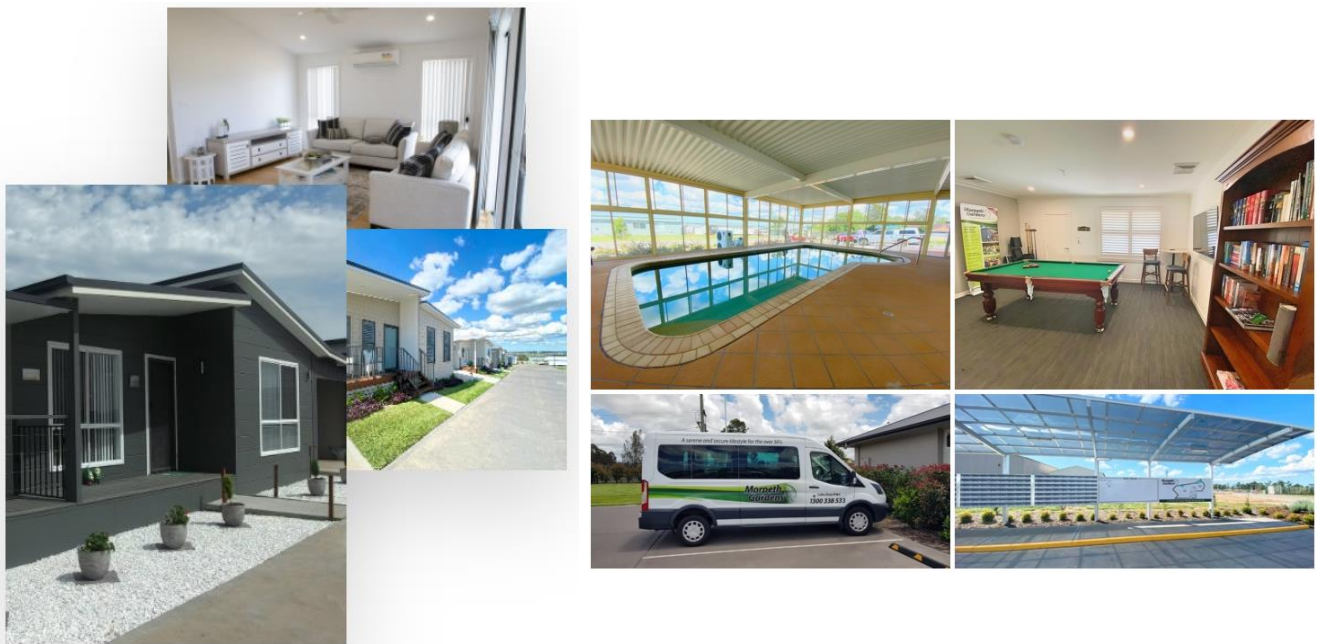


# Proposed Extension to Morpeth Gardens Lifestyle Village

35 Metford Road, Tenambit

STATEMENT OF ENVIRONMENTAL EFFECTS



January 2022

**Extension of Morpeth Gardens Lifestyle Village**

**Lot 12 DP1197316 No. 35 Metford Road, Tenambit**

Prepared by Metford Road Pty Ltd

Document Status

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## 1.0 INTRODUCTION

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The Morpeth Gardens Village Manufactured Home Estate (MHE) was approved on 26 April 2017 and the first dwellings established in 2018. In the last 3 years, more than 82 dwellings have been constructed and occupied.

Dwelling occupation rates are in the order of 1.5 persons per dwelling, and the average age of residents is 70 years.

Maitland City Council have developed an Affordable and Adaptable Housing Action Plan. It states that it is an important focus for Maitland to deliver diverse and affordable ranges of housing options throughout all life stages. Council have stated that they are seeking new ways to influence the delivery of quality housing supply, services and programs into the future.

The action plan highlights that the older generation is growing faster than any other age group in Maitland. At the same time, the availability of affordable housing for low-income and very low-income households is significantly reducing at a rapid rate. The plan confirms a range of objectives to achieve increased affordable and adaptable housing in Maitland. This is to ensure that more purpose-built aged housing combined with greater housing diversity, including accessory dwellings or granny flats, particularly targeted to lower income earners, is provided to meet the housing needs of older lower income Maitland residents. The homes and village itself are adaptable as well due to their design being accessible for elderly and the disabled and homes can be easily modified for people with disabilities. All homes are single storey, level homes that have good access to maintain their adaptability over time.

This proposal meets the objectives of the action plan. Morpeth Gardens and the proposed extension, offers a range of housing types that are well located in relation to services, facilities and transport. The proposed extension aims to facilitate the delivery of greater housing diversity options that are sustainable and integrated and specifically targeted for downsizers and retirees in the Maitland area at an entry point that is affordable and adaptable to households of varying financial capacity. A more detailed summary is provided in section 4.7.

This Development Application (DA) is lodged by Metford Road Pty Ltd for an extension of the current Lifestyle Village known as Morpeth Gardens into the adjoining lot on land located on the north-eastern edge of Tenambit.

This DA has regard to the previously approved Development Application No. DA/2016/2715:1 approved on 26 April 2017 by Maitland Council, as subsequently amended on the 7<sup>th</sup> July 2020 (amendment to the staging plan, reducing the number of Dwelling Sites and the addition of a Caravan Storage Area).

Currently, the approved Village has 216 sites a community centre, managers residence, communal parking as well as other communal areas such as a pool, Men's shed and outdoor landscaped areas.

The land is described as Lot 12 DP1197316 No. 35 Metford Road, Tenambit and directly adjoins Lots 10 and 11 DP1197316 No. 37 and 39 Metford Road, Tenambit on which Morpeth Gardens is situated.

The subject land has one dwelling house with associated sheds and used for low scaling grazing of up to 2 horses.

The site, as mentioned, adjoins the currently operating Morpeth Gardens Lifestyle Village to the north, and The Regal Inn to the south, and Hunter Water Corporation lands to the east. Opposite the site to the west, is the residential estates of Tenambit and Morpeth Manor located to the south-west and north-west.

It is proposed to combine and extend the current Morpeth Gardens Village to facilitate 109 additional manufactured home sites, and associated open space areas, to be developed in 7 stages. The integrated Village footprint also necessitates modifying a small number of lots as approved in the original approved DA to integrate the internal road network and retain only one designated access to Metford Road via the upgraded intersection constructed as part of the Stage 1 of Morpeth Gardens. The amendments required to the initial DA will be the subject of a s4.55 Modification lodged concurrently with this application.

The land is to be subdivided for lease purposes.

The redevelopment of the site utilises an already disturbed footprint. The existing dwelling and associated sheds are to be demolished as part of this development.

The land is zoned RU2 Rural Landscape under the provisions of Maitland Local Environmental Plan (LEP) 2011. The proposed development is permissible with consent.

Maitland City Council is the consent authority for the Development Application.

## **2.0 SITE DESCRIPTION**

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### **2.1. LOCALITY**

The land is located on the north eastern edge of Tenambit, within the eastern sector of the City of Maitland. It is located approximately 5km east of the Maitland CBD. The location of the site is identified in Figure 1 – Locality Plan and Figure 2 – Aerial Photograph.

The residential suburbs of Morpeth and Raworth are located to the north and north-west of the site. Tenambit is located to the south and south-west of the site. Land directly to the east is predominately rural land constrained by flooding. The residential estate of Chisholm bounds the floodplain further to the east. The town centres of East Maitland and Green Hills are located in close proximity to the south and south-west.

The site represents the interface between the established residential suburb of Tenambit and the Four Mile Creek floodplain.

### **2.2. THE SITE**

The land is described as Lot 12 DP1197316 No. 35 Metford Road, Tenambit.

The land contains one dwelling house and associated sheds.

The site adjoins the currently operating Morpeth Gardens Lifestyle Village to the north, and The Regal Inn to the south, and Hunter Water Corporation lands to the east. Opposite the site to the west, is the residential estates of Tenambit and Morpeth Manor located to the south-west and north-west.

The site has ready access to the services, facilities, and infrastructure of the existing townships of Tenambit and Morpeth. Most importantly, development on the site is to be integrated with the currently operating Morpeth Gardens Lifestyle Village.

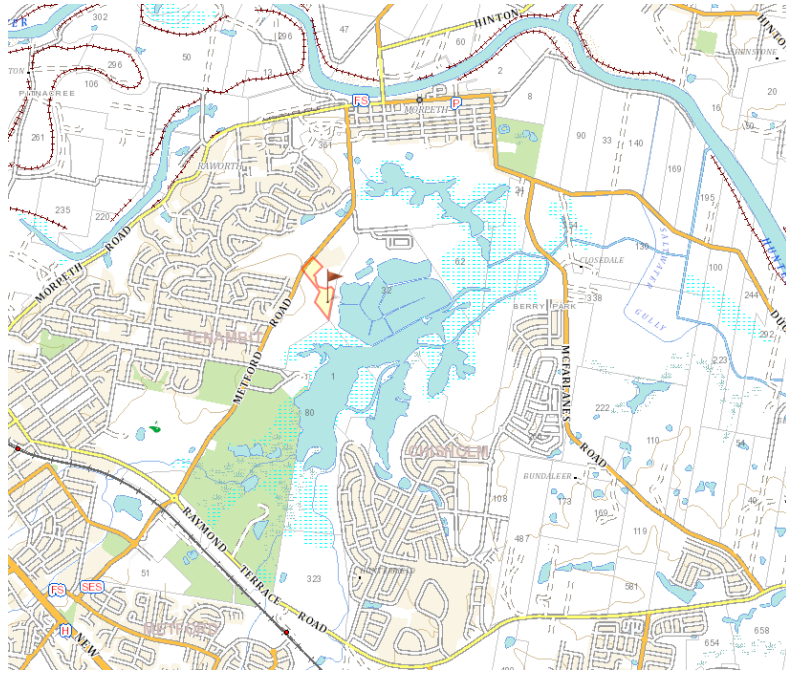
The site has an area of approximately 4.476Ha. It has a frontage to Metford Road of approximately 133m. One existing driveway currently services the property.

The land generally gradually falls away to the south east. The land proposed to be developed is primarily cleared. Limited landscaping is located along the northern boundary of the site and within the immediate grounds surrounding the existing dwelling.

A copy of the Deposited Plan is provided in **Appendix A**.



Figure 1 – Locality Plan



(Source: NSW Government Six Maps, 2021)

Figure 2 – Aerial Photograph



(Source: Nearmap 15 Dec 2021)

### 3.0 PROPOSED DEVELOPMENT

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The development application seeks approval for an extension of the currently approved and operating Lifestyle Village (MHE) known as Morpeth Gardens. A s4.55 modification will also be lodged separately which will seek to modify a small section of the existing approved DA of Morpeth Gardens to allow for a connection of the internal road networks to connect the two stages. The modification will reduce and rearrange small areas of the current approved dwelling sites, in the original site area, from 216 down to 192. This proposed extension will add an additional 109 dwelling sites, some of which overlap the original site area, taking the total number of dwelling sites at completion to 301. Morpeth Gardens currently consists of an associated manager's residence, community centre building, pool and men's shed/activity centre. Development consent is also sought for the subdivision of land within the village for lease purposes in accordance with Division 3B of the Conveyancing Act 1919.

This type of development is commonly referred to as a lifestyle village, manufactured home estate, mobile home park, relocatable home village, residential park, or land lease communities. They are recognised as being an affordable form of housing and an emerging form of development as an alternative to a retirement village.

The existing dwelling and sheds are to be demolished to make way for two dwelling sites and associated internal road works. Any other farm shelters are also proposed to be removed from the site. There is also a small existing dam in the south western corner that will be levelled as part of the subdivision works.

The homes will be privately owned, and each dwelling site will be leased according to a Residential Agreement.

The village restrictions will remain the same with living to be restricted to residents aged 50 years or over. This will be regulated by the operators of the estate and enforced through the Residential Agreement. The extension to the existing Village is not being developed under the provisions of SEPP (Housing for Seniors or People with a Disability) 2004.

The proposed extension is to be undertaken in 7 stages.

Each dwelling site will be capable of accommodating a single storey manufactured (relocatable) home and carport, and private open space for residents. All dwellings will comply with the relevant regulations and construction industry standards for manufactured homes. There are no caravans proposed to be located on site, as provision exists to accommodate such in the approved caravan storage area.

Access to the site is to be provided from the current Morpeth Gardens entrance off Metford Road. The sites fencing will be extended around the new area.

The development will also be serviced with reticulated water and sewer, telecommunications, electricity supply, and waste collection services.

The land is generally cleared of vegetation with the exception of some screen planting along the front boundary and minor gardens around the established dwelling. Additional landscaping is proposed to be provided within the estate along with a landscape buffer around the boundaries of the site. An acoustic fence barrier is also proposed to the southern boundary alongside the tavern.

The development plans are provided in **Appendix B**.



## **4.0 STATUTORY PLANNING CONTROLS**

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The following legislation, Environmental Planning Instruments (EPIs), regional strategies and local controls are relevant to the proposed development:

### **4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The proposed development is not classified as integrated development under the provisions of Section 91 of the Environmental Planning and Assessment Act 1979.

A manufactured home is defined in the EP&A Act as having the same meaning as in the Local Government Act, generally being a 'relocatable' self-contained dwelling. The definition of 'building' under the EP&A Act 1979 specifically excludes a manufactured home, moveable dwelling or associated structure. As such, development consent and a construction certificate are not required for the installation of a manufactured home in accordance with the regulations, nor is a BASIX certificate required.

### **4.2. LOCAL GOVERNMENT ACT 1993**

Approval under section 68 of the Local Government Act is required from Council to operate a manufactured home estate. Approval to operate the manufactured home estate will be sought separately.

Caravan parks and manufactured home estates are regulated by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. This sets standards for design, construction and maintenance of the homes, and the health, safety and amenity of the occupiers of the dwellings.

Approval from Council is not required for the installation of the manufactured homes or associated structures on a dwelling site, providing the works are designed, constructed and installed in accordance with the LG Regulation. "Installation" refers to the connection of the home and attachment to footings, and structures such as a carport, garage, shed, pergola and verandah. It also includes the connection of gas, electricity, telephone, water, sewerage and drainage.

### **4.3. STATE ENVIRONMENTAL PLANNING POLICIES**

The following State Environmental Planning Policies (SEPPs) apply to the proposal:

#### **4.3.1. SEPP (Housing) 2021 – Manufactured Home Estates**

Under the provisions of SEPP (Housing) 2021, development for the purposes of manufactured home estates are permissible with consent on any land on which development for a caravan park may be carried out. The SEPP aims to facilitate the establishment of manufactured home estates as an alternative form of medium density housing. It applies to all of NSW outside of the Sydney Metropolitan Area including Gosford and Wyong. The Policy also enables estates to be subdivided.

The land is not described as being a category of land excluded from the operation of the SEPP.

SEPP (housing) 2021 also specifies matters to be considered by Council for the development of a manufactured home estate. These are addressed in conjunction with the planning assessment in Section 5.0.

#### **4.3.2. SEPP 55 – Remediation of Land**

Clause 7 of SEPP 55 requires a consent authority to consider whether land is contaminated based on the knowledge of previous land uses on the site, and whether the land is suitable, or can be made suitable, for the purposes of its intended future land use.

The land has been used for the purposes of a residence and horse grazing and was adjacent to previous trotting tracks on 37 and 39 Metford Road Tenambit where the now Morpeth Gardens is situated. Based on the land use history and observations of the site, the potential for gross contamination is likely to be low. This matter is further discussed in Section 5.6.

The Section 10.7 Certificate issued by Council states that the land is not significantly contaminated land. There have been no notices issued over the land under the Contaminated Land Management Act (CLMA) 1997.

#### **4.3.3. SEPP Infrastructure 2007 (ISEPP)**

The following ISEPP provisions have been considered in relation to the proposal:

- Clause 45(1)(d) relates to development involving the placement of power lines underground. The proposed subdivision intends to provide underground power to all home sites.
- Clause 104 relates to traffic generating development. The development is defined as a type of caravan park. The proposal does not require referral to the NSW Roads and Maritime Services (RMS) under the provisions of SEPP Infrastructure 2007 as a traffic generating development.
- Development for the purposes of telecommunications (cl 114) and sewerage reticulation (cl 106) are also to be undertaken on site, on behalf of the relevant public authorities.

#### **4.4. LOWER HUNTER REGIONAL STRATEGY 2006-31**

The Lower Hunter Regional Strategy (LHRS) supports more compact settlement for housing to be provided within or adjacent to existing urban areas and centres. It also encourages the provision of a wide range of housing choices to provide for different needs and different incomes, including smaller, lower maintenance homes and affordable housing opportunities.

The proposed extension is consistent with the Lower Hunter Regional Strategy as it contributes towards meeting the demands for the supply of additional housing choices and affordable residential housing opportunities within the Lower Hunter.

It is well documented that Australia has an ageing population. The Lower Hunter is characterised by a population which is older than, and continuing to age at a rate faster than, the NSW average (LHRS 2009).

There are a number of national and regional strategies being developed to assist with and encourage "Ageing in Place". The provision of assisted living housing provides a choice of housing for seniors which suits their needs for the future and enables them to age in place. It enables them to continue to live independently within their local area, reduce their dwelling size and lower their costs, and provides security and assistance with maintenance.

The development of the site for the extension of a Lifestyle Village for seniors provides alternative housing opportunities in an established urban environment with access to established community facilities, services and infrastructure and enable residents to retain social networks.

The development of the site is consistent with outcomes of the LHRS to focus development in existing urban areas, and to provide housing choice to reflect the changes in population and occupancy rates.

#### **4.5. HUNTER REGIONAL PLAN 2036**

The Hunter Regional Plan supports the growth and diversification of multiple centres and a greater mix of housing types to meet changing demand.

It recognises that delivering infill sites and renewing established residential areas will be an important source of new housing. The development of sites that have previously accommodated non-residential uses is recognised as a means of achieving this.

The growth in the number of single or couple-only households is recognised as being significant and is set to continue. This is contributing to a strong growth in demand for smaller dwellings. The provision of smaller housing options will create opportunities for the redevelopment and revitalisation of established dwellings in existing residential areas.

The efficient delivery of housing and infrastructure will benefit all residents and boost economic activity and jobs growth.

#### **4.6. MAITLAND LSPTS**

The Maitland Local Strategic Planning Statement (MLSPS) provides the long-term planning framework to accommodate the predicted population growth (urban growth) in the City for the period up to 2040.

A key principle of the strategy is to provide a sustainable approach to redevelopment of existing urban areas as an alternative to greenfield development. The MUSS recognises that forms of urban infill or urban extension development encourages a more efficient use of land around existing residential areas and urban centres. Such development provides residents with immediate access to public transport and access to existing community facilities, services and infrastructure.

The redevelopment of this land within an established urban area is consistent with the principles and directions of the MUSS. It utilises an existing disturbed footprint, limits urban sprawl and the need for new greenfield sites, maximises the use of existing urban services and infrastructure, and minimises the impact upon the environment.

The development of the land is an opportunity to provide continued housing diversity and housing choice in an otherwise established community.

#### **4.7. MAITLAND AFFORDABLE AND ADAPTABLE HOUSING**

Maitland City Council have developed an action plan for affordable and adaptable housing. It is an important focus for Maitland that they deliver diverse and affordable range of housing options throughout all life stages. Council have stated that they are seeking new ways to influence the delivery of quality housing supply, services and programs into the future.

The action plan states that the older generation is growing faster than any other age group in Maitland. At the same time, the availability of affordable housing for low-income and very low income households is significantly reducing at a rapid rate. An extract from the action plan the "Maitland Affordable and adaptable housing action plan" is below:

*For buyers:*

- *For moderate-income households, Maitland has a high proportion of 'affordable' properties for purchase (39-59%) compared to in Newcastle (26-39%) and Greater Sydney (11-17%)*
- *Only 4% of houses are 'affordable' to purchase for low-income households in Maitland*
- *0% of houses are 'affordable' to purchase for very low-income households.*

*Housing for older people and people with a disability needs to be well located in relation to services, facilities and transport as well as accessible for those with mobility problems. More purpose built aged housing combined with greater housing diversity, including accessory dwellings or granny flats, particularly targeted to lower income earners, is required to meet the housing needs of older lower income Maitland residents.*

A range of objectives were established based on the vision and to achieve increased affordable and adaptable housing in Maitland for their current and future population. The objectives are listed below.

**Objective 1** – To achieve and provide greater **housing diversity** consistent with community needs in the longer term and **viable** for the development industry.

**Objective 2** – To provide greater **housing choice** by encouraging housing of different types, size and tenure in suitable locations, at a range of prices within the reach of households of varying financial capacity.

**Objective 3** – To provide housing in a way that contributes to the **sustainability** of communities and is compatible with the goal of environmental sustainability, and is **well-designed**.

**Objective 4** – To facilitate **adaptable** and accessible housing that can respond to the changing needs of residents.

**Objective 5** – To ensure that the location of housing is **integrated** with infrastructure, services, employment and facilities, and to social and support networks.

**Objective 6** – To engage with the all stakeholders to ensure the needs of individuals and families are understood, and information about the development process is conveyed to the community to build understanding.

**Objective 7** – To ensure affordable housing is retained and managed for **long-term supply**.

**Objective 8** – To encourage Council to **facilitate, be a partner and a catalyst** for the provision of affordable and adaptable housing.

**Objective 9** – To utilise Council assets appropriately and investigate opportunities for affordable housing provision using **Council land and assets**.

This proposal meets the objectives of the action plan. Morpeth Gardens and the proposed extension is a viable option that offers a range of housing types at a range of prices that are affordable to lower income households. The proposal will continue to provide well designed and well located housing options that are integrated with services, facilities and transport. It will continue to deliver greater housing diversity, contribute to the sustainability of the local community and help to increase the supply of housing options for downsizers and retirees in the Maitland area at an entry point that is affordable to households of varying financial capacity.

The home and village as well as the proposed extension will continue to provide single storey, level homes that have good access to maintain their adaptability over time.

#### **4.8. PLANNING CIRCULAR PS 06-018**

The Circular recognises that transportable homes (such as manufactured homes) are an important form of low to moderate-cost housing. Development consent is required to use the land for the purpose of a manufactured home estate, but not for the installation of the relocatable homes.

#### **4.9. MAITLAND LEP 2011**

##### **Clause 1.4**

The development is defined as a caravan park under the provisions of the Maitland LEP, where:

***caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.*

***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.*

#### **Clause 2.1 and 2.2 – Land use Zones**

The land is zoned RU2 Rural Landscape under the provisions of Council's LEP 2011. A caravan park, including a manufactured home estate, is permissible with development consent on the subject land. Consent is sought for the development of a manufactured home estate (lifestyle village) on the land.

The objectives of the zone are as follows:

#### ***Zone RU2 Rural Landscape***

- *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.*

The site is located in Tenambit. The locality is an urban area and is predominantly surrounded by residential land uses including large lot residential housing and adjoins residential zoned land. The proposed development is a form of residential development and is a compatible land use in the locality. Infrastructure is available and adequate to support the development. There are no agricultural activities within the immediate locality. The development is unlikely to conflict with agricultural activities or reduce agricultural viability of the surrounding area.

As well as being a permitted land use in the zone, SEPP (HOUSING) 2021 operates to encourage manufactured home estates to be developed on unconstrained land close to urban areas with adequate access to infrastructure, transport services, and community facilities.

The proposed subdivision is consistent with and satisfies the objectives of the relevant zone.

#### ***Part 5 – Miscellaneous provisions***

##### **Clause 5.9 – Preservation of trees or vegetation**

Removal of vegetation on site requires the consent of the Council. The site is generally clear of any vegetation with the exception of recent and past screen planting along the north-western boundary on Metford Road and minor gardens and scattered trees around the established dwelling house. The screen planting vegetation is to be retained and enhanced and any of the minor gardens and scattered trees within the dwelling house surrounds will be removed as part of the development to facilitate the internal roads and dwelling lots.

##### **Clause 5.10 – Heritage conservation**

The land does not located nor does it adjoin any local heritage items or identified Heritage Conservation Areas.

#### ***Part 7 – Additional local provisions***

##### **Clause 7.1 – Acid Sulfate Soils**

The subject land is identified on Council's Acid Sulfate Soil (ASS) Map as being located on Class 5 land.

The subject site is higher than 5m AHD, with the majority at approximately 16m falling towards the south east. Minor earthworks will be required for the provision of infrastructure (roads and drainage works) and to provide



for reasonable building sites. The disturbance of any potential Acid Sulfate Soils is not likely as a result of the proposed development.

#### Clause 7.2 – Earthworks

Earthworks are required to be undertaken in the location of the existing dam and to provide for road and drainage works. A Construction Certificate will be sought following Development Consent detailing the earthworks in conjunction with the civil works.

#### Clause 7.3 – Flood Planning

Development on land at or below the flood planning level must have regard to flood hazard and flood behaviour.

A small portion of the land is identified as being within the influence of the 1% flood event in the south-eastern corner of the site and next to the existing detention basin of the current Morpeth Gardens.

The land is not located within a floodway or in a high flooding hazard area. Access to or from the site will not be impacted upon as a result of flooding. The development of the site will not increase the risk to life or property as a result of flooding. All residential development will be located above the flood planning level. The development of the site will not cause significant impacts on flood behaviour and the local environment.

This matter is further addressed in Section 5.4 and in the storm water strategy provided in **Appendix C**.

#### Clause 7.4 – Riparian Land and Watercourses

The land does not contain any identified watercourses.

### 4.10. MAITLAND DEVELOPMENT CONTROL PLAN 2011

The objectives of Council’s DCP in relation to residential design aims to set appropriate standards for housing, provide measures to protect the natural and built environment, ensure that development relates to site conditions and that the amenity of adjacent residential development is considered, and to support the efficient use of residential land and expand the variety of housing options available in the City.

The Local Government Regulation generally regulates the design of manufactured home estates (MHE) and the installation of manufactured homes within the estates. The provisions of the DCP where relevant have been taken into consideration in the design of the proposal.

Table 1 provides a description of compliance with Maitland Development Control Plan 2011. The proposed development is generally consistent with the provisions of the DCP.

**Table 1 – Summary of Compliance with Maitland Development Control Plan 2011**

<b>Part C – Residential Design Guidelines</b>		
<b>Development Requirements</b>	<b>Comment</b>	<b>Complies</b>
Bulk Earthworks and Retaining Walls	No retaining works are proposed. Site regrading works will be undertaken in conjunction with the civil works for the development.  Details will be provided with the construction certificate following detailed design and servicing requirements.	YES

Building Setbacks	SEPP (HOUSING) 2021 aims to facilitate the establishment of MHEs as an alternative form of medium density housing. The development is designed to continue to reflect a residential development and is consistent with the setbacks required for residential development and the requirements of the LG Regulations for manufactured home estates.	YES
Site Coverage	This matter is addressed by the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005.	YES
Building Height, Bulk and Scale	The existing dwelling and sheds are to be removed. All manufactured homes within the estate are proposed to be single storey. Development consent is not required for the installation of any manufactured homes on the site.	YES
External Appearance	The boundaries of the estate will continue to be screened from view from the public road network and the adjoining public cemetery by fencing and screen landscaping.  The entrance to the estate, which will be the entrance for this extension is already landscaped and fenced to provide an entry statement.	YES
Open Space	This matter is addressed by the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005.	YES
Accessibility and Adaptable Housing	Development consent or a construction certificate is not required for the design and installation of any manufactured homes on the site. This matter is addressed by the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005.  Notwithstanding, the development will provide an alternative form of housing stock for the market. It will continue to be marketed as a development restricted for persons aged over 50 through the Residential Agreement. The homes are generally designed for occupation and visitation by people with disabilities or progressive frailties (or enable easy modification).	YES
Landscape Design	Screen planting is to be enhanced along the Metford Road frontage.  Landscaping within the site will be designed to provide amenity for residents in communal areas. Street plantings will be provided where practical whilst enabling the delivery and installation of homes within the estate. A landscape plan is included.	YES
Fencing	The site will be fully fenced to restrict access for safety and security and to maintain privacy for the residents of the estate.	YES

Driveway Access and Parking	<p>This matter is addressed by the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>The existing entry driveway and collector road within the estate will provide for two-way traffic. The internal street network will provide for both two-way and one-way traffic. Car parking for each home will be provided within each dwelling site. Visitor parking will be provided within the estate to cater for the development.</p>	YES
Views and Visual and Acoustic Privacy	<p>The landscaping and fencing of the site will minimise any visual impacts from public places and provide privacy between adjoining properties. Due to the topography of the site and the proposed vegetative screening, the development will not be visually intrusive.</p> <p>An acoustic barrier is also proposed on the south western boundary against the tavern to mitigate any noise effects.</p>	YES
Water and Energy Conservation	The BASIX provisions do not apply to the development.	YES
Stormwater Management	A stormwater management plan has been prepared for the development and is further discussed in Section 5.0	YES
Security, Site Facilities and Services	<p>The development has been designed having regard to Crime Prevention Through Environmental Design (CPTED).</p> <p>Site facilities will be provided as required by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p>	YES

#### 4.11. MAITLAND SOCIAL PLAN

The Maitland Social Plan (Maitland Social Compass) recognises that “accessible, affordable and adaptable housing plays an important role in allowing older people to age in place and maintain independence, promoting quality of life and self-esteem”. Accessible and affordable housing has been identified as a priority issue for older people and a crucial component in ensuring their health and well-being.

The Social Plan identifies that Housing NSW have recognised that affordable housing is a significant problem for older people in Maitland, and that as the Maitland population increases and ages, there is a priority for the community to provide for a range of appropriate housing options.

The extension of the Morpeth Gardens Lifestyle Village is proposed to be developed to provide more affordable housing opportunities for people aged 50 years or older to meet the demands of the ageing population of Maitland.

## 5.0 ASSESSMENT OF PLANNING ISSUES

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Section 79C(1) of the Environmental Planning and Assessment Act 1979 describes matters for consideration in the assessment of a development application. The following assessment considers the environmental impacts of the proposal on the natural and built environments and the social and economic impacts in the locality, as are relevant to the proposal.

### **Nature of Proposed Development:**

The proposed extension to the MHE is a direct response to community demand for low cost and affordable housing. The proposed development is consistent in all respects with Maitland Councils Affordable and Adaptable Housing Action Plan. In particular, evidence of the benefit already exists as the proposed development will be integrated with the adjoining Morpeth Gardens.

### 5.1. DESIGN, LAYOUT AND OPERATIONS

The Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005 provides the requirements for the design, development and operation of a manufactured home estate, along with the installation of each manufactured home.

The existing estate has been designed, constructed, maintained and operated by the owners/operators in accordance with Section 68 of the Local Government Act. The proposed extension has also been designed in accordance with Section 68 of the Local Government Act. A Section 68 Application to operate the MHE will be lodged separately. Table 2 following details the relevant matters. The development plans are provided in **Appendix B**.

The homes are generally privately owned however the land upon which they are located are to be leased, with residents paying a management fee to the operators of the village. The land is to be subdivided for lease purposes for terms of up to 20 years, in accordance with Division 3B of the Conveyancing Act 1919. All residents are required to enter into a Residential Agreement which establishes the rules and regulations of the estate. The Residential Agreement regulates matters such as site fees, age restrictions, use of common areas, fire safety, maintenance, pets, parking, visitors, noise, storage, and drying areas.

The community facilities, activities shed and common areas will be available for the use of all residents and their guests.

The owners and operators of the estate in conjunction with the Residential Agreement will manage the design and installation of homes within the estate.

The design of the manufactured homes will continue to be sourced from available reputable companies. Dwelling sizes and designs will vary according to different manufacturers. In designing the layout of the estate and this proposed extension, a mix of smaller and larger sites have been provided to ensure variety and choice in the future home design, whilst satisfying the relevant requirements. A BASIX Certificate is not required for manufactured homes as they are not within the definition of 'building' under the EP&A Act.

Dwelling sites are designed generally in the order of 11m x 17m which is adequate for most manufactured house configurations. All dwelling sites have been designed to be of sufficient size to accommodate a dwelling, car space, setbacks, open space and any associated facilities.

Future dwellings will comprise of a mix of predominantly 2 and 3 bedroom dwellings, with an average size of approximately 100 – 115m<sup>2</sup>. A selection of 4 bedroom dwellings may be provided if demand determines. Two bedroom home sizes start at approximately 55m<sup>2</sup> with a 4 bedroom home size in the order of around 130m<sup>2</sup>. All manufactured homes will be single storey.

Infrastructure including telecommunications, and reticulated water and sewerage will be provided to each site within the estate.

Table 2 – Assessment of Local Government Regulation 2005

Local Government Regulation 2005	Standard	Proposed	Satisfactory
<b>Division 3 – MANUFACTURED HOME ESTATES</b>			
<b>Land and dwelling site requirements</b>			
Estate size	1 hectare	4.476 hectares	YES
Land available for recreation and community amenities	6-10% of the site area = 6240m <sup>2</sup> – 1 hectare	Approx. 9700m <sup>2</sup> new open space Existing open space 3.39Ha	YES
Dwelling site size	130m <sup>2</sup>	Min 210m <sup>2</sup>	YES
Site identification	Sites to be numbered and boundaries clearly delineated	Will be addressed in the Residential Agreement	YES
<b>Setbacks</b>			
Dwelling sites to have road frontage	Sites to have vehicular access to a road	Internal roads are provided to each dwelling site	YES
Setbacks of community buildings	Min 2m – 10m to the site boundary or to boundary of a dwelling site	Adaptive reuse of existing buildings on site satisfy the site setbacks.  Min 3m setback to dwelling sites on eastern side of manager's residence. To be fenced and landscaped.	YES
Setbacks of dwelling sites from road frontages	10m to a public road 3m to any other boundary	Min. 10m setback from Metford Road, fenced and landscaped.  3m to all other boundaries	YES
Buffer zones/setbacks	Areas arising from boundary setbacks may be used for roads, carparking, community amenities, landscaping or similar	All boundaries are to be fenced and landscaped.	YES
<b>Roads</b>			
Entrance and exit roads	Min 8m wide	8m sealed road, combined entry/exit	YES
Width of road reserve	8.5m major access road 6m minor access road	10m road reserve 6-8m road reserve	YES
Width of internal access roads	6m major access road 4m minor access road	8m wide major access road 4-6m minor access roads	YES



Speed restrictions	30km/h major access roads 15km/h minor access roads	Signage will be posted	YES
Visitor parking	20 spaces for 140 sites + 1 space/7 sites >140	20 spaces required in extension 23 Proposed in extension 38 Original spaces 61 Total car spaces	YES
Visitor parking for people with disabilities	1 space / 100 sites	2 spaces to be marked	YES
Road surfaces	All weather sealed access roads, passing bays and car parking	All access roads and parking areas shall be sealed to provide all weather access	YES
Lighting	Access roads to be adequately lit between sunset and sunrise	Lighting will be provided	YES
<b>Utility Services</b>			
Water Supply, Sewerage, Drainage, Electricity Supply, Telephone	Services are to be provided to the MHE and to all dwelling sites in accordance with the relevant regulations.	Services will be provided as required.	YES
<b>General</b>			
Garbage removal	Arrangements to be made for the removal of garbage and maintenance of garbage receptacles.	All dwelling sites will be serviced with garbage and recycling bins, along with refuse bins located within the community areas.  Waste will be collected and removed off-site by a private contractor.  The on-site manager will be responsible for the maintenance of the site including the keeping of garbage receptacles in a clean and sanitary condition. This will be included in the management agreement for the operation of the estate.	YES
Fire hydrants	All dwelling sites and community buildings to be located within 90m of a fire hydrant.	Hydrants will be provided as required.	YES
Buildings	Only community buildings are permitted to be erected on site. (Buildings by definition do not include manufactured homes).	The existing dwelling and sheds on this site are to be demolished. No other buildings are proposed to be constructed on site. All	YES

		existing dwellings on the original Morpeth Gardens site are to be retained.	
Use of manufactured home estates	The estate is not to be used for any commercial purpose or for the manufacture or construction of moveable dwellings.  Manufactured homes within the estate may be used for exhibition purposes.	The estate is to be used and operated as a private residential village. The Residential Agreement will specify that the estate will not be used for any commercial purpose.	YES
Community map	A current community map is to be provided to Council as and when amended.	A current community map will be provided to Council as required.	YES
Access to approval and community map	Copies of the approval for the manufactured home estate, the current community map and the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005 is to be available for inspection for residents free of charge within the MHE.	A copy of the community map will be displayed in the community building and copies of the relevant documents will be made available as required within the estate.	YES

#### **Division 4 – MANUFACTURED HOMES AND ASSOCIATED STRUCTURES**

##### **General**

Specifications	A manufactured home (MH) or associated structure must be designed, constructed, installed, modified and extended in accordance with any specifications in force.	The owners and operators of the estate in conjunction with the Residential Agreement will manage this requirement in accordance with the Regulations.	YES
Installation	A MH is to be installed only on a dwelling site, unless it is for the purpose of a community amenity or a manager's office or residence.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Construction & Assembly	Each major section of a MH is to be constructed and assembled off site at a place of manufacture, and transported to the MHE.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Dwelling site to be serviced	A MH is not to be installed on a dwelling site unless the requirements of Division 3 of the LG Regulation have been complied with (above).	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES

Density	Only one MH may be installed on a single dwelling site.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Setbacks	A MH must be setback 1m from a road reserve, and 2m from the boundary of the MHE.	All dwelling sites are located >3m from the boundary of the MHE.  The owners and operators of the estate in conjunction with the Residential Agreement will manage the location of homes on each site in accordance with the Regulations.	YES
Site Coverage	The combined floor area of each MH and any associated structure must not occupy more than 2/3 of the dwelling site.  This excludes all unroofed areas of the home or any associated structure, but includes a garage, carport or an area of 18m <sup>2</sup> set aside for parking.	The installation of all MHs will comply with this requirement.  The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Open Space	Minimum area of 30m <sup>2</sup> of open space, with a minimum dimension of 2m, and including a minimum area of 3m x 3m.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Site boundaries	Dwellings should generally be setback 1m from any adjoining dwelling site.  Semi-detached MH are permitted if constructed in accordance with the BCA.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Garages	A garage or carport may abut a site boundary, and a shared double garage or double carport may extend over a site boundary.  Construction standards are to comply with the BCA.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Carports	A carport must have at least 2 sides and 1/3 of its perimeter open.  The roof covering and any ceiling lining or wall cladding must be non-combustible.	The owners and operators of the estate in conjunction with the Residential Agreement will manage this requirement in accordance with the Regulations.	YES
Associated Structures	An associated structure must not be designed or modified so	The owners and operators of the estate in conjunction with the Residential Agreement will manage this	YES

	as to be useable as a habitable room.	requirement in accordance with the Regulations.	
Design, Construction and Installation	The design, construction and installation of manufactured homes and associated structures shall be in accordance with the relevant Regulations.	In accordance with clause 68 of the Regulations, Council will be notified in writing of the installation of a manufactured home or associated structure within 7 days after its completion.  Engineer's Certification and a dwelling site plan identifying the location of the manufactured home or associated structure will be provided.	YES
<b>Division 5 – Miscellaneous</b>			
Certificates of Completion	Council is to issue a certificate of completion, or a written notice stating why a certificate is not being issued, to the owner of the home or structure within 5 business days after receiving written notice of the completion of installation.	A certificate will be requested from Council upon completion of the installation of each home.	YES

## 5.2. BUSHFIRE

The land is classified as Vegetation Category 3 and Vegetation Buffer. As such a Bushfire Threat Assessment report has been provided after an assessment was completed by FireBird EcoSultants in February 2022 (Appendix L).

## 5.3. HERITAGE

### 5.3.1. Aboriginal Archaeology

A search of the Office of the Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) was undertaken for the site in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (OEH 2010).

There were no Aboriginal sites recorded in the site however a section of the site was identified as an area of archaeological sensitivity. The search identified that a 120 x 3-4m artefact scatter with archaeological deposit (AHIMS# 38-4-0396), was registered adjacent to the locality. No Aboriginal places been declared in the site. The AHIMS search results are provided in **Appendix D**.

Heritage Now Pty Ltd was engaged to undertake a study of the area and their report is provided in Appendix D.

An extract is below:

*No Aboriginal artefacts were identified during the survey; however, visibility was low and it is likely based on the site card description and observed landforms that AHIMS# 38-4-0396 extends into the Project Area, and thus an area of archaeological sensitivity was identified.*

*The Proposal has the potential to impact artefacts associated with AHIMS# 38-4-0396, however full assessment of this site was hampered by low visibility, but there is subsurface archaeological*

*potential associated with this site which is constrained to stages 4-7. There are no Aboriginal objects or areas of subsurface archaeological potential in the remaining part of the Project Area (Stages 1-3) and thus works can proceed in this area under the Due Diligence Code. General mitigation measures including heritage induction and human remains protocols are also to be implemented.*

Archaeological testing, following the recommendations of the report, will be undertaken for stages 4-7 before any disturbance commences. In accordance with OEH requirements and recommendations of this report, should any historical relics or suspected historic cultural heritage material be identified during construction works, the area will be cordoned off, all works in the area will cease, and Heritage NSW will be notified.

### **5.3.2. European Heritage**

There are no listed items of heritage significance or heritage conservation areas identified in Schedule 5 of the Maitland LEP 2011 located upon the subject site.

Land to the north and east of the site forms part of the Morpeth Heritage Conservation Area (C6) which is identified as having local heritage significance under the Maitland LEP. The subject land does not adjoin and listed items or Conservation areas and in a contextual sense, is buffered by the existing approved Morpeth Village development footprint. The HCA boundary does not align with the boundary of the site. The subject site and the proposed development is located outside of this curtilage.



## **5.4. FLOODING AND STORMWATER**

### **5.4.1. Flooding**

The land is partly identified as being affected by the 1% flood event in the location of an existing dam and approximately 5 lots/roads on the south eastern edge of the site. The land is proposed to be regraded to ensure the 5 lots are all above the 1% flood level plus a minimum freeboard of 500mm. Stormwater management works are proposed in this location.

The location and extent of possible flooding will not restrict access to or from the site. The development is compatible with the land's flood hazard and has been designed to minimise the flood risk to life and property. All residential development will be located above the flood planning level.

### **5.4.2. Stormwater and Drainage**

A Stormwater Management Strategy has been prepared for the development and is provided in **Appendix C**. The strategy has been designed consistent with a medium density residential development. The works however will be retained in private ownership.

The existing farm dam located in the south eastern part of the site will be removed and the existing stormwater basin on the original Morpeth Gardens site will be used to cater for the stormwater from this extension area. The report in Appendix C details the extra capacity required and basin height required which will be completed with the subdivision works.

## **5.5. AIR QUALITY**

There is no impact on air quality.

The development site is outside of any influence of potential odour impacts and is not constrained for development for urban purposes. The boundary of the site is to be landscaped as a visual barrier. An independent odour review, completed for the original approved DA, confirmed the suitability of the site for residential development in relation to odour impacts (**Appendix K**).

It was concluded in the original approved DA that the land could be developed and the development would be designed to be outside of the influence of potential odour impacts arising from the proximity of the plant. The subject site is a further 330m away from the plant at its closest point than the original approved Morpeth Gardens and hence doesn't pose any further risk of potential odour impacts.

## **5.6. GEOTECHNICAL ASSESSMENT**

The land contains one existing house and associated sheds. A Preliminary Contamination Assessment has been prepared for the site and is provided in **Appendix E**.

No gross contamination was identified on site that would preclude the development of the land. The site is generally suitable for development for residential purposes.

## **5.7. EROSION AND SEDIMENT CONTROL**

Earthworks and regrading of the site will be undertaken to accommodate the construction of internal roads and drainage works. An Erosion and Sediment Control Plan (ESCP) will be submitted to Council with the Construction Certificate for the civil works following detailed design.

## **5.8. TRAFFIC AND ACCESS**

There is presently one driveway located along Metford Road servicing this site. This access will be removed and the site fenced and landscaped. Access to the proposed extension is to be obtained from Metford Road via the existing Morpeth Gardens main entrance.

A Traffic Impact Assessment has been prepared for the development and is provided in **Appendix F**.

The existing road network is capable of accommodating the development. Sufficient on-site parking is proposed to be provided to accommodate the residents and visitors to the estate. Public bus services are available in close proximity to the site and may be extended to service the site directly.

## **5.9. ACOUSTIC/NOISE ASSESSMENT**

An acoustic assessment was undertaken by Spectrum Acoustics in 2020 to assess potential noise from the adjacent WWTW and The Regal Inn. (**Appendix I**)

The report concluded that there is little potential for noise from the WWTW or the Hotel to create adverse impacts on any residences in the proposed manufactured home estate.

Previously modelled noise emission from the WWTW and current site measurements and observations have shown that this will create no adverse impacts on any proposed residences.

The assessment has also shown that, under the assessed conditions, the operations of the Hotel are not likely to adversely impact on the subdivision site, provided the recommended acoustic barrier is in place.

The acoustic amenity of future residents is not likely to be adversely impacted by noise from entertainment at the Hotel.

As stated, an acoustic barrier approximately 2.2m high along the boundary of the Regal Inn Hotel will be adopted and is shown on the Landscape Plans detailed below.

## **5.10. LANDSCAPING**

A Landscaping Plan (**Appendix G**) has been designed with regard to management and maintenance, and also to the installation of future homes within the estate.

The layout has generally been designed to incorporate tiered landscape screening along the boundary fronting Metford Road. Additional landscaping is to be provided along the southern and eastern boundaries in conjunction with new fencing and to maintain security whilst retaining the open view corridors across the floodplain. Black security fencing will be erected around all boundaries. An acoustic barrier for noise mitigation from the Tavern is proposed on the south western boundary adjacent to the Tavern.

Internal landscaping will be provided within the grounds reserved for recreation and communal activities.

## **5.11. VISUAL AMENITY**

The locality primarily reflects a built-up urban area on the fringe of low-lying semi-rural lands. The area of land to be developed is generally cleared with existing screen planting along part of the frontage of the site.

All current and future dwellings will be single storey. Due to the topography of the site and the boundary landscaping, the development will be well screened from the public roads and adjoining lands, including the elevated areas of Morpeth Manor and from the Tank Street approach from Morpeth.

The development will have a low visual impact on the locality.

## **5.12. SOCIO-ECONOMIC**

### **5.12.1. Demographic Characteristics**

The City of Maitland presently has a total population estimated at more than 77,000 people. It has maintained a medium to high level of growth over the past 10 years of between 2.2% - 2.5% pa. Maitland is expected to have over 90,000 residents by 2023 and reach 100,500 by 2031. Maitland City Council Economic Profile (REMPPLAN) estimates that the City is growing at the rate of one family per day.

Maitland City Council Community Profile (REMPPLAN) states that “Maitland has an excellent standard of health services, schools, residential housing and retail shopping centres. It is a safe and healthy city, with a quality lifestyle, a vibrant and sustainable future, and a proud and involved community.”

Tenambit is a suburb of the City of Maitland, within the Maitland Local Government Area in the Hunter Region of NSW. Tenambit occupies an area of approximately 1.7km<sup>2</sup> and at the 2016 Census had a population of around 3,000 people.

The Maitland Social Plan and the Maitland City Council Cultural Plan 2016 – 2019 both recognise the need to plan for the older age groups within the City. The Cultural Plan projects that the 65 and older age group will have surpassed 13,000 people by 2021, to include 14.5% of the population, an increase from 12.7% of the population (11,024 people) in 2016.

The proposed development aims to provide housing for people aged 50 years or older. At the 2016 Census, approximately 32% of the residents of Maitland were aged 50 years or older, as identified in Figure 4 following. This equated to some 24,772 people across the City.

Within the suburb of Tenambit, 36.9% of the population are aged 50 years or older, which is a slightly higher proportion than the City average (Figure 5). Over 24% of the population of Tenambit is aged 60 years or older (compared to 19.7% of Maitland).

Dwelling composition within Tenambit comprises 89.5% of separate dwelling houses, with less than 9.5% comprising semi-detached or unit/apartment living. Over 23% of houses are occupied by only one person (Figure 6). This is comparable with the dwelling composition within the City of Maitland (Figure 7).

Over 43.6% of people in Tenambit are not in the labour force. This includes people who are retired, pensioners and people engaged solely in home duties, as well as people aged 15 years and over who are neither employed nor unemployed.

The national socio-economic index, SEIFA (Socio Economic Indexes for Areas in 2016) provides Tenambit with a score of 913 (compared with 983 in Maitland) which represents a slightly more disadvantaged community living within Tenambit than in Maitland. (Figure 8).

Figure 4– Maitland Age Profile, 2016

Age	Maitland	%	New South Wales	%	Australia	%
Median age	36	--	38	--	38	--
0-4 years	5,772	7.5	465,135	6.2	1,464,779	6.3
5-9 years	5,857	7.6	478,184	6.4	1,502,646	6.4
10-14 years	5,254	6.8	443,009	5.9	1,397,183	6.0
15-19 years	4,939	6.4	448,425	6.0	1,421,595	6.1
20-24 years	4,800	6.2	489,673	6.5	1,566,793	6.7
25-29 years	5,251	6.8	527,161	7.0	1,664,602	7.1
30-34 years	5,316	6.9	540,360	7.2	1,703,847	7.3
35-39 years	4,995	6.5	499,724	6.7	1,561,679	6.7
40-44 years	5,172	6.7	503,169	6.7	1,583,257	6.8
45-49 years	5,114	6.6	492,440	6.6	1,581,455	6.8
50-54 years	4,833	6.3	485,546	6.5	1,523,551	6.5
55-59 years	4,678	6.1	469,726	6.3	1,454,332	6.2
60-64 years	4,151	5.4	420,044	5.6	1,299,397	5.6
65-69 years	3,767	4.9	384,470	5.1	1,188,999	5.1
70-74 years	2,754	3.6	292,556	3.9	887,716	3.8
75-79 years	1,910	2.5	217,308	2.9	652,657	2.8
80-84 years	1,322	1.7	155,806	2.1	460,549	2.0
85 years and over	1,271	1.6	167,506	2.2	486,842	2.1

(Source: ABS 2016)

Figure 5 – Tenambit Age Profile, 2016

Age	Tenambit	%	New South Wales	%	Australia	%
Median age	39	--	38	--	38	--
0-4 years	179	6.2	465,135	6.2	1,464,779	6.3
5-9 years	192	6.6	478,184	6.4	1,502,646	6.4
10-14 years	195	6.7	443,009	5.9	1,397,183	6.0
15-19 years	179	6.2	448,425	6.0	1,421,595	6.1
20-24 years	197	6.8	489,673	6.5	1,566,793	6.7
25-29 years	176	6.1	527,161	7.0	1,664,602	7.1
30-34 years	176	6.1	540,360	7.2	1,703,847	7.3
35-39 years	181	6.3	499,724	6.7	1,561,679	6.7
40-44 years	170	5.9	503,169	6.7	1,583,257	6.8
45-49 years	171	5.9	492,440	6.6	1,581,455	6.8
50-54 years	172	6.0	485,546	6.5	1,523,551	6.5
55-59 years	193	6.7	469,726	6.3	1,454,332	6.2
60-64 years	193	6.7	420,044	5.6	1,299,397	5.6
65-69 years	166	5.7	384,470	5.1	1,188,999	5.1
70-74 years	136	4.7	292,556	3.9	887,716	3.8
75-79 years	111	3.8	217,308	2.9	652,657	2.8
80-84 years	73	2.5	155,806	2.1	460,549	2.0
85 years and over	29	1.0	167,506	2.2	486,842	2.1

The median age of people in Tenambit (State Suburbs) was 39 years. Children aged 0 - 14 years made up 19.6% of the population and people aged 65 years and over made up 17.8% of the population.

(Source: ABS 2016)



Figure 6 – Tenambit LGA Dwelling Composition, 2016

Dwelling structure <i>Occupied private dwellings</i>	Tenambit	%	New South Wales	%	Australia	%
Separate house	982	89.5	1,729,820	66.4	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	94	8.6	317,453	12.2	1,055,016	12.7
Flat or apartment	10	0.9	519,390	19.9	1,087,434	13.1
Other dwelling	11	1.0	23,580	0.9	64,425	0.8

Of occupied private dwellings in Tenambit (State Suburbs), 89.5% were separate houses, 8.6% were semi-detached, row or terrace houses, townhouses etc, 0.9% were flat or apartments and 1.0% were other dwellings.

(Source: ABS 2016)

Figure 7 – Maitland LGA Dwelling Composition, 2016

Dwelling structure <i>Occupied private dwellings</i>	Maitland	%	New South Wales	%	Australia	%
Separate house	23,793	87.1	1,729,820	66.4	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	2,437	8.9	317,453	12.2	1,055,016	12.7
Flat or apartment	604	2.2	519,390	19.9	1,087,434	13.1
Other dwelling	109	0.4	23,580	0.9	64,425	0.8

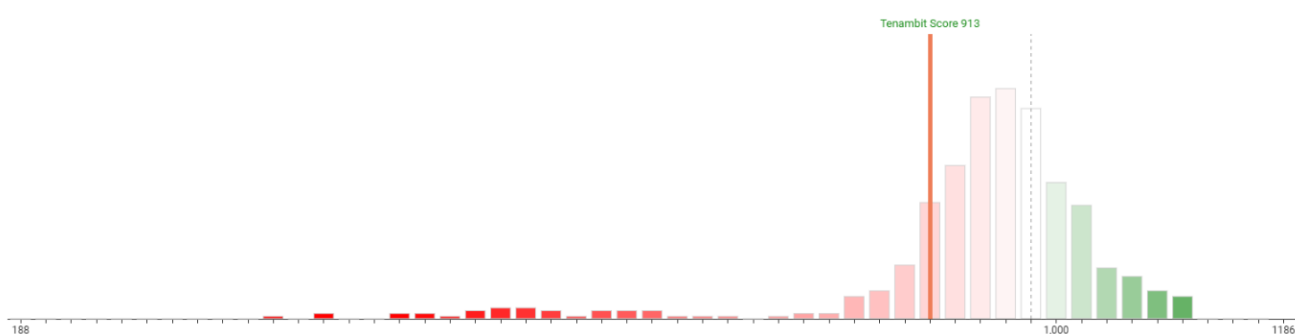
Of occupied private dwellings in Maitland (State Electoral Divisions), 87.1% were separate houses, 8.9% were semi-detached, row or terrace houses, townhouses etc, 2.2% were flat or apartments and 0.4% were other dwellings.

(Source: ABS 2016)

Figure 8 – Tenambit and Maitland SEIFA Score Comparison, 2016 (Maitland Dotted line 983)

Maitland

SEIFA Score



(Source: ABS 2016)

### **5.12.2. Demand**

The proposed development aims to provide relocatable housing (manufactured homes) for persons aged 50 years or older, as a low cost housing option in a community living style setting. The proposed village provides an alternative and affordable housing opportunity for residents to downsize, lower their costs, and provides security and assistance with maintenance.

The Department of Planning describes manufactured home estates as “a contemporary form of medium density development where residents own or rent a manufactured home that is situated on a dwelling site leased from the owner of the estate. Manufactured homes are usually constructed in a factory and transported and installed in estates and then connected to services” (NSW Planning & Environment Discussion Paper 2015).

In NSW, manufactured home estates are regulated by the NSW Fair Trading (Residential Parks). The Residential Parks Register identified close to 500 Residential Parks in NSW, providing accommodation for approximately 34,000 residents (NSW Department of Planning and Environment, 2022).

Research by the Queensland Government (Department of Housing and Public Works 2014) reported that “People are attracted to the social aspects of park living, the security it provides, and the package of services typically included such as clubs, facilities, transport, and maintenance of shared areas. People are also attracted to the idea of lower ongoing costs, lack of exit fees, greater sense of independence and personal control, and higher degree of ownership compared to some other options for retirement living.”

An article in the Australian Financial Review (16/8/2016) suggests that the demand for budget accommodation among retirees is set to grow with more than half the nation's senior citizens having no superannuation. They predict that over the next 40 years, 22% of seniors will be residing in manufactured housing estates as an attractive and affordable retirement living solution.

The current Morpeth Gardens confirms these views and has been very successful. The Village has seen very strong take-up of lots as they become available. This form of development aims to provide housing diversity and housing choice within an otherwise established community and provides residents with immediate access to public transport and access to existing community facilities, services and infrastructure. This enables residents to relocate to smaller more affordable houses whilst retaining their social networks within the community.

### **5.12.3. Potential Impacts and Mitigation Measures**

The existing residents within the locality are primarily served by the local centres of Tenambit and East Maitland for retail, education, recreational, cultural/library, medical and commercial facilities. Higher order services such as specialist services, and more extensive retail are available in Maitland CBD and the Stockland Green Hills regional shopping centre. A TAFE Open College Campus is located at Metford. The Maitland Regional Art Gallery is located within the Maitland CBD. The development will be located within 3km of the recently opened new Maitland Public Hospital and 4km of the already established Maitland Private Hospital.

The development will increase the density of residential development in the locality. New residents will benefit from these established services and facilities and contribute to the supply and demand of new infrastructure. This will create increased economic activity in the local community, supporting local businesses.

Tenambit and the wider Maitland area offers a number of opportunities for the local community. The proposed development will contribute towards the growth and expansion of existing services. It is unlikely to place unreasonable or undue stress on existing facilities or local infrastructure or substantially increase the demand for new services and infrastructure.

There are economic benefits associated with the redevelopment of already serviced land which creates more affordable and new housing opportunities for residents to continue to live in the same community with immediate access to services and facilities, and the ability to retain social networks. On the contrary, there are significant costs associated with the development of greenfield urban release areas, along with the social costs associated with the delay in the provision of and access to services and facilities.

A range of social infrastructure including a community building, activity shed, an indoor pool, and extensive areas of passive open space are already provided in the existing Village to encourage social interaction and support the immediate needs of the future residents of the Village.

A number of churches, community service organisations and volunteer support groups operate within Maitland. The development may provide new people to strengthen the existing social networks and increase volunteers providing invaluable community services.

The area is well serviced by public transport with regular public bus services providing connections to local train stations and across the City to the CBD and other local centres.

The proposed extension has the potential to further enhance the diversity of the community. It is targeted to provide additional housing for over 50 year olds. The proposed extension is within an established urban area and will enable more local residents to relocate to the lifestyle village enabling the introduction of new families into the suburb and the regeneration of the existing housing stock.

The proposed extension will have limited further impact on the appearance of the landscape and the entrance to Tenambit from the north. It may increase social impacts such as traffic, lighting, and noise in the immediate surrounds, particularly during construction. The visual impacts are expected to be low with new fencing and enhanced landscaping of the site such that new homes will be screened from view from the road network as well as from surrounding viewpoints. The design and layout of the proposed extension of the village will provide a high level of amenity with large areas of landscaped open space, water features, and views across the adjoining wetlands.

Construction periods will be minimised with the civil works being undertaken in stages and due to the prefabrication of homes off site there will be minimal disruption to the local community. Construction times will be managed. Traffic volumes will increase as a result of the proposed extension but will continue to be well within the capacity of the existing road network. The locality is an urban area and Metford Road is a collector road linking outlying areas with the service centres of Green Hills and East Maitland and beyond to Newcastle. Lighting will comply with the relevant standards and will not impact upon any adjoining properties. Any potential noise impacts are likely to be minimal and will be managed by the owners/operators of the development.

The proposed extension will generate economic stimulus with the creation of jobs during the construction phase (including a range of trades) as well as continued jobs in the supply industry, and associated multiplier effects throughout the region.

The proposed extension is expected to have a positive impact, increasing the availability of housing and diversity of housing choice within the locality and the broader Maitland LGA, for both existing residents and new residents to the City. It will meet an identified need in the community for smaller more affordable housing options for seniors/retirees (targeting a key social group). The proposed extension will provide an affordable form of housing within an established urban area with direct and immediate access to public transport, and service and community infrastructure, including the Stockland Green Hills Regional Shopping Centre. The proposed management and mitigation strategies are considered adequate to minimise any potential impacts on the surrounds.

The redevelopment of this site adjoining an established urban area provides a sustainable approach to development and a more efficient use of land. It utilises an existing disturbed footprint, maximises the use of existing urban services and infrastructure, and minimises the impact upon the environment.

#### **5.12.4. Cumulative Impact**

There are no other villages of this nature within the surrounding locality. Oakwood Village is a residential village/mobile home park for over 55 year olds located at Gillieston Heights within the Maitland LGA. It has been in operation for a number of years. There are no presently properties available for sale within this village. Advertising on the Home Parks website states the following:

*“Be it a Sea change or a Tree change, residential villages offer a low maintenance environment, with recreational facilities, community spirit, and the opportunity to pursue outside activities (extended holidays & travel) with the knowledge that your property is secure. Residential Villages offer an increasingly popular and affordable lifestyle option, with huge growth over recent years, and widespread acceptance and credibility as an alternate style of living”* ([www.homeparks.com.au/park/oakwood-village](http://www.homeparks.com.au/park/oakwood-village)).

Palm Valley Home Village is located at Tarro within the City of Newcastle LGA. The village is set on 10 acres and provides for 128 home sites. Advertising on their website offers:

*“a planned secure community with generous sites and beautiful rural views, abundant outdoor activities close at hand, indoor recreation choices, and security, companionship and a wonderful lifestyle”* ([www.palmvalleymotelhomevillage.com.au](http://www.palmvalleymotelhomevillage.com.au)).

A number of villages are located in the wider Newcastle and Port Stephens region catering for both city and coastal living. There continues to be demand for alternative housing choices shown by the strong take up of the current Morpeth Gardens Village providing more affordable housing to meet the needs of the ageing population. There is not expected to be any cumulative impact as a result of the proposed extension of the village.

## **5.13. SERVICES**

### **5.13.1. Community Facilities and Services**

The subject site is located on a collector road linking the suburbs of Morpeth and Raworth, to the service centres of East Maitland and the Greenhills Regional Shopping Centre in the south, and Maitland CBD to the west. It also provides a connection through to the industrial and business employment areas of Thornton to the south-east and beyond to the City of Newcastle.

The Local Centres of Morpeth and Tenambit are located within 1.5km and 1.8km respectively from the site and provide local retail and medical related services and facilities. Within the wider catchment, extensive retail, professional and commercial services, community services, recreation facilities, churches, restaurants, accommodation, and medical services are available to the subject site within the centres of East Maitland and Green Hills.

The New Maitland Hospital is located approximately 3km from the current Morpeth Gardens Village and proposed extension.

The Maitland Private Hospital is located in close proximity to the Green Hills retail precinct (4.5km from the site) and provides a range of specialities and on-site medical, surgical, mental health and allied health services.

Old Maitland Hospital is a large metropolitan public hospital with an emergency department located to the west of the Maitland CBD (approx. 6.5km from the site).

Community organisations such Maitland Community Care Service which provides specialised support for elderly and disabled people and East Maitland Community Health Centre also service the area.

The site is well positioned to utilise available services, facilities and infrastructure as identified on the Context Plan provided in **Appendix J**. Sufficient community facilities and services are available and accessible to the future residents outside of the village, in addition to the provision of a community centre, pool and activities shed located within the village.

### **5.13.2. Transport Services**

The Village has its own designated courtesy bus service for resident’s use. See photo below of the bus parked at the community centre car park.



In addition, the locality is serviced by regular local bus routes to East Maitland, Green Hills, and East Maitland and Victoria Street train stations, with links also to Maitland CBD and Newcastle. The current bus services do not go directly past the site but a bus stop is located within a 400m walking distance from the site (to the west), and an alternate stop 550m from the site (to the east).

The existing bus routes (183 or 184 identified in Figure 9) may be extended to provide a bus stop at the entrance to the site following further consultation with the transport service provider.

The 183 bus route is the most direct to the site and extends between Rutherford Shops in the west of the City via Telarah shops (local centre), Maitland hospital and Maitland CBD, Maitland and High Street train stations, East Maitland (town centre), Stockland Green Hills (regional shopping centre), Victoria Street train station, Tenambit shops (local centre) and the site.

The 183 bus service runs regular services (23) daily between 5.30am and 9.20pm Monday to Friday, 13 services on Saturday between 7.45am and 9.40pm, and 5 services on Sundays between 9.30am and 5.45pm. All weekend services accommodate wheelchairs along with the majority of the weekday services.

Regular train services operate daily to Maitland and Newcastle with links to both Sydney and Brisbane via the XPT or local connections through Hamilton Station in Newcastle. Three train stations (East Maitland, Victoria Street and Thornton) are all located within 3.5km of the site and are serviced by the public bus routes.

Adequate public transport services are available within the locality to service Morpeth Gardens residents, and bus services can be extended to directly service the site.

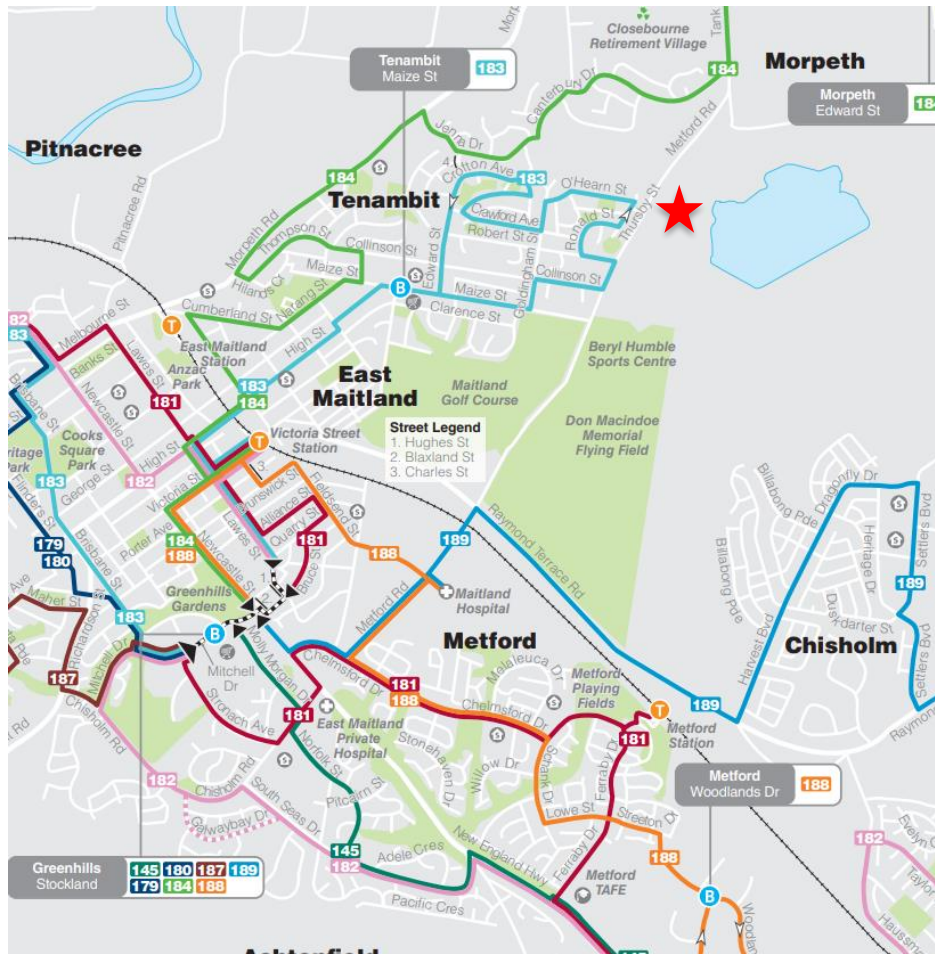
### **5.13.3. Infrastructure Servicing**

The land and existing dwellings are currently fully serviced. Services can be extended to cater for the proposed extension.

In accordance with the requirements of SEPP (HOUSING) 2021 and the Local Government Regulation 2005, electricity, drainage, and reticulated water and sewerage will be provided to all dwelling sites within the proposed estate, in consultation with the relevant public authorities.

Hunter Water Corporation (HWC) have provided preliminary servicing advice for the development of the site. A copy is provided in **Appendix H**. The design has incorporated the relevant servicing requirements.

Figure 9 – Local Bus Service Routes



(Source: Hunter Valley Buses Maitland and Raymond Terrace Region Map, 2021)

#### 5.14. SAFETY AND SECURITY

The proposed development has been designed with regards to the design principles of Crime Prevention through Environmental Design (CPTED) to maximise safety and security of the residents and of the site.

A key feature and a priority of residential villages such as this estate is the privacy and security offered to residents and property within the village.

All current and future residents are required to enter into a residential agreement with the operators of the Lifestyle Village committing to the community rules. Residents are responsible for all visitors and guests at all times.

Surveillance cameras are installed at the entrance to the site and in and around the community buildings for the safety of persons and property within the village.

Extended security fencing and screen planting around the boundaries of the entire property will restrict access to the site and control access for safety and security. Internal landscaping of the extension will be designed and provided to maximise surveillance but minimise the opportunities for concealment, while providing for a high level of amenity. Details of landscaping and fencing have been included on the Landscaping Plan.

Boom gates with a security system are already provided at the entrance to the estate to control and monitor access for residents and visitors into the site. Appropriate lighting of the entrance and internal street network has been provided and complies with relevant Australian Standards. The layout provides opportunities for future housing to provide for natural surveillance of public spaces.

The shared road and pedestrian network provides a clearly defined path of travel with clear sightlines between public and private places. No-through roads have been avoided. Vehicle speed in the Village and the proposed extension is restricted to walking pace (10km/h) to ensure that pedestrians can move easily within the estate. Visitor and guest carparking areas are available across the site in well defined, visible and accessible locations. The communal car parking also enables opportunities for both residents and their guests to easily access the community facilities and passive recreation areas.

As with current Morpeth Gardens requirements, the boundary between public and private areas will be clearly indicated and future dwellings will be fenced to provide privacy and security for residents. Dwelling frontages will be open to view from the street network with landscaping kept to a minimum. A carport/car space will be provided for each dwelling site, immediately accessible to the dwelling. Dwelling sites will all be numbered for easy identification. Street signage will also be provided.

The proposed design is consistent with the principles of CPTED to provide safer communities and minimise the incidence and fear of crime.

### **5.15. SITE SUITABILITY**

The NSW State Government along with local Council policies supports the development of alternative housing choices and more affordable housing within the region.

The site is suitable for the proposed development for the following reasons:

- The proposal is permissible with consent under the provisions of Maitland LEP 2011;
- The proposal has been designed in accordance with the requirements of SEPP (HOUSING) 2021, and the relevant Local Government Act and Regulations;
- The proposed development has been located and designed so as to minimise and manage the environmental effects on the built and natural environment;
- The site can be adequately serviced;
- The development will have access to adequate transport services;
- Sufficient community facilities and services are available and accessible to the future residents;
- The geotechnical site investigations have determined that the land is suitable for residential development;
- The subject land is not located within a proclaimed Mine Subsidence District and is not subject to any building restrictions imposed by the Mine Subsidence Board;
- The development is not adversely affected by any form of pollution;
- The development will not have an adverse effect on any heritage conservation area or heritage item;
- The subdivision will contribute towards meeting the housing demands of the Lower Hunter; and
- The development will provide alternative housing choices and housing opportunities for the community, in close proximity to established shops, transport services, sporting and community facilities.

It is determined that the site is suitable for the development and will provide a community benefit to the City.



## 6.0 CONCLUSION

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This Statement of Environmental Effects has been prepared to support the development application for an extension of the Current Morpeth Gardens Lifestyle Village on land adjacent to the Village at Metford Road Tenambit.

The proposed extension meets the objectives of Maitland City Councils Affordable and Adaptable Housing Action Plan. It will provide elderly residents in the Maitland area with an increased availability of a range of housing types that are affordable to lower income households. The site is well located in terms of services, facilities and transport and will continue to contribute to the sustainability of the local community. This proposal is specifically targeted to downsizers and retirees in direct response to community demand for an increased supply of low cost affordable housing. The home and village as well as the proposed extension will continue to provide single storey, level homes that have good access to maintain their adaptability over time which is important for the elderly and those with disabilities.

The proposed extension is designed to provide a further 109 manufactured home sites to be developed in seven (7) stages as well as a re design of a small section of the existing lot layouts in the original site area to bring the total dwelling sites to 301. The homes will be constructed off-site and delivered and assembled as required. Residents will own their home but will lease the land upon which it is located. The remaining land within the estate is common and will be managed and maintained by the operator of the estate.

The proposal involves the demolition of the existing dwelling and associated sheds to make way for the dwelling lots and internal road networks.

Each dwelling site has adequate vehicular access and road frontage and will provide for a single car space and sufficient open space for future occupants. The sites will be serviced by sewer and water, stormwater disposal, electricity and telecommunications infrastructure for residential development.

Infrastructure is available and appropriately located to meet the demands generated by the development of the site. The residents of the development will have immediate access to shops, bank services providers and other retail and commercial services, along with public transport services, community services, recreation facilities and local medical practitioners. The proposed extension also benefits from the recently opened new Maitland public hospital development located in close proximity to the site.

The land is not constrained and is located immediately adjacent to the currently operating Morpeth Gardens Lifestyle Village as well as land zoned for residential purposes on the lower southern edge. The land is also adjacent on the upper south side to the Regal Inn. The proposal is considered suitable for the site, is compatible with the surrounding area, and represents an efficient use of land.

The proposal satisfies the relevant requirements of the Local Government Act and Regulations and the State Environmental Planning Policy (Housing) 2021 – Manufactured Home Estates and is consistent with the directions of NSW State Government policies regarding affordable housing. It is consistent with the Council's long term strategic planning for the Maitland LGA.

As urban growth has continued within the City of Maitland, the need to provide affordable accommodation for the ageing population has also increased. The development is considered to be in the public interest and will provide additional and more affordable housing stock to benefit the local community.

The environmental effects of the development have been considered in accordance with Section 79C of the Environmental Planning and Assessment Act 1979. The proposal is not considered to have a significant impact upon the built or natural environments, or the social or economic fabric of the locality.

It is recommended that the subdivision be supported by Council by the granting of development consent.



## 7.0 REFERENCES

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