

Social Impact Assessment

PROPOSED CARAVAN PARK- MANUFACTURED ESTATE

Lots 7 & 8 DP 810442 and Lot 11 DP 597659
(Nos. 27, 29 & 33) Metford Road
TENAMBIT

Prepared For:
R Richardson

June 2024

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The lead authors meet the qualifications and experience criteria outlined in the SIA Guideline (NSW DPE 2021) – i.e. have qualifications in relevant social science disciplines and/ or proven experience over multiple years and competence in social science research methods and SIA practices.

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PART A – The Proposal and the Local Environment

1.1 INTRODUCTION

This Social Impact Assessment has been prepared for the proposed development which involves the construction of 101 dwellings as a manufactured home estate (MHE) to be located at Nos. 27, 29 & 33 Metford Road Tenambit.

The Regal Inn Hotel is located at the front of No. 33 and will remain unchanged. The existing dwellings situated at 27 and 29 Metford Road will be demolished to accommodate the proposed development.

1.2 PURPOSE

This Social Impact Assessment has been prepared to accompany a development application (DA) for a MHE to be known as a Lifestyle Resort.

The proposed development involves:

- A MHE containing 101 housing sites;
- The dwelling sites are under private title arrangements, with tenure secured under the Residential (Land Lease) Communities Act 2013 No. 97;
- A gated community, providing residents with a safe and secure environment. Boom gate and electronic pad will provide a secure access at the main entrance;
- Community facilities will include:
 - Community centre
 - Indoor swimming pool
 - Picnic area
 - Secure parking for caravans, motorhomes and boats
- A private road network with in the subject site, connecting from Metford Road only;
- A series of landscaping links with pathways throughout the development;
- Provision of services and utilities to the site, as well as drainage and water quality measures.

1.3 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The proposed development is to comply with the principles of the State Environmental Planning Policy (SEPP) (Housing) 2021. The aims and strategies of Part 8 Manufactured Home Estates are:

(1) The aims of this Part are—

- (a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and
- (b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and
- (c) to encourage the provision of affordable housing in well designed estates, and
- (d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and
- (e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and
- (f) to protect the environment surrounding manufactured home estates, and
- (g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.

(2) The strategies by which those aims are to be achieved are—

- (a) by allowing, with development consent, manufactured home estates on certain land on which caravan parks are permitted if the land meets the suitable locational criteria stipulated in this Part (which it would not do if, for example, it contains important resources, is subject to natural or man-made risks or has sensitive environmental or ecological features), and
- (b) by applying this Part to areas where there is likely to be a demand and suitable opportunities for the development of manufactured home estates, and
- (c) by allowing manufactured home estates to be subdivided with development consent either by way of leases for terms of up to 20 years or under the [Community Land Development Act 1989](#), and
- (d) by enabling the Minister for Planning to exclude from this Part any land that is subject to a local environmental plan prepared in accordance with the principles of a direction issued in conjunction with this Part under section 117 of the Act.

Comment

MHE are communities whereby residents purchase a home where they own the above-ground component and sign a lease to pay rent on the freehold land which remains the property of the operator.

The proposed development is designed to accommodate residents choosing a certain lifestyle which includes social activities.

Given the community facilities to be provided and the smaller lot sizes it is anticipated that the Estate would appeal to more mature demographic. The population target group for the proposed MHE is over 55's. This will be regulated by the operators of the estate and enforced through the Residential Agreement.

The Manufactured Homes Survey 2013: *Report on Findings concluded the following: 99 percent of residents either lived with a spouse or lived alone with 1 percent in another living arrangement. The other arrangements provided include living with a sibling, parent or child.*

The Estate would be better suited for couples or single people who are looking for the following benefits:

- **A home that is easily maintained;**
- **A private and secure environment with people of a similar circumstances and life stage;**
- **Gives potential residents the opportunity to downsize, freeing up equity in their existing home. This would allow them to travel and enjoy the good life that comes with financial peace of mind.**

The proposed MHE will provide 'reasonably priced' housing and diversity of housing stock for Tenambit.

1.3.1 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021.

The object of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation by setting standards—

- (a) for the design of manufactured home estates, caravan parks and camping grounds, and
- (b) for the design and construction of manufactured homes and other moveable dwellings, and
- (c) for the siting of manufactured homes and other moveable dwellings, and
- (d) to promote the health, safety and amenity of the occupiers of manufactured homes and other moveable dwellings.

Comment

The proposed development has been designed to meet the object of this Regulation.

1.4 DEVELOPMENT'S BENEFITS

The Lifestyle Resort will provide a community whereby residents have a registered lease over the land, they do not own the above-ground component. Monthly fees are paid for the freehold land.

The proposed development is designed to accommodate residents choosing a certain lifestyle which includes social activities.

Purchasers cannot borrow against the purchase of the home due to the residential land lease nature of the development. The community facilities to be provided and the smaller lot sizes it is anticipated that the resort would appeal to more mature demographic. The marketing for the Lifestyle Estate will be pitched towards the active over 55's.

The Estate would be better suited for couples or single people who are looking for the following benefits:

- A home that is easily maintained;
- A private and secure environment with people of a similar circumstances and life stage;
- Gives potential residents the opportunity to downsize, freeing up equity in their existing home. This would allow them to travel and enjoy the good life that comes with financial peace of mind.

The proposed development will provide 'reasonably priced' housing and diversity of housing stock for Tenambit.

1.5 TERM OF REFERENCE

This Assessment has been prepared in accordance with NSW Planning's *Social Impact Assessment Guideline*, February 2023 and in response to Maitland City Council Development Control Plan (DCP) 2011.

1.6 SIA STRUCTURE

The structure of this SIA has been prepared in accordance with the SIA Guidelines and is outlined below:

Part A	The Proposal and the Local Environment
Part B	Overview of Social Impacts
Part C	Analysis and Social Impacts
Part D	Conclusion

1.7 PROPOSED DEVELOPMENT

1.7.1 Location

Lots 7 & 8 DP 810442 and Lot 11 DP 597659 (Nos. 27, 29 & 33) Metford Road, Tenambit. Refer to Proposed Development Plan attached as APPENDIX C for further information.

1.7.2 Tenambit

Tenambit is a suburb of the City of Maitland. Tenambit is a rapidly expanding suburb that has a multitude of facilities and services for residents. It is a thriving hub of shopping centres as well as community and sporting facilities. Tenambit is within close proximity to Greenhills Shopping Centre and various community and commercial premises in the Greenhills area.

Tenambit provides an opportunity to increase density as it is a place of good access to public transport, services and amenities. Increased densities contribute to the revitalisation of centres and increased liveability for our existing communities.

1.7.3 Site Details

The subject development site comprises of Lots 7 & 8 DP 810442 and Lot 11 DP 597659 of land and has a total area of approximately 6.61Ha. However, the development area is 5.40Ha. Refer to plans for further information.

1.7.4 Site Analysis

The subject site includes three (3) lots being Lots 7 & 8 DP 810442 and Lot 11 DP 597659.

Lots 7 & 8 contains a dwelling on each lot and associated structures. These dwelling are to be demolished. There a number of scattered trees located upon the lots. Most of the property has been cleared over the years for agricultural purposes.

The Regal Inn Hotel is located upon Lot 11 and will remain unchanged.

The subject site is zoned RU2 Rural Landscape under the provisions of Maitland LEP 2011.

1.7.5 Surrounding Character

The subject site is bordered to the west by established rural residential development, urban residential development of predominately single and dual occupancy dwelling developments are located to the north-west of the subject site. To the south is open pastures with four mile creek beyond. To the east is vacant land with established MHE further along Metford Road. predominantly by single and dual occupancy dwelling developments.

Tenambit's Central Business District (CBD) is located approximately 2km from the subject site. Stockland Green Hills Shopping Centre is approximately 4km from the subject site. A number of support facilities have been built and operate out of the local area. A number of these support facilities have been contacted and informed of the proposed development. Responses from these communications are discussed in further details later in this Report.

1.7.6 Development

The proposed development is creation of a Lifestyle Resort at 27, 29 & 33 Metford Road, Tenambit. It is proposed to construct the following:

Dwelling lot site sizes range from 195.5m² – 296m².

The gated Resort will provide a safe and secure environment for its residents.

Assessment

The proposed design of the Resort is considered to be “capable of residents existing together in harmony” with the surrounding environment. It is not believed that the physical impacts of the proposed development will cause any negative constraints on the development potential of surrounding sites.

The establishment of buffer areas adjoining existing residential developments within the area will ensure privacy to residents.

1.7.7 Resident’s Demographic Profile

The development has been designed to meet the needs of all residents. Due to the size of the sites and design of the homes, the extensive lifestyle facilities and secure gated environment it is anticipated that the majority of residents will be active over 55s and those down-sizing from a large home. No sub-letting of dwellings will be permitted. It is anticipated that each dwelling will have a maximum of two permanent residents.

1.7.8 Total Population Size

The proposed development comprises approximately 101 independent living unit development. There will be a mixture of singles and couples living in each dwelling. It is unlikely that every dwelling would be occupied by two people. The ideals of a gated community are well suited to single people as it provides inherent security and peace of mind.

The Caravan Industry Association of Australia and the Residential Land Lease Alliance (RLLA) have officially released ‘Long Term Residents in Caravan Parks and Manufactured Housing Estates: A Census 2016 Social Trends Report’.

The report shows that more than 70,000 Australians lived in MHEs and Caravan parks, and that this living arrangement is a vital aspect of affordable housing from both the supply and demand side.

The research demonstrated that 37% of residents in MHE’s live alone – highlighting the important social benefits of living in land-lease communities, which are increasingly providing facilities to encourage interactions between residents.

Assessment

As the proposed development is classified as a MHE it is to be a land-lease community.

Using the findings of this research conducted by these peak industry bodies, the proposed development has the potential to house approximately 164 people.

1.7.9 Common Areas and Shared Facilities

There is to be community facilities which will include community centre, indoor swimming pool, picnic area and small open spaces with seating. These facilities will be used for both formal and informal gatherings of the residents.

Assessment

These common areas and shared facilities will play a vital role in supporting residents physically and emotionally.

1.7.10 Need for the Development

Relying on the information contained in NSW Communities and Justice 'Housing Market Snapshot – Hunter Region', Maitland Council's "Shaping Our Future 2040", Maitland Local Housing Strategy 2041 and ABS's 2016 and 2021 Census there is a need for the development. The following information supports the need:

- There is therefore a need for more adaptable, accessible dwellings, well located, secure, low maintenance and affordable to meet the needs of seniors and frail aged in particular, within their communities.
- According to Maitland Local Housing Strategy 2041, 49% of total households are occupied by lone and couples with only 14% of dwellings in Maitland providing one or two bedrooms. Given this high percentage of the population living within this household type it is important to ensure that housing choice in the community reflects this by providing the relevant housing choices.
- There is a mismatch in the demand for and the supply of smaller dwelling within the area.
- It is predicted that by 2041 that an additional 25,200 dwellings will be required to accommodate Maitland's forecasted population growth.
- Diversity of housing is required with the right locations.
- Well-designed communities provide a diversity of housing choice, community and cultural facilities and quality public open spaces, where people want to spend time and engage with each other and can live well.
- Dwelling Type statistics should be viewed in conjunction with Household Size, Household Types, Housing Tenure and Age Structure for a more complete picture of the housing market in needed in the area.
- In Tenambit the population has increased from 2,901 people in 2016 to 3,088 in 2021.
- The family composition of Tenambit in 2021 comprised of 41.1% couple family without children.
- The DPE forecast strong increases in couple and lone persons households to 2031 within the region.
- According to the 2021 Census, the majority of dwelling in the Tenambit have three or more bedrooms at 80.6%. This percentage is greater than the NSW (68.6%) and Australian (73.8%) figures.
- The Tenambit area compared to the rest of NSW has a poor match of household types and lack of choice.
- The number of residents aged 60 to 85 years had a marked increase of 4.7% increase between 2016 and 2021. This trend is expected to continue.
- The ageing population will require housing that is accessible, adaptable and suitable for older residents close to public transport, shopping centres, health facilities and other community services.

Assessment

There is a greater demand for alternative living arrangements and diversity of housing stock. The proposed development accommodates the growing demand for reasonably priced housing which offer social activities and lifestyle amenities. The proposed development responds well to the findings of NSW Family and Community Services' 'Housing Market Snapshot – Hunter Region', Maitland Council's "Shaping Our Future 2040", Maitland Local Housing Strategy 2041 and trends shown through ABS Census data.

The proposed development is designed to accommodate residents choosing a certain lifestyle and social activities. Benefits can include a home that is easily maintained, in a private and secure environment with people of a similar life stage.

The proposed development will provide alternative (reasonably priced) housing stock for people who wish to downsize from their existing home or relocate to Tenambit.

1.8 FUTURE DWELLING DEMAND

It is predicted that by 2041 that an additional 25,200 dwellings will be required to accommodate Maitland's forecasted population growth. According to the Greater Newcastle Metropolitan Plan and Hunter Regional Plan, the redevelopment of existing urban areas for additional housing known as infill housing plays a key role in facilitating the future urban growth to support a more sustainable urban form for the Maitland area.

A 2022 Study *Maitland Infill Housing Analysis* conducted by Tract Consulting and Charter Keck Cramer investigated potential infill housing opportunities with the Maitland area. While Tenambit is not specifically mentioned or addressed in the Study the summary and key findings of the Study concluded "Given the aging demographic in certain locations there may be potential to review opportunities to provide seniors living type developments".

The Study identified the East Maitland Catalyst Area as "a geographically large residential location comprising the suburbs of Ashtonfield, East Maitland and Metford. The Catalyst Area is dominated by dwelling houses configured in a low density format accounting for close to 90% of all housing stock. Over 90% of all dwellings feature at least three bedrooms and there is a very modest content of residential units and dwellings with two bedrooms or less."

Due to the close proximity of Tenambit to Metford the findings of the Study could assist in addressing the future demand for smaller dwelling choices for smaller household such as lone persons, couples and downsizers in this area.

The *Maitland Local Housing Strategy 2041* states "The Department of Planning (2022) estimates that the population of Maitland is projected to grow by an additional 54,800 residents between 2021 (89,750) and 2041 (144,550). This represents a forecast population growth of 61% in the city over the 20-year period. This growth is anticipated to be driven by natural increase (26%) and migration into the city (74%)."

Historic and projected population, household and dwelling change

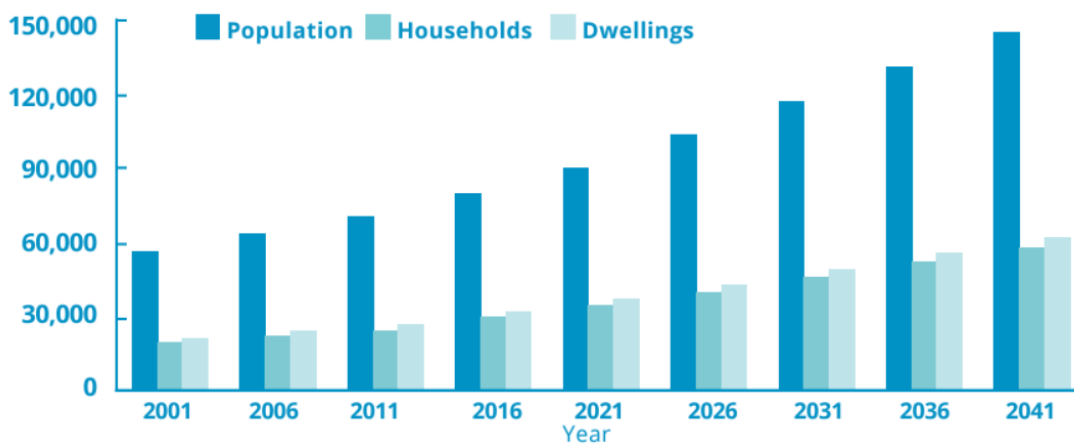


Figure 1: Historic and projected population, household and dwelling change

1.9 EXISTING ENVIRONMENT

1.9.1 Demographics of Tenambit

Information obtained from the Australian Bureau of Statistics (ABS) has been accessed to identify demographics trends from 2016 to 2021 in Tenambit (Census). These trends are detailed as follows and the comments refer to not only trends shown from ABS figures but from investigations of the author.

TABLE 1 – Demographics of Tenambit

DETAILS	2016	2021	COMMENTS
Population	2,901	3,088	Tenambit's population has increased by 187 people
Male population	1,418	1,492	Male population has increased
Female population	1,484	1,595	Female population has increased
Medium Age	39	41	Slight increase in the medium age.
Families	829	874	The number of families residing in Tenambit has increased by 45 within four years.
Occupied private dwellings	1,097	1,235	Tenambit continues to have a higher than State (being 90.6%) and Australian (being 89.9%) percentage of occupied private dwellings.
Tenure - Owned outright - Mortgaged - Rented	34.5% 29.7% 33.2%	35.8% 29.7% 31.1%	There has been a 1.8% increase in owned outright dwellings being in Tenambit. The decrease in rented homes with more residents moving into the housing market with the availability of increased housing stock within the area.
Medium Weekly Rent	\$260	\$345	The medium weekly rent has increased. Rents in the Tenambit area are well above NSW medium weekly rent (being \$420) and Australia medium weekly rent (being \$375).
Dwelling Structures - Separate House - Semi-detached - Flat, Units or apartment or other dwelling	89.5% 8.6% 1.9%	88% 11.4% 0.6%	The decrease in separate houses maybe a result of infill development such as the construction of dual occupancy and secondary dwelling developments. The increase in semi-detached dwelling structures supports the desire for smaller lot sizes while maintaining a house style of structure.
Age 0-4 years 5-9 years 10-14 years 15-19 years 20-24 years 25-29 years 30-34 years 35-39 years 40-44 years 45-49 years 50-54 years	6.2% 6.6% 6.7% 6.2% 6.8% 6.1% 6.1% 6.3% 5.9% 5.9% 6.0%	6.1% 6.0% 6.4% 5.8% 5.3% 6.3% 6.9% 5.1% 5.3% 5.3% 5.8%	From these percentages there are indications of decrease in the population between the ages of 0-64 years. Except for 25-34 years where there is a slight increase. However, from the age groups of 60 to 85 years and over there is a marked increase of 4.7% (being 24.4% in 2016 to 29.1% in 2021).

55-59 years	6.7%	6.5%	Tenambit has a higher than state and national average for the 55 to 84 years age group. For all other age groups between the population has remained relatively stable with no substantial changes in migration to and from Tenambit.
60-64 years	6.7%	6.9%	
65-69 years	5.7%	6.7%	
70-74 years	4.7%	5.4%	
75-79 years	3.8%	5.0%	
80-84 years	2.5%	3.1%	
85 years and over	1.0%	2.0%	

Further information obtained from the ABS 2021 census details the most common ancestries in Tenambit were English 46.2%, Australia 43.4%, Irish 12.2%, Scottish 11.7% and Australian Aboriginal 9.3%. (ABS note - Respondents had the option of reporting up to two ancestries on their Census form, and this is captured by the Ancestry multi response (ANCP) variable used in this table. Therefore, the sum of all ancestry responses for an area will not equal the total number of people in the area.)

The median weekly household income was \$1,251 median with monthly mortgage repayments being \$1,625 and median weekly rent \$345.

According to 2021 Census detail there were 1,332 people who reported being in the labour force. Of these 51.8% percent were employed full time and 35.6% were employed part-time. 5.8% of the population were unemployed, with 6.8% of the population working away.

1.9.2 Population Projections

The NSW Department of Planning & Environment's (DPE) population projections released in 2022 estimates that the population of Maitland will grow by an additional 54,800 residents between 2021 (from 89,750) and 2041 (to 144,550), based on a 'common planning' scenario.

Figure 2 details the historic and projected population change for the Maitland LEP.

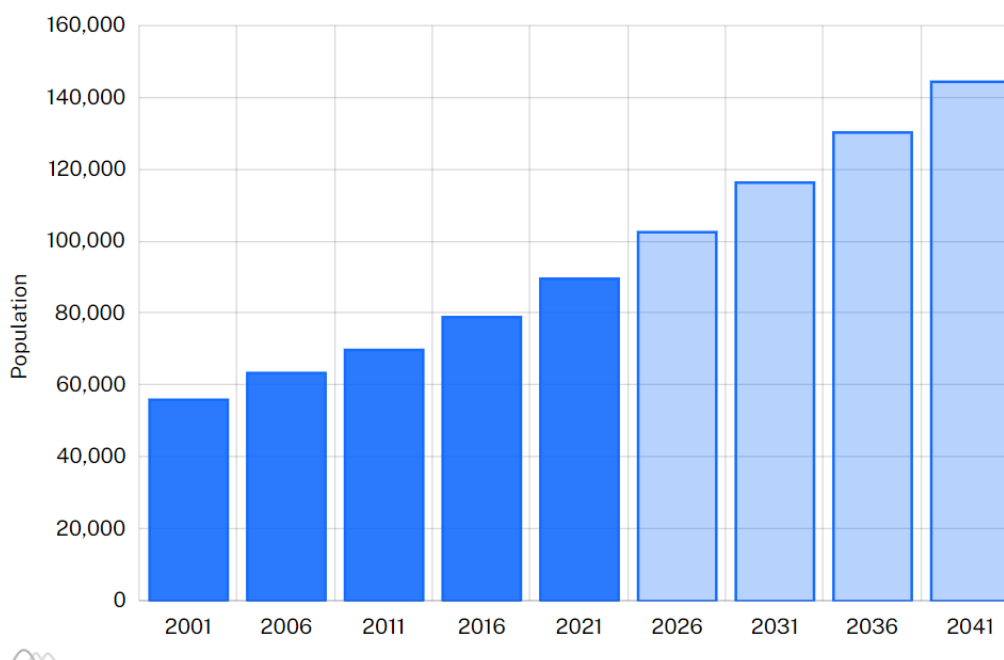


Figure 2: Historic and projected population

NSW Planning and Environment's 2021 NSW Population and Household Projections forecasts population increase for the Maitland. The DPE is predicting a strong increase in

residents over 65. These strong increases involve a greater number of couple and lone persons households to 2041.

Figures 3 and 4 detail projected population by age using a population pyramid. If the shape is bottom heavy, there are more younger people than older. A top-heavy shape means more older than younger.

People moving within NSW, is the most frequently occurring type of migration to the area.

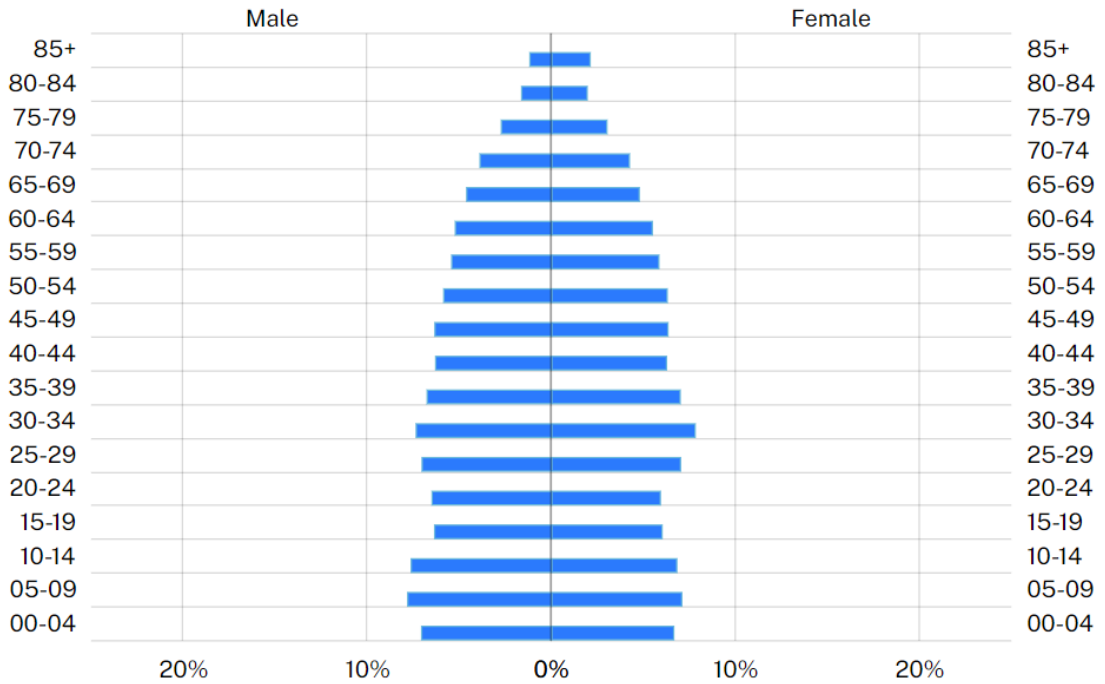


Figure 3: 2021 Projected Population by Age

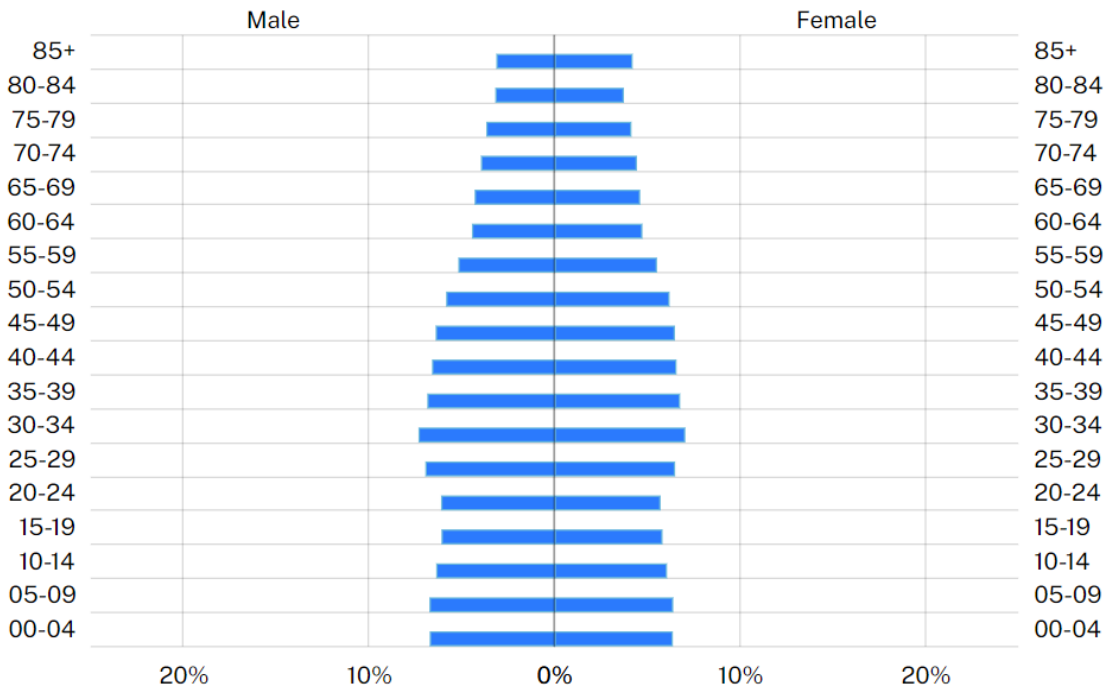


Figure 4: 2041 Projected Population by Age

The 2041 Projected Population by Age details a strong growth in 65 years and older. By understanding the age-structure of the population and how it is likely to change over time helps the appropriate Government authorities to plan for community needs.

Assessment

The Maitland LGA and Tenambit area has experienced and is expected to continue to experience growth in population. To ensure this growth, it is important to accommodate the future needs. The proposed development in Tenambit will contribute to the required future housing stock for people wanting to move to the area.

1.9.3 Socio-economic Index

The Index of Relative Socio-Economic Advantage/Disadvantage is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and variables that broadly reflect disadvantage rather than measure specific aspects of disadvantage (e.g. Indigenous and Separated/Divorced). At the advantage end of the scale, households with high incomes, high education levels, large dwellings, high numbers of motor vehicles, spare bedrooms and professional occupations contribute to a higher score.

High scores on the Index of Relative Socio-Economic Advantage/Disadvantage occur when the area has many families with large houses, high incomes, low unemployment rates and professional occupations. Low scores on the index occur when the area has many low-income families and people with little training and in unskilled occupations, as well as children in households with jobless parents. Unlike the index of disadvantage, a high score on this index indicates both a lack of disadvantage and a high level of advantage, based on these attributes.

Assessment

The SEIFA (Advantage and Disadvantage) score for Tenambit 2021 was 900, which is at the middle to lower end of the scale and is derived from attributes such as low, income, low education al attainment, high unemployment, jobs in relatively unskilled occupations and variable that broadly reflect disadvantage.

Using the ABS' Social-Economic Index for Areas (SEIFA) Index or Relative Socio-economic Advantage and Disadvantage (IRSEAD) found that Tenambit is in the 2nd decile. This means that comparative to the rest of Australia, the area is located to the lower end of the scale from 1 to 10.

From the information contained above it is noted that Tenambit is considered to be a disadvantaged area. Given the fact that the area is considered to be disadvantaged the provision of lower priced housing stock is justified.

1.9.4 Current Services & Facilities

An audit of current services and facilities located within the Tenambit area has been undertaken. The proposed development has access to a variety of commercial, professional and community facilities. The following community services and facilities is a sample of what services and facilities can be found within close proximity to the subject site:

- FoodWorks/IGA
- Tenambit Butchery
- Donarch Fine Chocolate
- The Bottle-O
- Tenambit Bakery
- Emily's Bargains

- Australia Post/The Lott
- Tenambit Pharmacy
- Garden of the Soul
- Tenambit Takeaway
- Maize Street Roasters
- The Regal Inn
- Tenambit Medical Centre
- Keep Me in the Moment Preserved Florals

2.0 PART B – Overview of Social Impacts

2.1 EXPECTED CONSEQUENCES

2.1.1 Population Change

As detailed in clause 1.8.9 of this Report the proposed development is expected to create housing for approximately 164 residents.

Tenambit could be classified as a small urban community with a population of 3,088. It is located within the Maitland LGA which has a population of 90,226 (2021 Census). According to the ABS Census in 2021 26.6% of the population of Maitland was 55 years and older.

Throughout Australia proportionately more people aged 50 years and over live in small towns than major cities.

The upgrades to the commercial and community facilities within the Tenambit and Green Hills areas have presented the Tenambit area with new opportunities. The improved facilities make the Tenambit area more accessible and more attractive to those looking for alternative housing options.

Prospective residents of the Resort are expected to be existing Maitland/Tenambit residents wishing to downsize from their family homes and others coming from further afield.

Under this scenario it is expected that Tenambit's population will increase.

2.1.2 Community Structure

Tenambit contains a mix of residential and commercial developments. Tenambit presents as a well serviced place to live.

The residents, as mentioned previously, are anticipated to be over 55 years. Information obtained from the Australian Bureau of Statistics (ABS) has identified that just over a quarter, 26.6%, of Maitland residents are over the age of 55 years (ABS Census 2021).

Some might suggest that the community cohesion will be impacted upon as a result of the proposed development. But what is a "cohesive community" – is it a place where people have a shared vision or does it mean that shared characteristics among some people can exclude others?

According to the Australian Bureau of Statistics "closely bonded groups help build social cohesion as the individuals involved are likely to trust one another, share values and provide each other with material and emotional support. Reciprocal relationships in particular, where there is an expectation that support given will be returned, may encourage people to behave more cooperatively. A strongly reciprocal society not only encourages caring, but also supports the sharing of knowledge and ideas between individuals, groups and communities."

Assessment

The proposed development is not expected to create a negative impact on the neighbourhood character or identity.

Reasonably priced housing is an important part of community infrastructure that supports community wellbeing and social and economic sustainability and strong and inclusive communities, including supporting a diverse labour market and economy.

The nature of the development will encourage social cohesion amongst residents of the Estate. The provision of community facilities and areas will encourage positive social interaction between residents. Furthermore, the demographics of the residents will result in similar characteristics – these could include age, income, life experiences and education.

In relation to the existing community cohesion, it is envisaged that the residents will assimilate with their peers and other residents currently residing in the Tenambit and surrounding area. Given that 26.6% of the existing population of Maitland falls within the expected residents' age group (55 years and over) it would be likely that community cohesion could expand outside of the Estate and into the general community. Given the close proximity of service Clubs and community facilities could also act as a conductor for creating positive community cohesion between all Tenambit residents.

2.1.3 Residents Safety

A number of measures will be implemented to promote a safe environment for residents within the Estate. These measures include:

- Access to the building will be limited to prevent those not invited to access the site;
- A draft Plan of Management (POM) has been prepared. The POM outlines procedures and policies to assist in promoting a safe environment. The procedures and policies include: handling a dispute between residents; dealing with aggression; and relationship with neighbours and the local community and crime; and
- Gated community, entry via swipe card or a remote device.

Assessment

A Resident Information Pack that will be distributed to all new residents. The Information Pack will include details of safe practices, emergency numbers and residents will be encouraged to report suspected danger or any suspicious activity to the Estate Manager who will take appropriate action. The Resort Management will be available to all residents to assist in dispute resolution between residents.

While measures can be implemented to promote a safe environment for residents, residents must also be responsible in ensuring they act in a responsible and safe manner at all times.

2.1.4 Road and Pedestrian Safety

A Traffic Report has been prepared by Intersect Traffic and will be submitted to Council with the DA. The Traffic Report's recommendation is as follows:

“Having carried out this traffic and parking assessment for a proposed manufactured home estate /lifestyle resort on Lots 7 & 8 DP 810442 and Lot 11 DP 597659, 27 - 33 Metford Road, Tenambit it is recommended that the proposal can be supported from a traffic and parking impact perspective as it will not adversely impact on the local and state road network and complies with all relevant Maitland City Council, NSW Government, Australian Standard, Austroad and TfNSW requirements.”

Assessment

The proposed development is not expected to negatively impact local residents. The local road network has the capacity to cater for the proposed development without adversely impacting upon the current level of service experienced by motorists on the road or the residential amenity of exiting residents. The proposed development should not adversely impact on the local or state road network.

2.1.5 Impact on Local Housing Market

The predominance of low-income households across Tenambit indicates that the demand for reasonably priced housing in the area is likely to be strong. The proportion of households which own their home outright has slightly between 2016 and 2021, with an increase in the proportion of households purchasing their homes in Tenambit within this timeframe.

According to the ABS tenure of owned outright dwellings has slightly increased from 34.5% to 35.8% percent between 2016 and 2021 Census years. Mortgaged tenure has remained the same as 29.7%. Rented tenure has decreased slightly from 33.2% to 31.1%.

Assessment

There is a genuine need for “reasonably priced” small housing within Tenambit and therefore not expected to affect the current housing market. The proposed development is expected to accommodate single persons and couples which will allow families to occupy appropriate existing houses.

This development is expected to increase the population living in Tenambit. The more people in the area will increase retail and economic demand and the flow on effect expected to contribute to Tenambit real estate values.

The proposed development is providing diversity of housing stock for the Tenambit area. The proposed development is not expected to decrease housing prices within the area.

2.1.6 Integration into the Community

According to the Australian Government, Australian values and principles are:

“To maintain a stable, peaceful and prosperous community, Australians of all backgrounds are expected to uphold the shared principles and values that underpin Australian society.

These values provide the basis for Australia’s free and democratic society. They include:

- *respect for the equal worth, dignity and freedom of the individual*
- *freedom of speech*
- *freedom of association*
- *equality under the law*
- *equality of opportunity*
- *peacefulness*
- *a spirit of egalitarianism that embraces tolerance, mutual respect and compassion for those in need.”*

Assessment

Residents of the Resort through abiding by the law, Australian values and principles and the proposed rules and policies outlined in the Plan of should not create a negative impact when integrating within the community.

As stated previously in this statement, “In relation to the existing community cohesion it is envisaged that the Resort residents will assimilate with their peers. It would be likely that community cohesion would expand outside of the Estate and into the general community. Given the close proximity of service Clubs and community facilities could also act as a conductor for creating positive community cohesion between all Tenambit residents.”

2.1.7 Integration within the Estate

As previously stated, “the nature of the development will encourage social cohesion amongst residents of the Resort”. The provision of recreation areas will encourage positive social interaction between residents.

Group activities are expected to be operated within the Estate. The provision of community facilities will provide an opportunity for integration of residents.

Assessment

Integration between residents within the Resort is expected to be positive. Group activities for the residents will engage occupants and therefore create an internal community.

2.1.8 Multiplier Effects

According to NSW Treasury Economic Update (September 2013),

“NSW Treasury estimates that for every \$1 million spent on extra residential construction, a possible \$2.5 million would be generated in the overall economy. The spending would give rise to an additional three full-time jobs in the construction industry and a total of eight full-time jobs in the overall economy.”

This SIA has been prepared to identify the social impacts of the development of a 101 dwelling MHE.

- The DA involves:
 - Development of dwelling sites
 - Community centre and associated community facilities

Approximate construction costs for the DAs are as follows:

- Development of dwelling sites - \$2.650 million
- Community centre and associated community facilities - \$1.040 million

Additionally, the construction cost of the future dwellings (installation of moveable homes) would be approximately 14.948 million.

The total construction cost of the proposed development, being the roads, enabling infrastructure, community facilities and homes is estimated to be approximately \$18.638 million. Using the information provided by NSW Treasury the proposed development will generate \$46.595 million to the overall economy. 56 additional full-time construction jobs and 150 full-time jobs in the overall economy will be created.

Assessment

The proposed development will create a positive economic effect on the local community.

2.1.9 Social Behaviour

All residents will be adults and accordingly will be expected to behave in an acceptable manner.

The social behaviour of residents will be monitored by the rules and conditions outlined in the Plan of Management (POM).

All residents will be asked to read and sign the Community Rules contained within their Information Pack. This will ensure all residents are aware of what is expected of them and their guests.

Assessment

The house rules/policies outlined in the Plan of Management promotes/ensures positive social behaviour of residents.

2.2 Crime Prevention Through Environmental Design

The proposed development has been planned and designed around the principals of Crime Prevention Through Environmental Design (CPTED). NSW Police Force’s publication “*Safer By Design*” suggests that the use of CPTED principals “reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space”.

CPTED is a strategy that looks at the planning, design and structure of a proposed development and opportunities for crime. The aim of a CPTED is to minimise crime risk opportunities of a development and it’s surrounds through an assessment of design and place management principles.

There are four CPTED Principals that must be considered in the assessment of a development to minimise the opportunity for crime. These include:

- **Surveillance** occurs through natural, technical and formal measures that allow people to see what others are doing in public spaces. They assist in contributing to people feeling safe in a place as well as the deterrence of crime.
- **Access Control** is the restriction or attraction of movements of people out of and around developments. Access control measures increase the effort required to commit crime. Access Control occurs through natural, technical/mechanical and formal control measures.
- **Territorial Reinforcement** relates to the distinction between public and private property using actual and symbolic boundary markers, spatial legibility and environmental cues. Territorial reinforcement encourages community responsibility, identifies the use of a space and distinguishes who should/should not be within such space.
- **Activity and Space Management** relates to how spaces are used and maintained to maximise community safety. Space management involves the formal supervision, control and care of a development.

2.2.1 Tenambit Crime Statistics

The proposed development is located in the Tenambit. Recorded crime data for the Maitland LGA for the year 2023 is identified in Table 3 below. The table details the incidence of reported crime for the Tenambit in relation to all other NSW LGAs.

TABLE 3 - Incidence of Reported Crime for Tenambit (Reference Red Suburbs, *Crime Map of Australia*).

Reported Crime	2023
Assault and related offences	68
Justice procedures offences	48
Theft	35
Property damage	34
Stalking, harassment and threatening behaviour	31

Sexual offences	18
Burglary/Break and enter	13
Deception	8
Weapons and explosives offences	5
Drug use and possession	3
Public nuisance offences	3
Disorderly and offensive conduct	2
Miscellaneous offences	2
Robbery	1
Arson	1
Other drug offences	1

According to Red Suburbs “Crime in Tenambit has decreased by 17.27% from 2022 to 2023”.

2.2.2 Tenambit Crime Hot Spots

The following hot spot maps show that a range of crimes are recorded in the vicinity of the site.

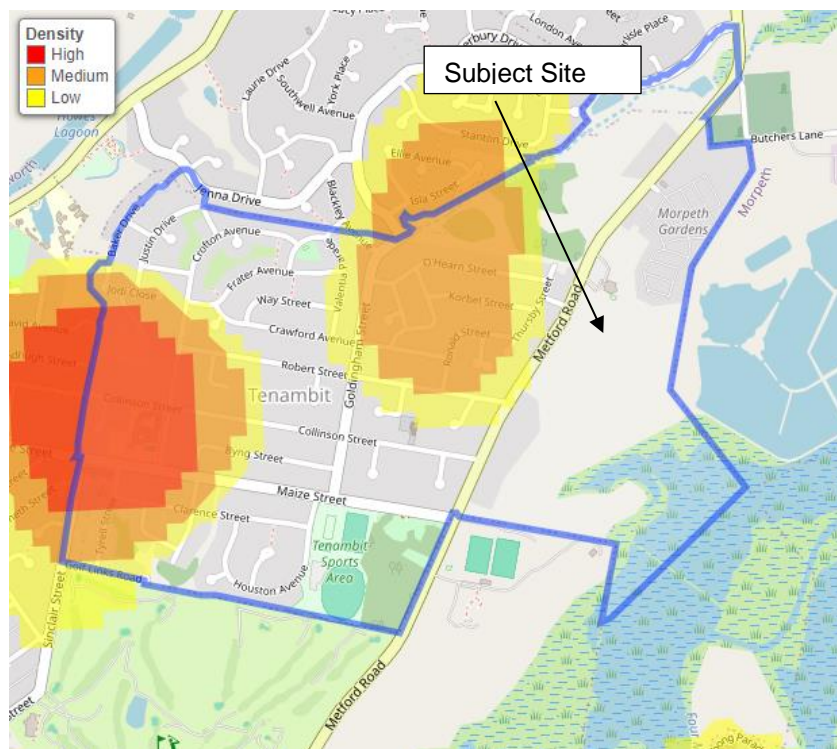


Figure 3 - Incidents of Theft (Break and Enter Dwelling)

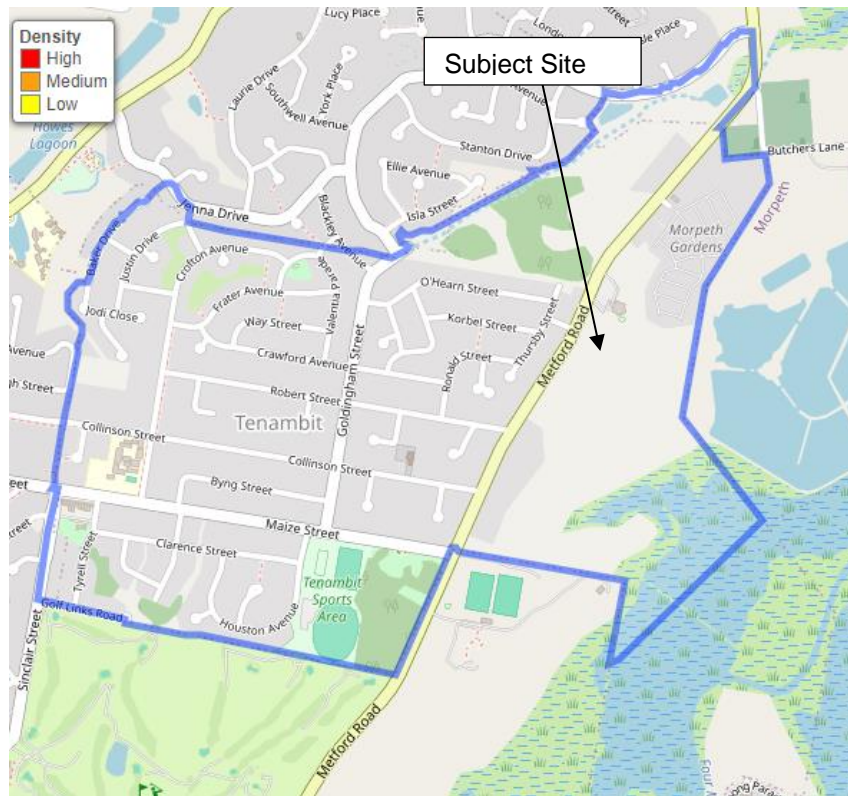


Figure 4 - Incidents of Theft (Break and Enter Non-Dwelling)

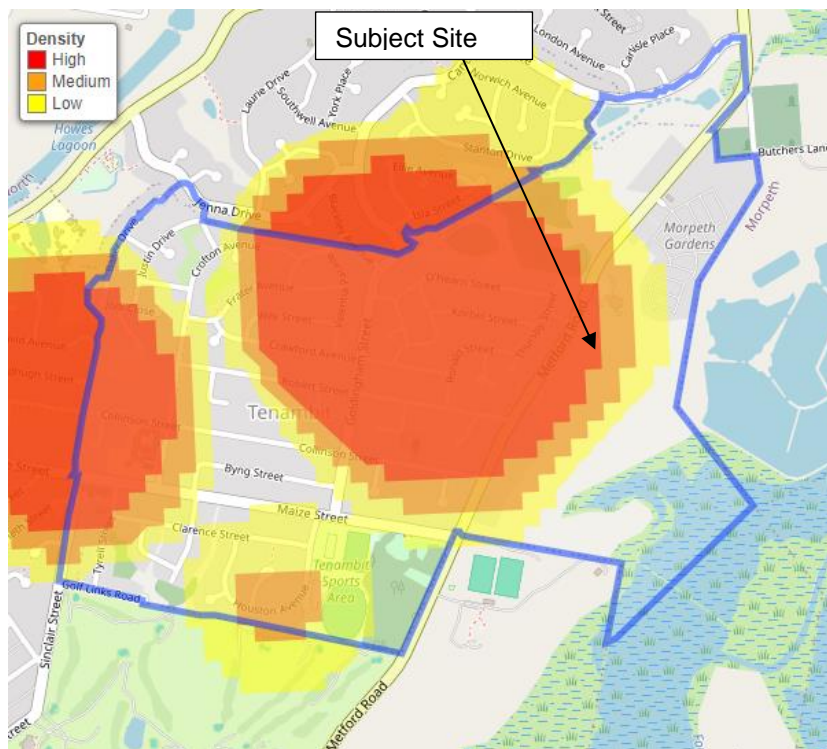


Figure 5 - Incidents of Assault (Domestic Assault)

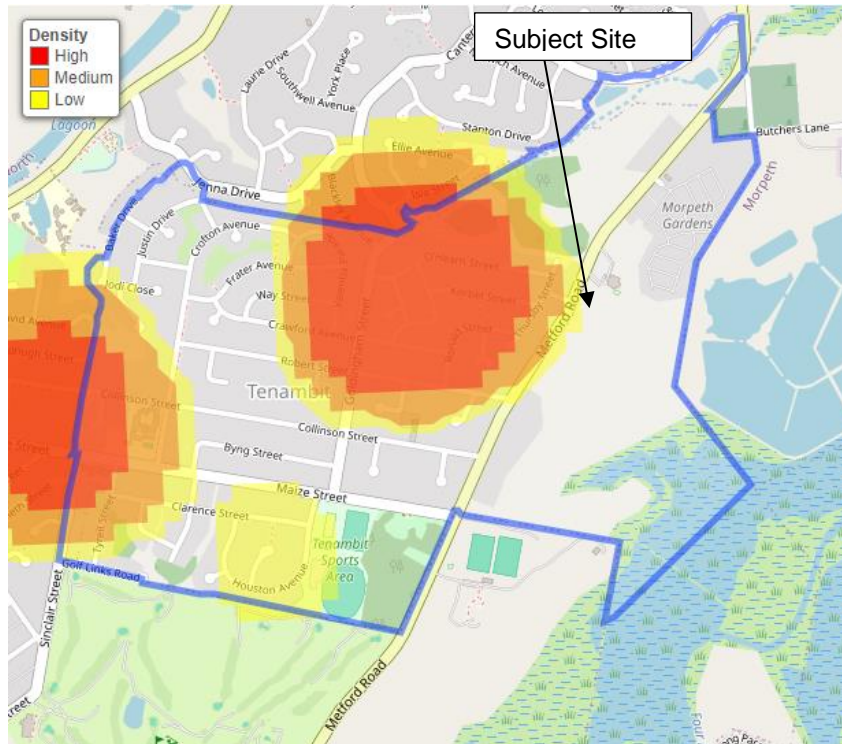


Figure 6 - Incidents of Malicious Damage to Property

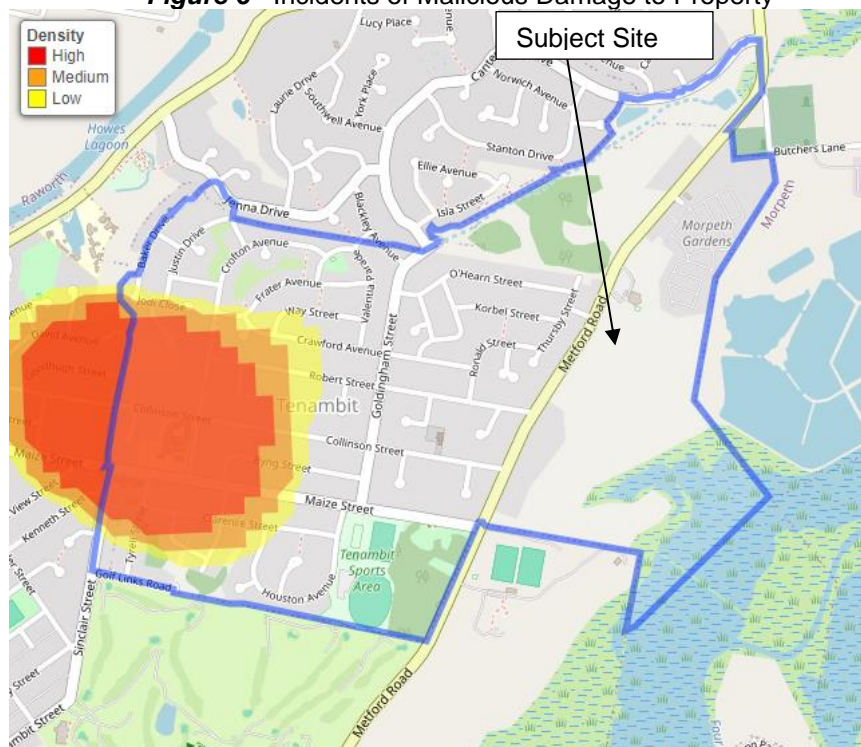


Figure 7 - Incidents of Theft (Motor Vehicle Theft)

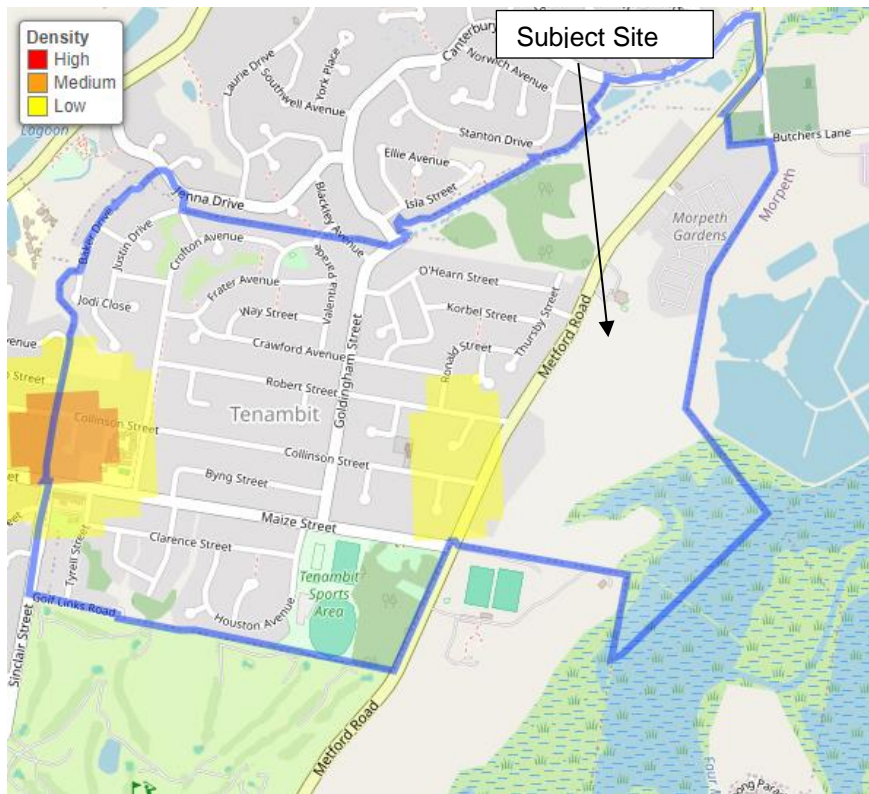


Figure 8 - Incidents of Assault (Non-domestic Assault)

2.2.3 Crime Assessment

Table 3, Incidence of Reported Crime for Tenambit, details that all areas of crime is prevalent throughout Tenambit.

Assault and related offences, Justice procedures offences, Theft and Property Damage are the four (4) main crimes which have occurred within Tenambit in the year to December 2023.

Results shown in the hotspot maps indicate that the area surrounding the subject site has not experiences incidents of crime detailed, with the exception of Incidents of Assault detailed in figure 4.

From the information contained above it is suggested that crime will not impact upon the proposed development.

2.2.4 Incorporation of CPTED Principles

The following principle should be considered in the planning stage of the proposed development to further improve the safety and security of the subject site:

Surveillance

The proposed development will contribute to natural surveillance of the streets from windows of dwellings which overlook the internal streets and Estate facilities. Similarity the proximity of Estate facilities will allow natural surveillance of dwellings.

Recommendations

- Dwellings should have windows which face to the street, ideally from a living room;
- Landscaping should not give rise to concealment opportunities or obstruct natural surveillance;
- Vegetation should be maintained to avoid concealment opportunities or obstruction of natural surveillance;
- Adequate lighting should be provided to key entry points, pathways, carparking areas and other communal spaces;
- Appropriate fencing to allow for passive surveillance in and out of the estate; and
- On site management will be available and will complete various security checks during the day and evenings. If it is required additional security monitoring will be incorporated.

Access Control

The proposed development will be accessible by motor vehicle from Metford Road. Pedestrian access will be via Metford Road. The following measures should be considered for incorporation into the proposed development:

- Signage at entry points to the subject site should be erected stating 'Private Property';
- Way finding signage should be erected identifying areas of restricted access and communal spaces;
- Emergency exits should be installed in accordance with relevant legislation and policies;
- Access to the Resort will be via key/swipe card; and
- The entire property should be fenced to ensure a good presentation and allow a balance between security and transparency.

Territorial Reinforcement

To distinguish between private and public areas the following measures should be implemented:

- Landscaping and fencing around the Estate will create a clear boundary between public space and the privately-owned Estate;
- Access points should be legible; and
- Signs and location markers should be clear, legible and useful.

Space Management

Appropriate space management principals will ensure areas are used and maintained to maximise community safety. The following measures should be adopted to ensure the formal supervision, control and care of a development:

- Regular maintenance of landscaping and facilities should occur;
- Establish vegetation buffer areas which will prevent unauthorised access to the premises and anti-social behaviour;
- A rapid removal policy for vandalism repair and removal of graffiti should be employed;
- Garbage bins should be located away from entrances, communal areas and out of general sight
- The POM should state "*any criminal activity will not be accepted within the Estate and will be reported to the local police.*"

Assessment

By following the above-mentioned recommendations, it is unlikely that the proposed development will result in any significant increase of crime activity but could potentially contribute towards the greater security and crime prevention in the Tenambit area.

2.3 COMMUNITY ENGAGEMENT

A number of initiatives have been undertaken to ensure that the local community have been consulted during the planning/development application process. These initiatives include:

- Community Survey
- Community Services and Commercial Premises Survey

2.3.1 Community Survey

52 community surveys were distributed to residences within close proximity to the subject site. Figure 1 details the subject the subject site is shaded green and the survey area outlined in red.



Figure 1: Survey distribution area

The cover of the survey sheet contained the following information:

Proposed Development

The proposed development involves the construction of 101 dwellings for an over 55's Residential Resort to be located at Nos. 27, 29 & 33 Metford Road Tenambit. The Regal Inn Hotel is located at the front of No. 33 and will remain unchanged. The existing dwellings situated at 27 and 29 Metford Road will be demolished to accommodate the proposed development.

The Australian population is aging, and the Maitland area has a recognised shortage of quality senior's accommodation options.

The proposed development will provide residents with a new low maintenance single level home in a safe, secure gated community of like-minded people at a similar life stage.

A proposed development plan is attached for your information.

There is a high demand for alternative forms of housing such as proposed. The development will have the following features:

- Restricted to occupants that are over 55 years of age;
- All dwellings will be owner occupied;
- Provides residents with a safe and secure living environment;
- Access to the community will be via Metford Road;
- Resort style facilities available for residents will include a large community centre with indoor swimming pool, picnic area and small open spaces with seating; and
- Secure parking for caravans, motorhomes and boats.

Survey

This survey has been prepared on behalf of the applicants, Regal Hunter Properties Pty Ltd. Regal Hunter Properties is an Australian owned company who are invested in providing high quality over 55's housing.

Your views and opinions are important, and you are encouraged to participate. Results and comments from this survey will form part of the Social Impact Statement which has been requested by Maitland Council to form part of the development application.

Survey questions are located on the back of this sheet. The survey can be completed in two ways:

1. *Via Survey Monkey*
<https://www.surveymonkey.com/r/DGM23PQ>
2. *Mail your written responses to:*
Community Survey
Proposed Over 55's Residential Resort
C/- PO Box 90
KURRI KURRI NSW 2327

Responses are required by Friday 17 May 2024

Development Plan

The proposed development plan, attached as APPENDIX C, was attached to the survey and distrusted to the community.

Comment

The information provided on the coversheet was comprehensive and those completing the survey were fully informed of the purpose of the proposed development and answered the survey accordingly.

The questions in the survey were designed to address issues which are typical to this type of development. The survey also allowed respondents the opportunity to note any perceived issues which may arise as a result of the proposed development. A copy of the survey questions and cover sheet is attached as **Appendix A**.

Those wishing to complete the survey had two options for providing their responses. Option 1 was via electronic lodgement "Survey Monkey" or Option 2 to mail their responses.

All mailed responses were entered into Survey Monkey by the administrator so that a report from Survey Monkey could be generated. While the closing date for the return of the survey was Friday 17 May 2024 the survey remained open until Thursday 23 December to allow for any responses received by mail to be entered. The Survey Monkey report of results is attached with the survey questions as **Appendix B**.

Respondents were given the option to obtain further information regarding the proposed development by providing their name, address and phone address. Those who did provide this information were contacted by mail and where relevant were provided with the information they required to address their concerns. Respondents were also informed of the DA process, where Council will invite public submissions and that plans of the proposed development will be available for viewing at the Council Administration Building.

Although the survey could have been answered by anybody within the Community, that is access to Survey Monkey is not limited to those only living within the survey area, it is believed that the results are a true reflection of residents living in the survey area.

The majority of issues raised are seen to be genuine and are not unexpected for such a development. The matters raised by Respondents have been addressed in detail under Section 3 - Key Social Impacts of this Report.

Summary of Survey Results

21 survey responses were received, resulting in a 40.39% response rate of distributed surveys. While it would be ideal to have a higher response rate in order to gauge the majority of the resident's views the lack of responses could be attributed to there being less incentive or little motivation to respond.

Question 1

4 respondents (19.05%) strongly agreed there is a growing need for over 55's housing in the Maitland/Tenambit area. 7 respondents (33.33%) were not sure, and 10 respondents (47.62%) strongly disagreed that the proposed development was needed.

Question 2

5 respondents (23.81%) strongly agreed that Tenambit is a good location for over 55's housing, 7 respondents (33.33%) were not sure, and 9 respondents (42.86%) strongly disagreed.

Question 3

13 respondents (61.9%) believe that there would be an increase in crime in the area should the development proceed. 8 respondents (38.10%) percent suggested there would not be an increase in crime.

Question 4

17 respondents (80.95%) felt that the development would impact on the present service and facilities. 4 respondents (19.05%) believed that there would be an impact.

Question 4 of the survey asked Respondents their views on the proposed Resort's impact on present services and facilities. The following is a summary of responses:

1. Flooding via stormwater to wetlands
2. Visual aspect will be impacted upon
3. Increase traffic will impact upon all residents of the area
4. There is an existing shortage of services and facilities in Tenambit.
5. Existing medical facilities and emergency services available in the Tenambit area are at full capacity.

6. Electricity demands and blackouts.
7. Town already overpopulated.
8. The town and infrastructure are not adequate to accommodate proposed development
9. Not enough facilities to accommodate more people
10. Metford Road is already busy enough with the traffic backing up at the roundabout near the hospital.
11. Tenambit Shopping precinct may need to increase, particularly the pharmacy and Foodworks
12. Sewer services
13. Overloading of public transport, traffic management, power supply, water, sewer and stormwater.
14. Tenambit, shopping centre and medical centre is at saturation including parking.

Question 5

8 respondents (38.1%) agreed that there should be few traffic issues arising from the proposed development. 13 respondents (61.9%) advised that there maybe traffic issues arising from the proposed development.

Question 6

16 respondents (76.19%) perceived there maybe issues which could arise from the proposed development. 5 respondents (23.81%) advised that they do not perceive any issues which may arise from the proposed development on the local area.

Respondents were given an opportunity to state what issues and in what way the development will impact on them and the local community. A summary of the responses is as follows:

1. Increased road traffic, potential vehicle accidents, construction traffic
2. More unsightly prefab housing not appropriate to older semi-rural buffer zone
3. Complaints about the rural properties near by animals
4. Is currently a lovely area with detached homes and a semi-rural feel. Loss of rural character.
5. Over population
6. Road congestion. Too many people, not enough services
7. Already over developed. Proposed development will devalue property prices.
8. Current roads and even water run off of such a development will continue to have adverse impacts
9. Crime and traffic concerns
10. Metford Road is already too busy, too much speeding. Entry and exit across this road will be a big risk. Existing road not capable of taking additional use.
11. Tenambit shopping centre and medical centre is at saturation including parking

Question 7

14 respondents (66.67%) support the development. 7 respondents (33.33%) advised that they do not support the development.

Question 8 & 9

Respondents were asked to provide their current situation in relation to vocation and age group. 0 respondents were students, 0 respondents were unemployed, 1 respondent was employees, 4 respondent was a tradesperson, 3 person was a manager, 6 respondents held a professional position and 7 respondents were retired.

0 respondents advised they were within the age range between 18-30 years.
 0 respondents advised they were within the age range between 31-40 years.
 7 respondents advised they were within the age range between 41-50 years.

5 respondent advised they were within the age range between 51-60 years.
6 respondents advised they were within the age range between 61-70 years.
3 respondents advised they were within the age range between 70+ years.

It is suggested that a good cross section of the community have participated in providing the survey responses.

Question 9

7 respondents reply to this question, indicating that they would like to receive further information regarding the proposal and provided their names and addresses. 1 of the respondents lived outside the survey area but were still provided with a reply. 1 respondent did not provide their postal address.

Those who did provide this information were contacted by mail and where relevant were provided with the information they required to address their concerns. Respondents were also informed of the DA process, where Council will invite public submissions and that plans of the proposed development will be available for viewing at the Council Administration Building.

2.3.2 Community Services and Commercial Premises Survey

A phone survey was conducted by Complete Planning Solutions (CPS) of community service, commercial and professional service providers in the Tenambit Area. The providers contacted were:

- FoodWorks/IGA – 4934 5066
- Tenambit Butchery – 4933 4259
- Donarch Fine Chocolate – 4008 2300
- The Bottle-O – 4933 5975
- Tenambit Bakery – 4933 2566
- Emily's Bargains – 0417 458 064
- Australia Post/The Lott – 4933 7299
- Tenambit Pharmacy – 4933 6501
- Garden of the Soul – 0418 118 758
- Tenambit Takeaway – 4933 3922
- Maize Street Roasters – 0413 529 458
- The Regal Inn – 4933 2475
- Keep Me In The Moment Preserved Florals – 0475 746 382
- Tenambit Medical Centre – 4933 3566

The providers were informed that CPS had been engaged to prepare a Social Impact Statement for a proposed residential resort which will predominately cater to over 55s residents is to be located next to the Regal Inn Hotel. The Resort at Metford Road Tenambit will involve the construction of 101 dwellings which could result in an additional 164 residents.

The following question were asked the following questions:

1. Is your service able to cope with an increase in referrals as a result of the development?
2. Do you think the development will be good for the Tenambit area?
3. Do you believe that the local infrastructure is capable of handling the proposed development?
4. Do you see any issues, or do you have any concerns with the expansion of the Estate to accommodate an additional 164 residents?

Summary of Survey Results

A total of 14 local Tenambit service providers were phoned to invite them to participate in the survey. Some businesses complete the survey; other businesses were left messages on their phones to return our call if they wanted to respond to the survey. There were a few who declined the offer to participate in the survey. The businesses approached are mentioned above. 11 completed the survey. The respondents were:

- IGA/FoodWorks – Participated in survey
- Tenambit Butchery – 4933 4259 - Participated in survey
- Donarch Fine Chocolate – Participated in survey
- The Bottle-O - Participated in survey
- Tenambit Bakery – 4933 2566 – Declined to participate in survey
- Emily's Bargains – Declined to participate in survey
- Australia Post/The Lott – Participated in survey
- Tenambit Pharmacy – 4933 6501 – Declined to participate in survey
- Garden of the Soul – Was unable to participate.
- Tenambit Takeaway – Business was closed.
- Maize Street Roasters – Did not answer the phone. A message was left asking for a return call.
- Keep Me In The Moment Preserved Florals – Did not answer the phone. A message was left asking for a return call.
- Tenambit Medical Centre – Participated in survey
- The Regal Inn – 4933 2475 - Participated in survey

The 7 replies from local service providers represent half of the providers approached to participate in the survey.

Those Providers who agreed to participate in the survey were asked the four (4) questions.

The questions and responses are as follows:

1. Is your service able to cope with an increase in referrals as a result of the development?

Responses

6 participants advised that their service could cope with an increase in referrals.

Tenambit Medical Centre advised that they are currently at full capacity and unable to take on any additional patients.

Assessment

A Medical Centres inability to take on additional patients is not uncommon within the Maitland area and is not a reflection on the proposed development.

2. Do you think the development will be good for the Tenambit area?

6 participants did think the development would be good for the Tenambit area.

1 participant advised that they did not know enough about the proposed development to comment.

Assessment

The participant who was not able to comment on this question because of lack of information declined the offer to be provided with relevant information regarding the proposed development.

3. Do you believe that the local infrastructure is capable of handling the proposed development?

5 participants believed that the local infrastructure is capable of handling the proposed development.

1 participant believed that the shopping centre's parking facility are over capacity now without additional traffic.

1 participant believed that that traffic during peak times was bad but did comment that as the majority of new residents for the proposed development would be over 55 they would probably visit the shopping centre outside of peak times.

No other issues were raised.

4. Do you see any issues, or do you have any concerns with proposed development and an additional 164 residents?

All participants answered this question.

- 6 participants had no issue or concerns with the proposed development.
- 1 participant was unsure if there would be any issues or concerns with the proposed development.

3.0 PART C – Analysis and Social Impacts

3.1 KEY SOCIAL IMPACTS

3.1.1 Positive Social Impacts

1. Provision of much needed 'reasonably priced' housing in the Tenambit area;
2. Development site is within proximity to commercial, recreation and community services;
3. Increased economic and social benefits to local businesses;
4. Enrichment of the local community by supporting a diversity of population;
5. Provision of housing stock diversity in Tenambit;
6. Provision of a safe, secure, friendly community which ensures the happy lifestyle for residents; and
7. Plan of Management promotes/ensures positive social behaviour of residents.

3.1.2 Negative Social Impacts

1. Impacts on existing social cohesion of the existing community;
2. Risk perception within the existing community (as identified from the community survey);
3. Increased concentration of people in close proximity to each other and other local residents;
4. Increased traffic and impact on road safety in local area; and
5. Impact on the existing character/identity of the local area.

3.2 MANAGING IMPACTS

This SIS aims to analyse and manage the intended and unintended social consequences, both positive and negative, of the proposed development.

Section 3.1 Key Social Impacts of this SIS details a number of positive and negative impacts that may result from the construction of the proposed Estate. While a number of these issues have been addressed in detail throughout this report, especially the positive impacts, the following management measures are suggested to be adopted to address the negative impacts as outlined in Section 3.1.2:

1. Social cohesion is defined as the willingness of a member of a society to cooperate with each other in order to survive and prosper. The applicants proposing to establish a Lifestyle Resort are committed to the ideals of social cohesion. The proposed development does not propose to create a negative impact on the existing social cohesion of the existing community but wishes to contribute to it.

Residents will be encouraged, to assimilate into both the Resort and general community in a positive way. As part of the Resident Information Pack issued to residents, local community facilities, sporting groups, and community groups should be listed. Additionally, local community events should be distributed/advertised to residents.

Recommendations

- *That external activities be organised giving residents the opportunity to participate with the members of the broader Tenambit and Maitland communities;*
- *That the Resort Management or Residents Committee organise events which local Tenambit residents are invited to attend;*
- *That the Resort's residents be encouraged to participate in the activities of community groups outside of the Resort;;*

- *Local community events should be advertised to all residents;*
- *The increased concentration of people in close proximity to each other and other local residents will not be an issue if rules and policies are adhered to;*
- *Residents will be encouraged to seek the advice/support of the Resort's Management should there be an issue of conflict;*
- *Management of the Resort will investigate all concerns;*
- *If local residents have any issue with the Resort residents or its facilities, they are encouraged to raise the issue with Resort Management. All complaints will be investigated by the Management;*
- *Local residents are encouraged to welcome new Resort residents to their area as they would any other new resident; and*
- *The POM incorporates mechanisms for resolving external disputes.*

2. Risk perception within the existing community.

A number of risk perceptions were identified through the community survey. These risk perceptions and an assessment of the risk perceptions are as follows:

- **Limited community services**

Assessment

The existing community services have acknowledged that they could deal with an increase needed for these services. As the demand grows for additional services then government requirements to provide these services will be investigated.

- **Additional demand on shopping centres**

Assessment

It is perceived that the existing shopping facilities are inadequate for the existing population. Tenambit and the Maitland area is constantly evolving to accommodate the needs of residents. New shopping facilities will be developed to address demand when required.

- **Shortage of doctors**

Assessment

While this is a genuine risk perception to many in the general community. There is no easily obtained factual information to support these claims. Having said this Tenambit Medical Centre advised that they are currently at full capacity and unable to take on any new patients. Under these circumstances Tenambit residents would need to look outside of their town for medical treatment. There are a number of doctor surgeries in Thornton, Metford and East Maitland which are within in close proximity of Thornton.

- **Traffic**

Traffic congestion and increase in traffic movements.

Assessment

A Traffic Report has been prepared by Intersect Traffic will be submitted to Council with the DA. The recommendations of the report should be adopted.

- **Local character**

Assessment

Local character/identity is important, especially to long term residents of an area. However, the growth of a town, additional housing stock, the possibility of increased property values if the new development is well designed and complements existing housing, and a diversity of population groups is also important.

The proposed development could provide a positive impact on the lifestyle of existing residents. Some residents may perceive the establishment of a secure gated community, offering some additional community interaction and involvement as an improvement to their current lifestyle.

- **Need family & young people housing**

Assessment

It is appreciated that there is a need for family and young people housing within the Tenambit area. The proposed development will help to provide this housing for families and young people by existing older residents selling their family homes to move into the Resort.

- **Environmental issues**

Assessment

The majority of the subject site has been cleared over the years for agricultural purposes. Given the lack of native vegetation upon the subject site there is not perceived issue with disturbance of nature corridors. The proposed development has been designed to consider the natural environmental issues, ensuring that the proposed development will not create a negative impact upon the local area's environment.

- **Crime**

By following the recommendations within this Statement, it is unlikely that the proposed development will result in any significant increase of crime activity but could potentially contribute towards the greater security and crime prevention in the Tenambit area.

3. Increased concentration of people in close proximity to each other and other local residents.

The proposed development will provide approximately 101 dwellings with lot sizes ranging between approximately 195.5m² – 296m². Each dwelling allows the resident to have their own space as well as access to communal areas. This provides residents with options to suit their individual circumstances and allows residents to have a sense of belonging;

Recommendations

- *The increased concentration of people in close proximity to each other and other local residents will not be an issue if rules and policies are adhered to;*
- *Residents will be encouraged to seek the advice/support of Resort Management should there be an internal conflict.*
- *The Resort Management will investigate all concerns.*

- *If local residents have any issue with the Resort residents or its facilities, they are encouraged to raise the issue with Resort Management. All complaints will be investigated by Management.*
- *Residents will be expected to adopt a behaviour which will be outlined in the POM.*

4. Increased traffic and impact on road safety in local area;

The issues of traffic and general road safety in the local area has been raised as a negative impact during the community survey process. The community survey of local residents has identified the issue of traffic as a concern with the proposed development.

Recommendation

- *A number of formal and informal activities will be facilitated within the Estate, reducing the need for residents to leave the subject site;*
- *The Traffic Report identifies:*
 - *the proposed development will not adversely impact on the local and state road network.*
 - *The local road network has capacity to cater for additional traffic associated with new development in the area.*

3.3 EXISTING SERVICES & INFRASTRUCTURE CAPACITY

The capacity of existing services, facilities and infrastructure to meet the needs of new residents is important to any development. Supply/demand, capacity, access and equity issues have also been investigated and examined. The following information is a summary of these investigations.

3.3.1 Parking - Onsite

The proposed development will provide both residential and visitor parking. Each dwelling will have a minimum of one carparking space.

23 visitor carparking spaces (including 2 accessible spaces) will be provided within the Resort. An area has also been set aside for caravan, motorhomes and boat parking. Refer to plans submitted with the Development Application for further details of parking arrangements.

Assessment

The provision of both resident and visitor parking will ensure that parking will not create a negative impact on the development or surrounding residents.

3.3.2 Parking – Tenambit CDB

A number of parking areas are located within close proximity of Tenambit CDB.

Assessment

A number of parking areas are located within close proximity of Tenambit CDB. Like other residents of Tenambit residents from the Resort will develop shopping patterns which factor in ease of getting a car park. If it is their priority to be able to park within close proximity of their desired destination, then they will visit on least popular days and times.

3.3.3 Traffic Movements

A Traffic Report has been prepared by Intersect Traffic and will be submitted to Council with the DA.

Assessment

The legal address for the subject site is (Nos. 27, 29 & 33) Metford Road. Once developed, residents from Metford Road and surrounding streets could be negatively impacted upon by increased traffic movements. To ensure that residents are not negatively impacted upon, the recommendations of the traffic assessment should be adopted.

3.3.4 Public Transport

Train Station

Victoria Street Train Station is approximately 4.5km from the subject site. The Metford Train Station is approximately 5.3km from the subject site.

Both Victoria Street and Metford Stations provides a service to Newcastle on a regular basis.

Bus Service

Newcastle and Hunter Valley Buses provides an extensive bus timetable for services to and from Tenambit. These services include:

- Tenambit to Rutherford via Maitland and Green Hills
- Morpeth to Green Hills Shopping Centre via Tenambit & East Maitland

Assessment

Both bus and train services are provided to the residents of Tenambit.

A bus stop is located at Collison Street which is approximately 500m south of the driveway entrance to the subject site.

3.3.5 Community Facilities and Services

Tenambit is well serviced by a number of community facilities.

A survey of local community service providers indicated that they were able to cope with an increase in supply/demand should the proposed development be constructed. Refer to section 2.3.2 Community Providers Survey of this statement for further details.

Assessment

The subject site is ideally located to ensure residents have easy access to existing services and facilities.

The proposed development is to be located within an established residential area.

The provision of infrastructure encourages the areas capacity for growth.

The proposed development meets 'Neighbourhood Planning Principle' as public transport and social infrastructure are already in place and are able to accommodate the needs of the proposed development.

Respondents of the local community service providers acknowledged that their service would be able to cope with any increases in patronage that may arise from the proposed development.

Residents of the Resort will utilise community facilities and services like any other resident of the local community.

3.4 CONSISTENCY OF RECOMMENDATIONS TO PLANNING POLICIES

3.4.1 State Environmental Planning Policy (SEPP) (Housing) 2021

The proposed development is to comply with the principles of the State Environmental Planning Policy (SEPP) (Housing) 2021. The aims and strategies of Part 8 Manufactured Home Estates are:

(1) The aims of this Part are—

(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and

(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and

(c) to encourage the provision of affordable housing in well designed estates, and

(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and

(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and

(f) to protect the environment surrounding manufactured home estates, and

(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.

(2) The strategies by which those aims are to be achieved are—

(a) by allowing, with development consent, manufactured home estates on certain land on which caravan parks are permitted if the land meets the suitable locational criteria stipulated in this Part (which it would not do if, for example, it contains important resources, is subject to natural or man-made risks or has sensitive environmental or ecological features), and

(b) by applying this Part to areas where there is likely to be a demand and suitable opportunities for the development of manufactured home estates, and

(c) by allowing manufactured home estates to be subdivided with development consent either by way of leases for terms of up to 20 years or under the [Community Land Development Act 1989](#), and

(d) by enabling the Minister for Planning to exclude from this Part any land that is subject to a local environmental plan prepared in accordance with the principles of a direction issued in conjunction with this Part under section 117 of the Act.

Comment

The proposed development has been designed to meet the objectives of State Environmental Planning Policy (SEPP) (Housing) 2021

3.4.2 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021.

The object of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation by setting standards—

(a) for the design of manufactured home estates, caravan parks and camping grounds, and
(b) for the design and construction of manufactured homes and other moveable dwellings, and

(c) for the siting of manufactured homes and other moveable dwellings, and

(d) to promote the health, safety and amenity of the occupiers of manufactured homes and other moveable dwellings.

Comment

The proposed development has been designed to meet the objective of this Regulation.

3.4.3 Hunter Regional Plan 2036

The Hunter Regional Plan 2036 sets a 20-year strategic land use planning framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

A range of housing and employment options, especially in the region's cities and strategic centres, will support the growing population, and local council strategies and precinct planning will ensure connected, active, and healthy communities.

Investigate and deliver innovative housing solutions to ensure housing diversity, including increased affordable and social housing, additional infill, and housing that caters to the LGA's ageing population and supports workers in key service industries such as health, aged care, and hospitality.

Maitland Local Government Area contains a high-growth metropolitan area. It includes a number of urban release areas that are contributing to significant greenfield housing supply for the region, as well as centres undergoing revitalisation, and historic rural villages. Maitland will continue to supply housing, connect its settlements and offer civic, health and educational services.

Response

The proposed development is in keeping with the regional priorities. The establishment of an additional 101 dwellings will have a positive effect on the Region's economy, employment opportunities and deliver additional housing stock and diversity to the area.

3.4.4 Maitland Local Environmental Plan 2011

The subject site is zoned RU2 Rural Landscape under the Maitland Local Environmental Plan 2011. The objectives of the zone are:

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.

2 Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; **Caravan parks**; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems

4 Prohibited

Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3

Comment

The site is zoned RU2 Rural Landscape under the Maitland Local Environmental Plan 2011. The proposed land use category “caravan park” is permissible under the MLEP2011. Refer to the definition below for further clarification.

Definitions

caravan park means an area of land, with access to communal amenities, used for the installation or placement of caravans, or caravans and other moveable dwellings, but does not include farm stay accommodation.

moveable dwelling has the same meaning as in the Local Government Act 1993.

Note—

The term is defined as follows—

moveable dwelling means—

(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.

manufactured home has the same meaning as in the Local Government Act 1993.

3.4.5 Maitland Development Control Plan 2011

The proposed development will be assessed by Maitland City Council using the relevant chapters of CDCP 2011.

Consideration of the CDCP2010 has been undertaken in the preparation of plans and documentation for the development application.

3.5 NET BENEFIT TO COMMUNITY

Net Benefit is defined as *“having an overall positive impact on relevant communities”*.

Assessment

This Social Impact Assessment has identified a number of areas in which the proposed development has an overall positive impact on the Tenambit area. These include, but are not limited to:

- 1. Provision of much needed ‘reasonably price’ housing in the Tenambit/Maitland area;*
- 2. Diversity of housing stock;*
- 3. Development site is within close proximity to public transport, CBD and community services*
- 4. Increased economic and social benefits to local businesses*
- 5. Enrichment of the local community by supporting a diversity of population*

4.0 Part D – Conclusion

This Social Impact Assessment has been prepared to address relevant social planning issues for the proposed development. The proposed development is deemed appropriate as:

- It is envisaged that the residents will assimilate with their peers and the general population.
- Positive community cohesion between all Tenambit residents can be achieved.
- It is unlikely that the proposed development will result in any significant increase of crime activity but could potentially contribute towards the greater security and crime prevention in the Tenambit area.
- While measures can be implemented to promote a safe environment for residents, residents must also be responsible in ensuring they act in a responsible and safe manner at all times.
- There is a genuine need for 'reasonably priced' housing within Tenambit.
- The proposed development is not expected to decrease housing prices within the area.
- Integration between residents within the Resort is expected to be positive.
- The proposed development will create a positive economic effect on the local community.
- The Plan of Management will promote and ensures positive social behaviour of residents.
- Recommendations for managing impacts are provided in section 3.2 of this Statement should be adopted.
- The proposed development will have access to water, sewer, electricity, internet and telephone services.
- Local commercial businesses have the capacity to service the proposed development.
- Diversity of housing stock will be achieved through the proposed development.
- The development site is within close proximity to commercial, community, public transport recreation and environmental areas.
- Enrichment of the local community by supporting a diversity of population.

SURVEY QUESTIONS & COVER SHEET

SURVEY QUESTIONS

1. Do you agree there is a growing need for over 55's housing in the Maitland/Tenambit area?
Please circle Strongly Agree Not Sure Strongly Disagree

2. Do you agree that Tenambit is a good location for over 55's housing?
Please circle Strongly Agree Not Sure Strongly Disagree

3. A number of measures will be implemented to prevent crime and anti-social behaviour from the residents of the proposed development. These measures will include:

A Plan of Management – which will provide the rules and policies of the residents as well as identify the type of people who may apply. Residents will sign an agreement to abide by these rules and policies which cover standards of behaviour and noise pollution.

Do you think there will be an increase in crime in the area should the development proceed?

Please circle Yes or No

4. Do you feel that the development will impact on the present services and facilities available in the Tenambit/Maitland area?

Please circle Yes or No

If yes, please state what services and what the impact could be?

5. The proposed access point is to be Metford Road. There should be few traffic issues arising from the proposed development. Do you agree?

Please circle Yes or No

6. Do you perceive any issues which may arise from the proposed development of a residential resort in the local area?

Please circle Yes or No

If yes, please state what issues and in what way it will impact on you and the local community?

7. Do you support the development?

Please circle Yes or No

8. Please circle your current situation

Student	Unemployed	Employee	Tradesperson	Manager	Professional	
Retired						
Age	18-30	31-40	41-50	51-60	61-70	70+

9. If you would like to receive further information regarding the proposal, please provide your details.

Name _____

Address _____

Thank you for taking the time to complete this survey.



PROPOSED DEVELOPMENT

The proposed development involves the construction of 101 dwellings for an over 55's Residential Resort to be located at Nos. 27, 29 & 33 Mefford Road Tenambit. The Regal Inn Hotel is located at the front of No. 33 and will remain unchanged. The existing dwellings situated at 27 and 29 Mefford Road will be demolished to accommodate the proposed development.

The Australian population is aging, and the Maitland area has a recognised shortage of quality senior's accommodation options.

The proposed development will provide residents with a new low maintenance single level home in a safe, secure gated community of like-minded people at a similar life stage.

A proposed development plan is attached for your information.

There is a high demand for alternative forms of housing such as proposed. The development will have the following features:

- Restricted to occupants that are over 55 years of age;
- All dwellings will be owner occupied;
- Provides residents with a safe and secure living environment;
- Access to the community will be via Mefford Road;
- Resort style facilities available for residents will include a large community centre with indoor swimming pool, picnic area and small open spaces with seating; and
- Secure parking for caravans, motorhomes and boats.

SURVEY

This survey has been prepared on behalf of the applicants, Regal Hunter Properties Pty Ltd. Regal Hunter Properties is an Australian owned company who are invested in providing high quality over 55's housing.

Your views and opinions are important, and you are encouraged to participate. Results and comments from this survey will form part of the Social Impact Statement which has been requested by Maitland Council to form part of the development application.

Survey questions are located on the back of this sheet. The survey can be completed in two ways:

1. Via Survey Monkey
<https://www.surveymonkey.com/r/DGM23PQ>
2. Mail your written responses to:
Community Survey
Proposed Over 55's Residential Resort
C/- PO Box 90
KURRI KURRI NSW 2327

Responses are required by Friday 17 May 2024

COMMUNITY SURVEY

PROPOSED OVER 55's RESIDENTIAL RESORT



(Typical Example of Over 55's Residential Resort)

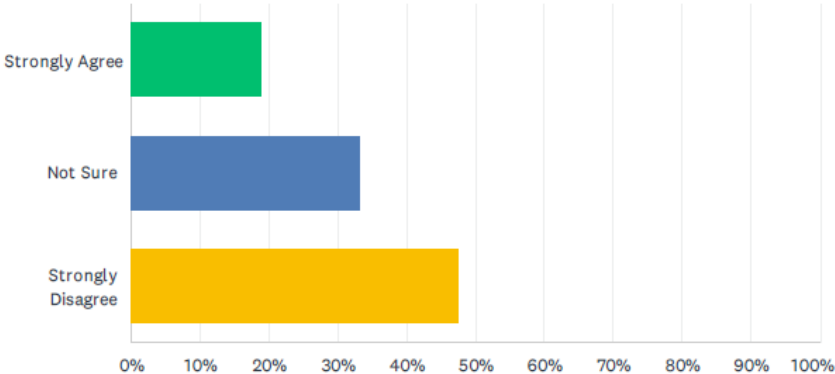
Nos. 27, 29 & 33 Mefford Road
TENAMBIT

SURVEY MONKEY RESULTS

Proposed Over 55s Residential Resort

Q1 Do you agree there is a growing need for over 55's housing in the Maitland/Tenambit area?

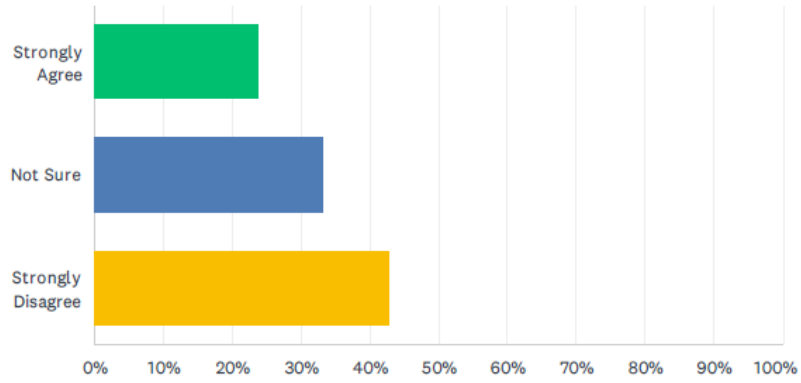
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ANSWER CHOICES	RESPONSES	
Strongly Agree	19.05%	4
Not Sure	33.33%	7
Strongly Disagree	47.62%	10
TOTAL		21

Q2 Do you agree that Tenambit is a good location for over 55's housing?

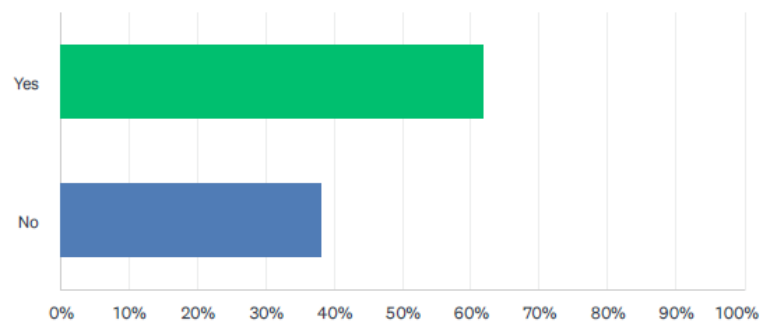
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ANSWER CHOICES	RESPONSES	
Strongly Agree	23.81%	5
Not Sure	33.33%	7
Strongly Disagree	42.86%	9
TOTAL		21

Q3 A number of measures will be implemented to prevent crime and anti-social behaviour from the residents of the proposed development. These measures will include a Plan of Management – which will provide the rules and policies of the residents as well as identify the type of people who may apply. Residents will sign an agreement to abide by these rules and policies which cover standards of behaviour and noise pollution. Do you think there will be an increase in crime in the area should the development proceed?

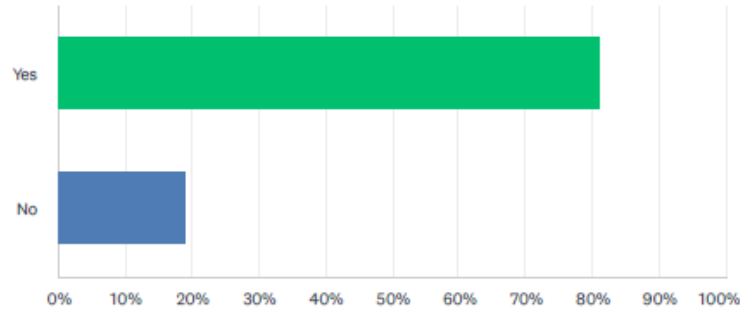
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ANSWER CHOICES	RESPONSES	
Yes	61.90%	13
No	38.10%	8
TOTAL		21

Q4 Do you feel that the development will impact on the present services and facilities available in the Tenambit/Maitland area?

Answered: 21 Skipped: 0

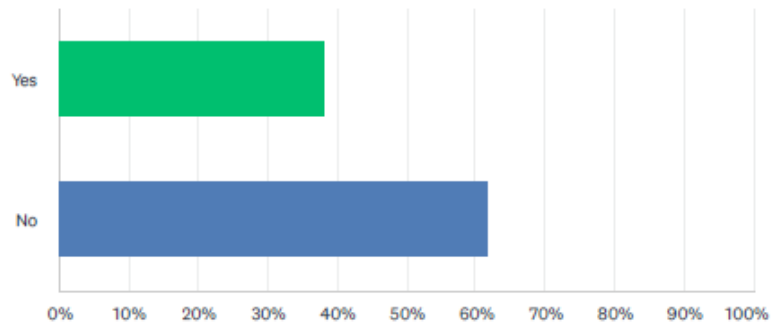


ANSWER CHOICES	RESPONSES	
Yes	80.95%	17
No	19.05%	4
TOTAL		21

#	IF YES, PLEASE STATE WHAT SERVICES AND WHAT THE IMPACT COULD BE?	DATE
1	Tenambit shopping centre and medical centre is at saturation including parking	5/28/2024 9:42 AM
2	Traffic, flooding via stormwater to wetlands, visual aspect	5/22/2024 7:09 PM
3	Emergency services. Poor/congested road conditions. Electricity demands and blackouts.	5/14/2024 7:08 PM
4	Traffic along Metford Road, parking on Metford Road	5/13/2024 9:42 AM
5	This town is already way over populated. The town and infrastructure is not bigger enough for anymore development. We as locals have had enough.	5/12/2024 8:47 AM
6	Leave things as they are. No changes please	5/11/2024 9:06 PM
7	Not enough facilities to accommodate more people.	5/10/2024 2:11 PM
8	Metford road is already busy enough with the traffic backing up at the roundabout near the hospital.	5/10/2024 6:25 AM
9	Doctors	5/10/2024 4:59 AM
10	Medical services already overloaded as are roads	5/9/2024 7:42 PM
11	The small Tenambit Shopping precinct may need to increase in size, the pharmacy and Foodworks in particular	5/9/2024 6:53 PM
12	Medical / doctors, local parking,	5/9/2024 5:42 PM
13	Roads	5/9/2024 3:33 PM
14	Electricity sewer and roads	5/9/2024 2:38 PM
15	Public Transport, Traffic Management, Power Supply, Water, Sewer and Stormwater services. Negative impacts to all, overloading each one.	5/9/2024 1:23 PM
16	Roads -traffic increase , Doctors- overwhelmed,	5/7/2024 8:06 AM

Q5 The proposed access point is to be Metford Road. There should be few traffic issues arising from the proposed development. Do you agree?

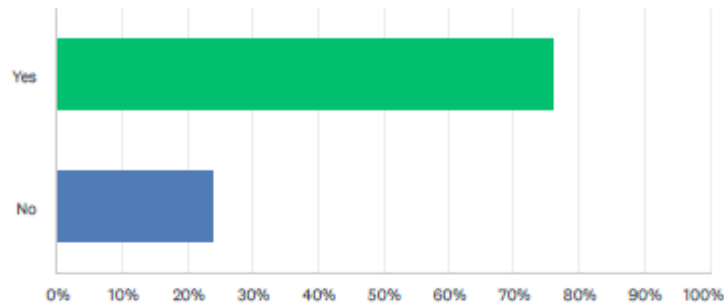
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ANSWER CHOICES	RESPONSES	
Yes	38.10%	8
No	61.90%	13
TOTAL		21

Q6 Do you perceive any issues which may arise from the proposed development of a residential resort in the local area?

Answered: 21 Skipped: 0

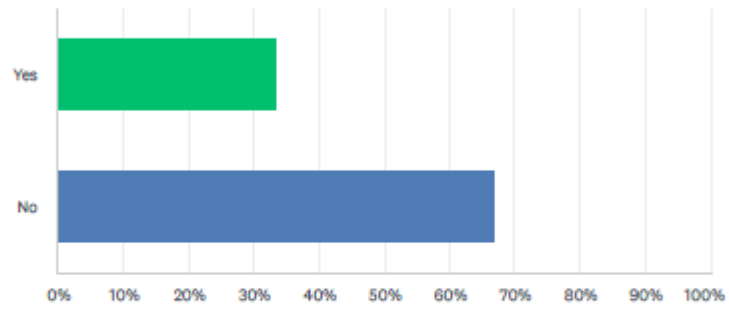


ANSWER CHOICES	RESPONSES	
Yes	76.19%	16
No	23.81%	5
TOTAL		21

#	IF YES, PLEASE STATE WHAT ISSUES AND IN WHAT WAY IT WILL IMPACT ON YOU AND THE LOCAL COMMUNITY?	DATE
1	Any of the above issues	5/28/2024 9:42 AM
2	Increased road traffic, potential vehicle accidents, construction traffic, more unsightly prefab housing not appropriate to older semi-rural buffer zone	5/22/2024 7:09 PM
3	Complaints about the rural properties near by and animals. Traffic, Metford road is a very busy road, I cannot imagine additional traffic from another 101 houses.	5/14/2024 7:08 PM
4	This is a lovely area with detached homes and a semi-rural feel. This was the reason I bought here. Having lived in a development, I wanted my own personal home in a quiet area. I have been alarmed at the rise of closely-set developments in the Maitland area which seemingly cram people onto very small blocks. This is also a long-established area which, I feel, will be negatively impacted on by creating what appears to be a very large development in the middle of it.	5/13/2024 9:42 AM
5	Over population	5/12/2024 8:47 AM
6	Just go somewhere else. We have enough thank you	5/11/2024 9:06 PM
7	Road congestion. Too many people, not enough services	5/10/2024 2:11 PM
8	That area is already over developed. I understand the pub owner/s are giving themselves a guaranteed customer base by building out the land around the pub, but it's going to devalue other properties and make roads more congested.	5/10/2024 6:25 AM
9	Devalue of properties, Traffic congestion.	5/9/2024 7:42 PM
10	It's already a very busy road, with low visibility and blind bends, and the traffic between the Chisholm Rd and Fieldsend is constant gridlock at peak times. Upgrading the roads are necessary	5/9/2024 6:53 PM
11	Current roads and even water run off of such a development will continue to have adverse impacts	5/9/2024 5:42 PM
12	Increased traffic	5/9/2024 3:33 PM
13	Crime and traffic concerns	5/9/2024 2:38 PM
14	Metford Road is already too busy, too much speeding. Entry and exit across this road will be a big risk. Adding more and more homes will add more vehicles than the road can take. Also those listed above in Q4	5/9/2024 1:23 PM
15	Road too busy now development will make it worse	5/7/2024 8:06 AM

Q7 Do you support the development?

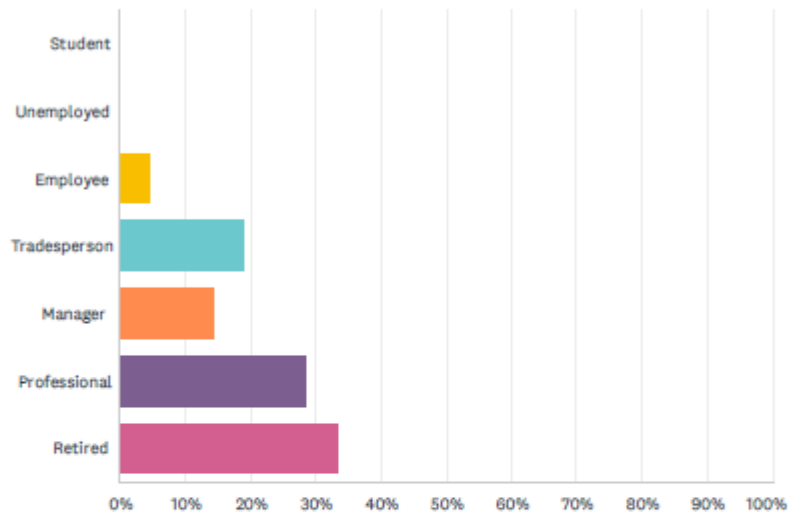
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ANSWER CHOICES	RESPONSES	
Yes	33.33%	7
No	66.67%	14
TOTAL		21

Q8 Please select your current situation

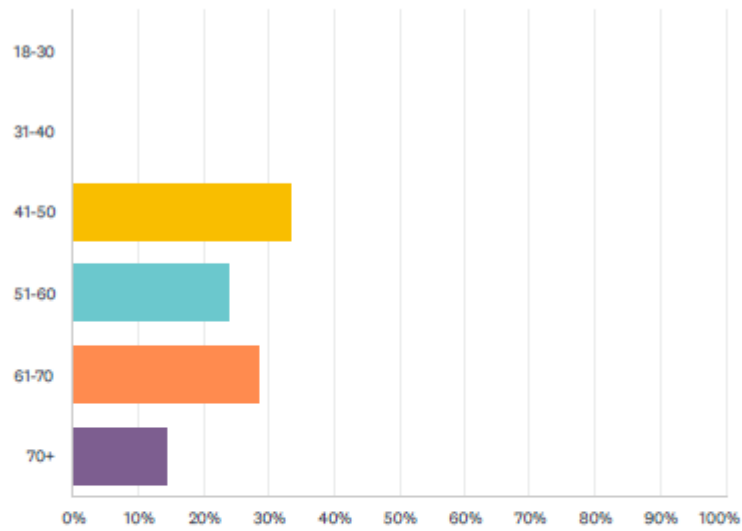
Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
Student	0.00%	0
Unemployed	0.00%	0
Employee	4.76%	1
Tradesperson	19.05%	4
Manager	14.29%	3
Professional	28.57%	6
Retired	33.33%	7
TOTAL		21

Q9 Select your age range

Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-30	0.00%	0
31-40	0.00%	0
41-50	33.33%	7
51-60	23.81%	5
61-70	28.57%	6
70+	14.29%	3
TOTAL		21

Q10 If you would like to receive further information regarding the proposal, please provide your details.

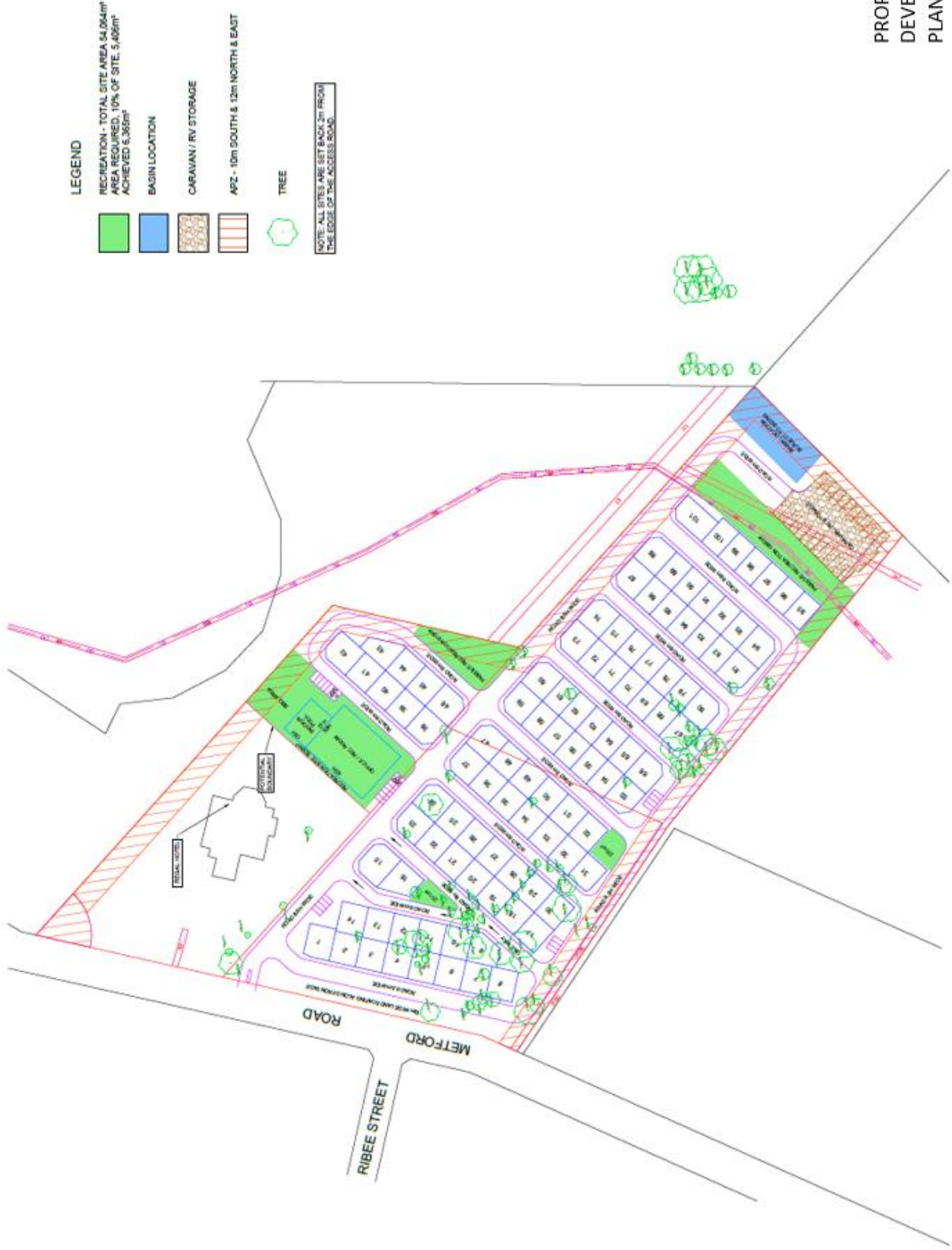
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ANSWER CHOICES	RESPONSES	
Name	100.00%	8
Address	87.50%	7

#	NAME	DATE
1	James Knight	5/28/2024 9:42 AM
2	Michael & Debbie Sleenan	5/23/2024 4:47 PM
3	Kim caruthers	5/14/2024 7:08 PM
4	Amanda Serrano	5/13/2024 9:42 AM
5	Put it somewhere else. Not here	5/11/2024 9:06 PM
6	Stacey Miller	5/9/2024 4:51 PM
7	Mick ford	5/9/2024 2:38 PM
8	Colin Terry	5/7/2024 8:06 AM

#	ADDRESS	DATE
1	25 Metford Road Tenambit	5/28/2024 9:42 AM
2	42 Metford Rd Tenambit	5/23/2024 4:47 PM
3	5 Metford road tenambit	5/14/2024 7:08 PM
4	28 Metford Road, Tenambit	5/13/2024 9:42 AM
5	Staceymiller1957@gmail.com	5/9/2024 4:51 PM
6	5 elkin close Raworth nsw	5/9/2024 2:38 PM
7	36 Metford Road Tenambit	5/7/2024 8:06 AM

PROPOSED DEVELOPMENT PLAN



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