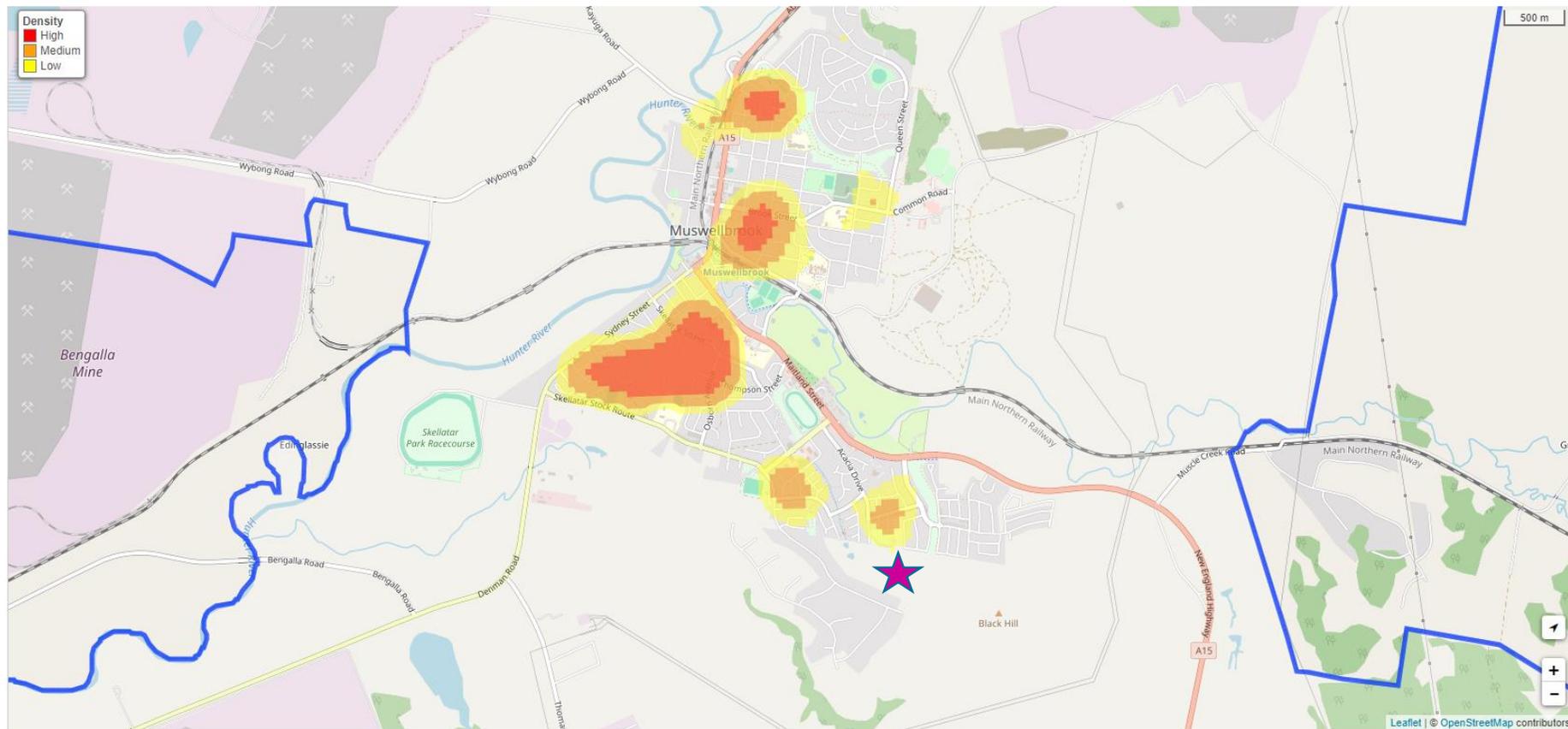


Figure 0-4: Incidents of Theft (Break & enter dwelling) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft- Break & enter non-dwelling

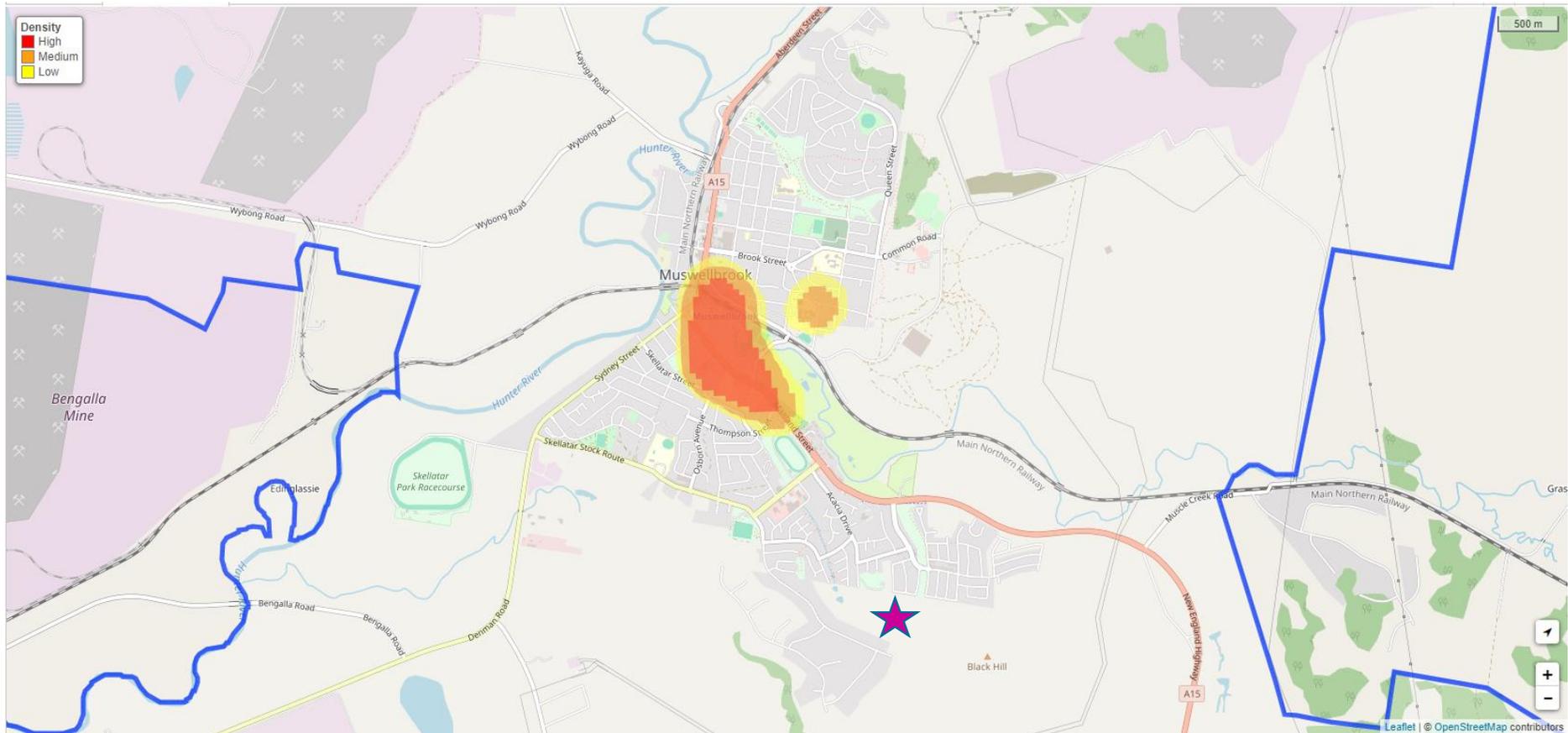


Figure 0-5: Incidents of Theft (Break & enter non-dwelling) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft – Motor Vehicle theft

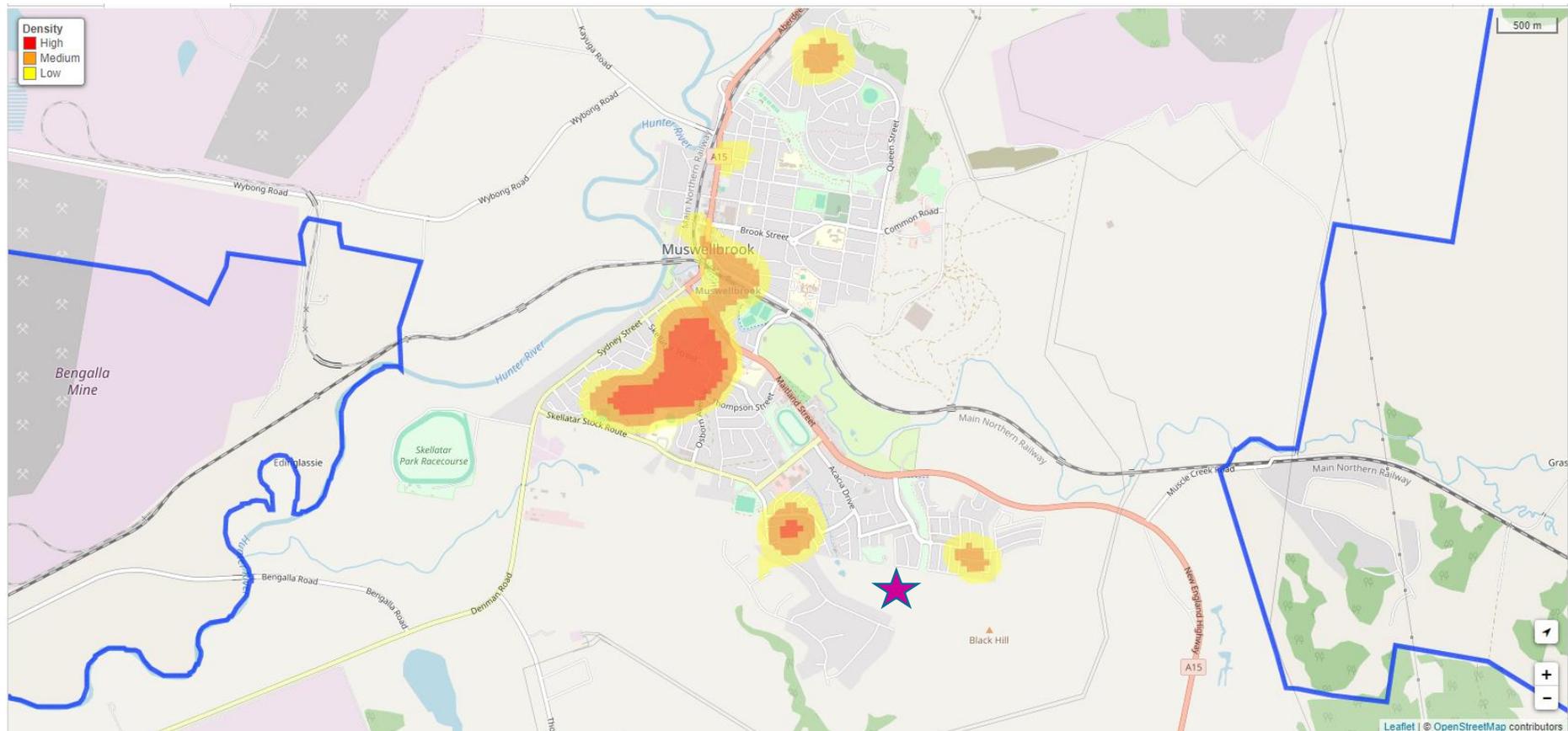


Figure 0-6: Incidents of Theft (Motor vehicle theft) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft – Steal from Motor Vehicle

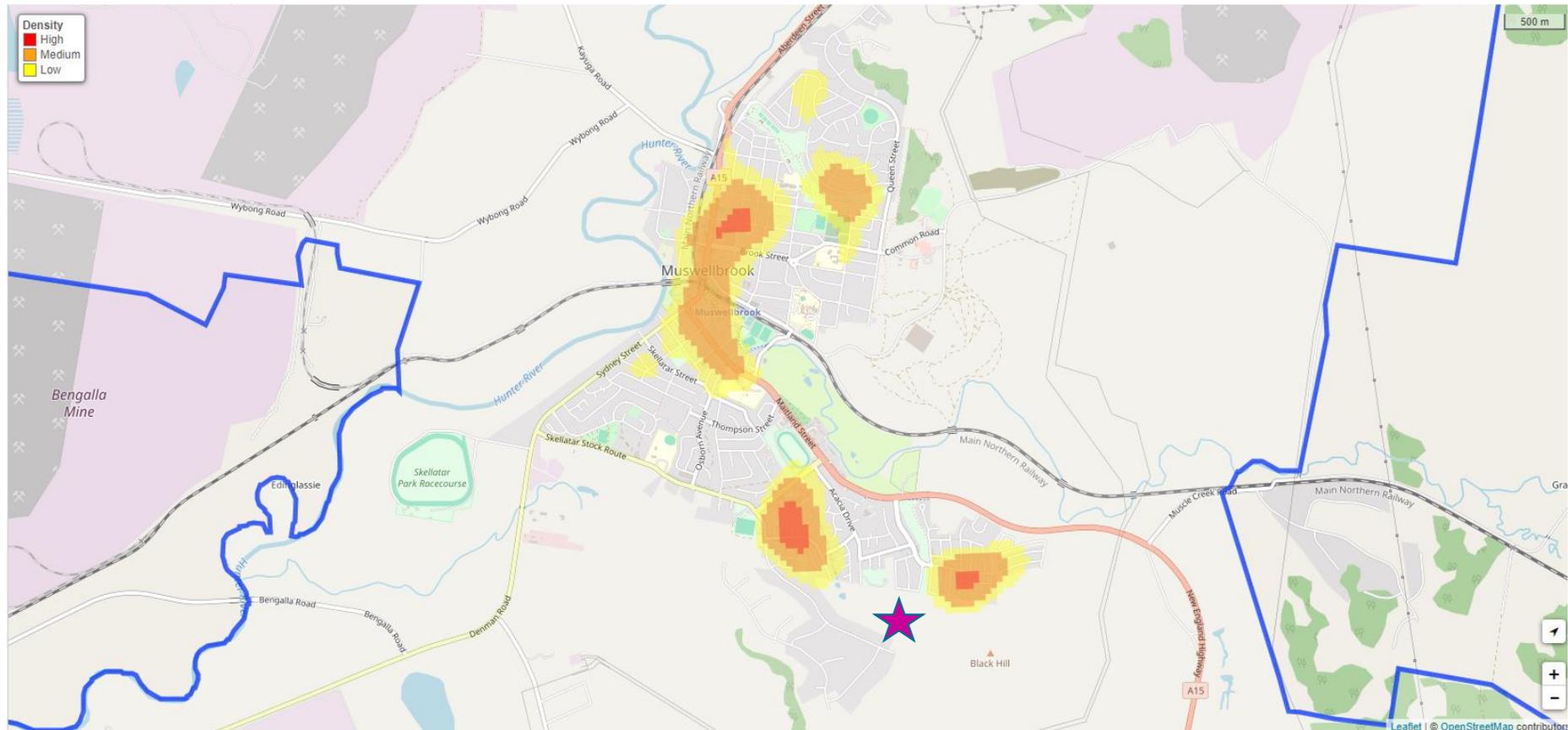


Figure 0-7: Incidents of Theft (Steal from motor vehicle) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft – Steal from Dwelling

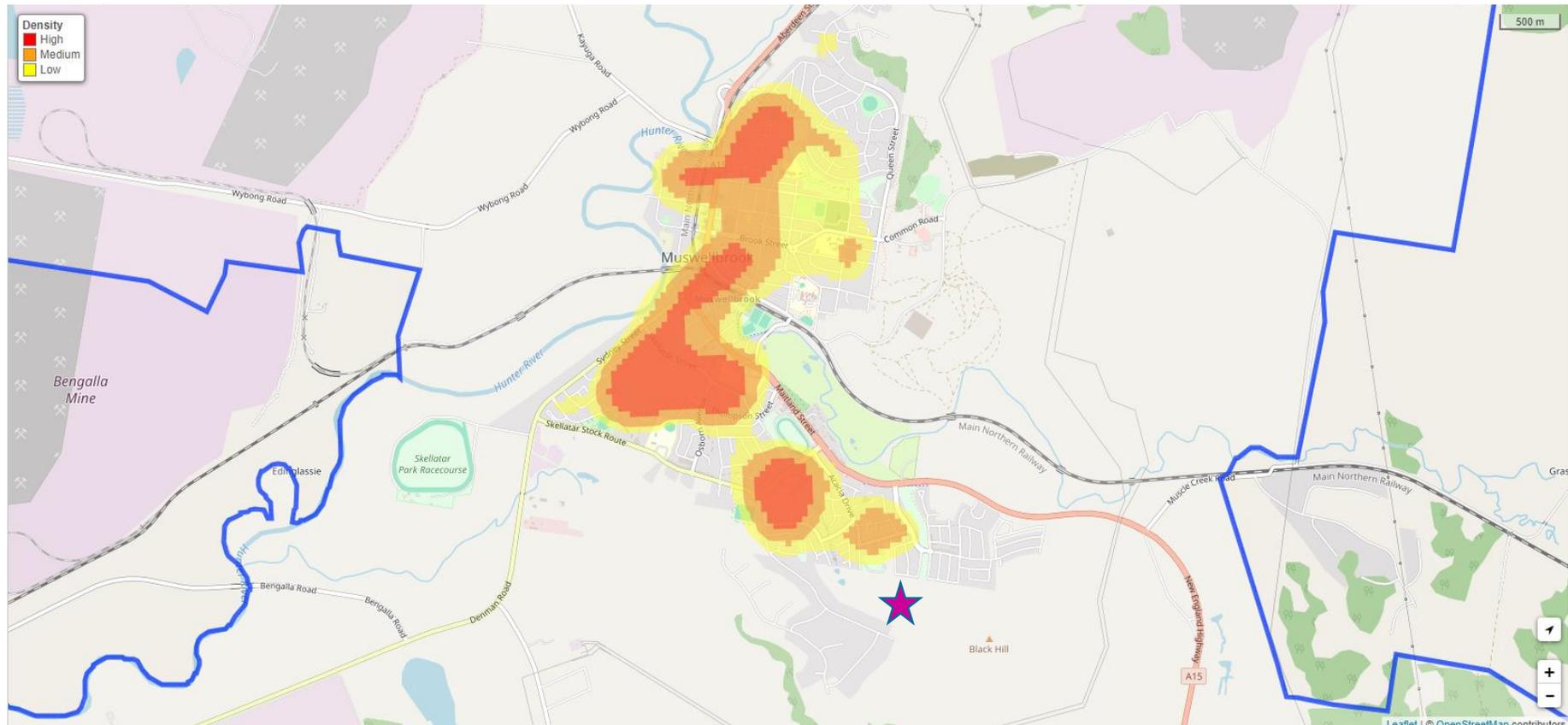


Figure 0-8: Incidents of Theft (Steal from dwelling) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Theft – Steal from Person

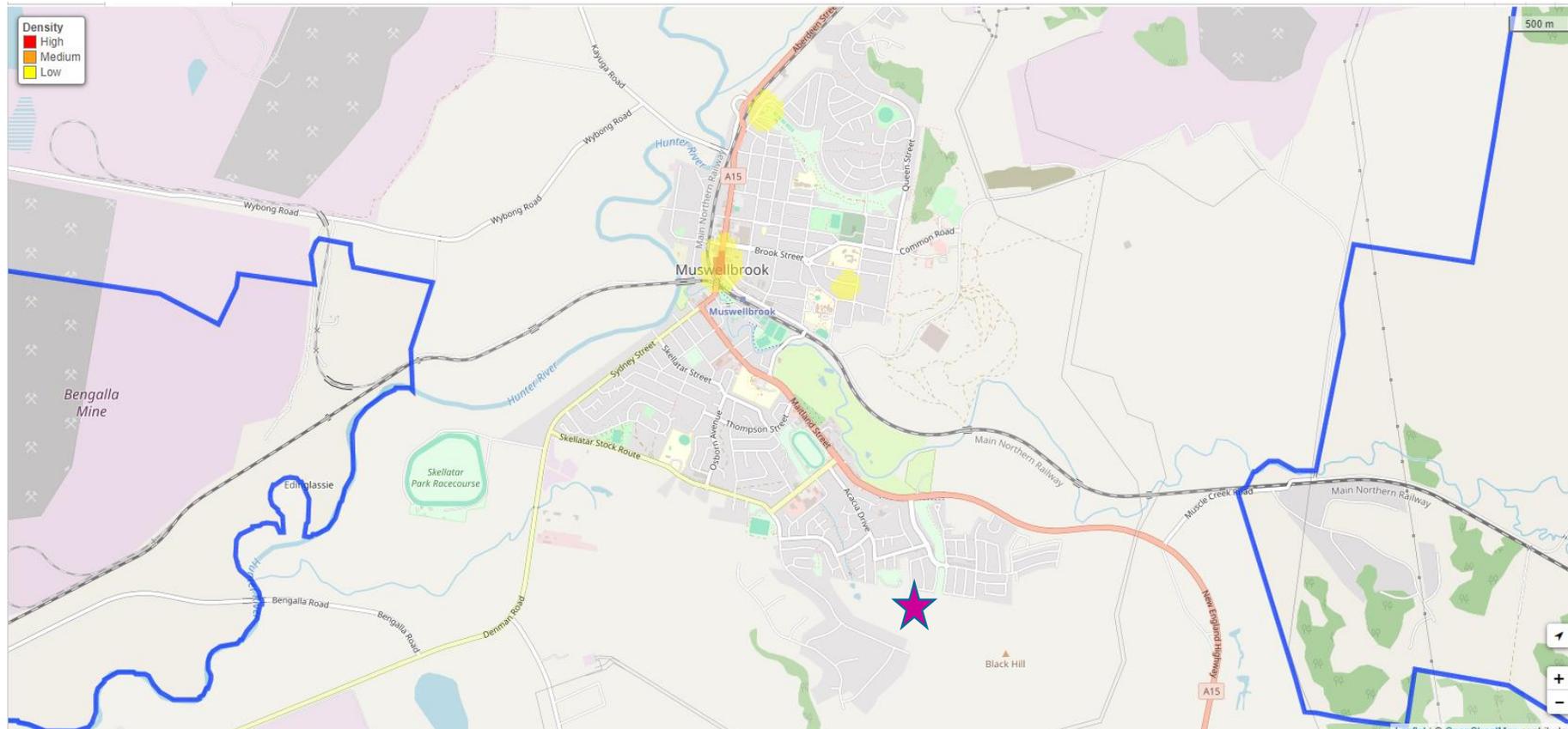


Figure 0-9: Incidents of Theft (Steal from person) from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.

Malicious Damage to Property

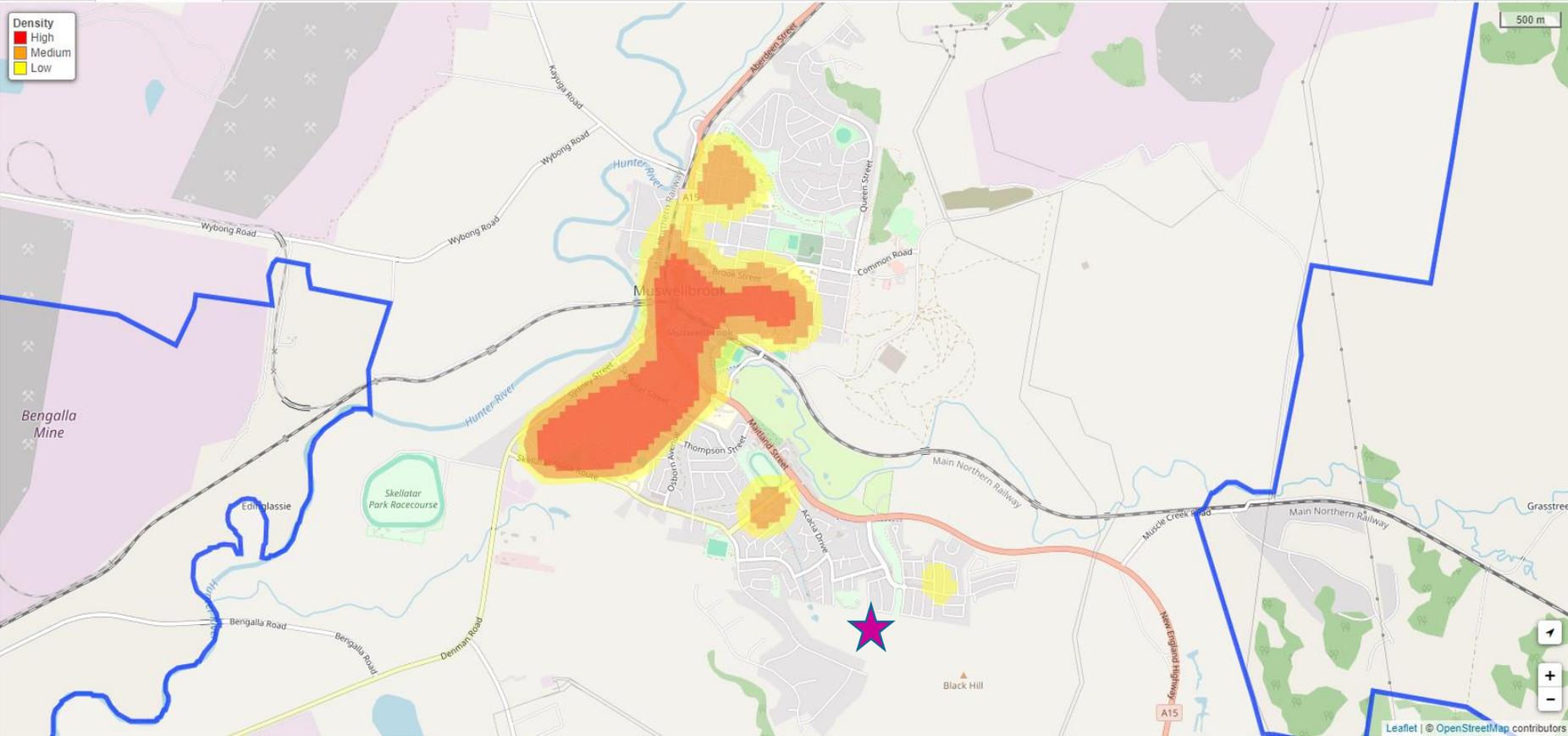


Figure 0-10: Incidents of Malicious Damage to Property from July 2022 to June 2023, Muswellbrook Suburb boundary & proposal site identified
 Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 27/3/24.