



EPURON

APPENDIX Q

SIA Supporting Information

BOWMANS CREEK
WIND FARM

environmental impact statement

SIA Study Area Components

The Primary Assessment Area estimated population is calculated using the following method.

2016 ABS Meshblock counts that broadly align with the Primary AA have been used to calculate the estimated population of the Primary AA. The combined area of the Meshblocks is 632.7 km² and includes 208 dwellings and 527 people. This indicates an average occupancy rate of 2.5 persons per dwelling. This rate has been applied to the number of dwellings estimated within the Primary AA to calculate the estimated population of the Primary AA.

Primary Assessment Area – Population and Demography

Table S1 summarises the ABS selected statistics which have been used in the SIA.

Table S1
Selected Statistics – Primary Assessment Area State 2016

ABS State Suburbs	Population	Median Age	Families	Median weekly household income (%)
Bowmans Creek	8	30	3	1,749
Davis Creek	17	39	4	1,024
Goorangoola	53	49	21	1,792
Greenlands	85	43	17	1,333
Hebden	42	39	9	2,374
McCullys Gap	247	40	71	1,762
Muscle Creek	315	34	83	2,410
Rouchel Brook	28	38	6	1,249

Source: (ABS, 2017a)

Primary Assessment Area – House Setting

This section provides a description of the House Setting within the Primary AA including Housing Stock Characteristics, SQM Research data for Rental Vacancy Rates and Weekly Rental Costs.

Housing Stock Characteristics

The following sections describe key housing market characteristics in the nearby centres of Muswellbrook and Singleton and across their respective LGAs and the Upper Hunter Shire LGA.

The following housing characteristics are evident in the centres of Muswellbrook and Singleton based on analysis of 2016 ABS census data for housing:

- A high proportion of occupied private dwellings and a low proportion of occupied non-private dwellings consistent with NSW (95.8% and 4.1% respectively in Muswellbrook, 94.1% and 5.91% respectively in Singleton and 96.4% and 3.52% respectively in NSW);
- Limited housing diversity in comparison to NSW. The majority of housing stock in each centre is 'separate house' (90.12% in Muswellbrook, 91.3% in Singleton compared to 71.2% for NSW).

- High rates of rental tenure across occupied private dwellings compared to NSW (35.3% in Muswellbrook and 34.5% in Singleton compared with 28.75% in NSW).
- Variable landlord type. In Singleton 22% of rental properties are rented from a State or Territory Housing Authority compared with 10% in Muswellbrook and 10.3% in NSW.

SQM Research data for Rental Vacancy Rates

Analysis of rental vacancy rate trend data available from SQM Research (2020) for the period 2010 to 2020 shows:

- Fluctuating vacancy rates in Muswellbrook between 2010 and 2020 from a low of 0.2% in April 2010 to a peak of 13.6% (304 vacant properties) in December 2013 to a current (March 2020) rate of 1.7% (50 vacant properties). Vacancy rates have remained below 4% since June 2016.
- Fluctuating vacancy rates in Singleton between 2010 and 2020 from 1.5% in January 2010 to a peak of 7.5% (181 vacant properties) in August 2013 to a current (March 2020) rate of 1.1% (31 vacant properties). From early 2013 to early 2015 Singleton experienced a sustained vacancy rate above 5%. Vacancy rates have remained below 2% since 2017.
- Fluctuating vacancy rates in Scone between 2010 and 2020 from a low of 0.8% in January 2010 to a peak of 4.2% (43 vacant properties) in September 2014 to a current (March 2020) rate of 1.3% (14 vacant properties). Vacancy rates have remained below 2% since April 2017.

Weekly Rent

An analysis of the SQM Research Weekly Rents Index shows that in the last three years (2017-2020) Scone (Postcode 2337) has experienced the greatest change in weekly rent for all houses (37.4%) of the three centres, with Muswellbrook (Postcode 2333) experiencing a 34.3% increase and Singleton (postcode 2330) experiencing a 33.4% increase for all houses. However, all three centres have experienced significant growth in weekly rent in line with sustained low residential vacancy rates.

Social Infrastructure Accessibility

A summary of key services and facilities available in the Regional AA is presented in **Table S2**. All LGAs are serviced with health and education facilities, a range of recreation facilities and retail and commercial enterprises.

Table S2
Summary of Regional AA Service and Infrastructure Provision

Service	Muswellbrook (Urban Area)	Singleton (Urban Area)	Scone (Urban Area)
Emergency Services			
Police	Yes	Yes	Yes
Fire and Rescue	Yes	Yes	Yes
Rural Fire Service	Yes	Yes	Yes

Service	Muswellbrook (Urban Area)	Singleton (Urban Area)	Scone (Urban Area)
State Emergency Service	Yes	Yes	Yes
Ambulance	Yes	Yes	Yes
Health / Medical			
Hospital	Muswellbrook Hospital	Singleton District Hospital	Scone Hospital
Community Health Centre	Yes	Yes	Yes
General Practitioners	Yes – two practices	Yes – eight practices	Yes – one practice
Allied health professionals	Yes – various	Yes – various	Yes – various
Dentist	Yes	Yes	Yes
Aged care facilities	Yes	Yes	Yes
Cultural			
Library	Yes	Yes	Yes
Churches	Yes	Yes	Yes
Art Gallery / Cultural or Performing Arts Centre	Muswellbrook Regional Arts Centre	Yes	Yes
Cinema	Yes	Yes	Yes
Government Offices			
Local	Yes	Yes	Yes
State	Limited	Limited	Limited
Access			
Road	Yes	Yes	Yes
Rail	Yes	Yes	Yes
Air	No	No	Yes
Public Transport			
Bus	Yes	Yes	Yes
Taxi	Yes	Yes	Yes
Recreation and Sport			
Organisations	Yes	Yes	Yes
Facilities	Yes	Yes	Yes
Community Organisations	Yes	Yes	Yes

Statistical Geography

Table S3 summarises the ABS statistical geography which has been used in the SIA.

Table S3
Statistical Geographies 2016

Area	ABS Statistical Geography
State Suburbs	<ul style="list-style-type: none">• Hebden (11885), Muscle Creek (12867), McCully's Gap (12540), Rouchel Brook (13423), Bowmans Creek (10533), Goorangoola (11716), Davis Creek (11220) and Greenlands (11765).
LGAs	<ul style="list-style-type: none">• Muswellbrook LGA (LGA 15650).• Singleton LGA (LGA 17000).• Upper Hunter Shire LGA (LGA 17620).
State	<ul style="list-style-type: none">• NSW (STE 1)