

Compass Housing Services Co Ltd (the largest regional community housing provider in Australia), is writing in support of the Huntlee application.

In addition to the current existing housing crisis, the estimated population growth for the Lower Hunter of 166,000 people by 2031 is a critical issue that will further impact on affordable housing. Lack of housing creates pressure on housing prices making purchasing and renting affordable housing much more difficult to access. We as a community and affordable housing provider are close to the issues that the lack of access to affordable housing further impacts on people's lives.

We currently have a major lack of affordable housing and the increase in population will further burden this. The sustainability strategy of the Huntlee development refers to setting a target to integrate a percentage of affordable housing in the development to meet the needs of low and moderate income households. This would assist with the increasing need of affordable housing in the lower hunter area. The scale of this development may bring many opportunities for the lower hunter and surrounding areas by generating employment and housing.

Further the sustainability strategy of the Huntlee Development suggests the aim of creating a sustainable community, the plans of the development also reflect this with the extensive planning for this development having thought to social inclusion, health, employment, training, education and the environment.

The thought of resident's cycle of life appears also to be considered, with child care centres, schools, employment opportunities and retirement villages which would further assist in creating a sustainable community.

Compass is also committed to environmental sustainability and social sustainability, therefore we are supportive of developments with balanced outcomes which include providing additional dwellings to assist the housing crisis, particularly developments that increase affordable housing options, developments that address environmental issues and concerns, developments that provide a social mix and developments that bring economic benefits for the community including the generation of employment.

Compass is in support of this application.

Regards

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