

2017HCC055 - (DA 17-2593): SENIORS HOUSING (156 DWELLINGS) – RAYMOND TERRACE ROAD, THORNTON: MAITLAND LGA

(INTEGRATED DEVELOPMENT & SITE COMPATIBILITY CERTIFICATE)

SITE DESCRIPTION

Legal Description

Lot 2 DP1145348

Property Address

Raymond Terrace Road, Thornton

The site has a total area of 18.96 hectares and is located on the eastern side of Haussman Drive and the southern side of Raymond Terrace Road with frontage to both road reserves. The site is a former clay quarry and no built improvements exist. The site is partially undermined but is not located within a Mine Subsidence District. The site is identified as bushfire prone land and remnant vegetation is consistent with Lower Hunter Spotted Gum – Ironbark Forest EEC. Vehicular access is only available to the site off Haussman Drive, Thornton.

The site is located within the Thornton North Urban Release Area but is in Zone RU2 Rural Landscape and identified as 'Stage 3 lands' in the associated Maitland DCP 2011 – Chapter F.7: Thornton North URA.

Adjoining development

Western boundary	Lot 174 DP634868 – 121 Haussman Drive Thornton: Ausgrid electricity substation and Telecommunications tower
	Lots 172 & 173 DP569000 – 111-115 Haussman Drive Thornton: Vacant land (owned by Hunter Water Corporation)
Southern boundary	Existing residential development (Thornton)
Eastern boundary	Lot 182 DP792071 – 480 Raymond Terrace Rd Thornton (Zone RU2 Rural Landscape) – private ownership (18.2ha)
Northern boundary	'Timberlane Estate' Thornton (R5 Large Lot Residential) and Chisholm URA (Zone R1 General Residential)

BACKGROUND

DA18-1431: Separate Development Application lodged for earthworks (fill).

Proposed is the importation of 100,000m³ of fill to achieve a suitable site gradient for the proposed seniors living development. The total fill volume is expected to be imported over 100 working days (1000m³ per day) using 19m length Truck and Dog vehicles, with an average capacity of 40m³ (25 trucks per day). The proposed new driveway off Haussman Drive will require construction as part of this development.

This application should be determined concurrently with the seniors living development DA17-2593. Otherwise, the application could be considered to be importing 'waste' for no beneficial purpose.

AERIAL PHOTO



SITE COMPATIBILITY CERTIFICATE (ISSUE DATE: 04 OCTOBER 2017)

Requirements imposed on determination

The final design and number of self-care seniors living dwellings in the proposed seniors housing development will be subject to resolution of issues relating to:

Demonstrate that vegetation modification to support bushfire mitigation and access is balanced against maintaining the ecological values of the EEC on site <i>[Pending or interim planning application: Part 7 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 - Provides for the assessment of the application under the former planning provisions of the EPA Act].</i>	<u>Document:</u> <i>Ecological Assessment – McCloy Thornton P/L – Proposed Seniors Housing Development, Lot 2 DP1145348, 107 Haussman Drive Thornton</i> (Kleinfelder, 24/10/17) <u>Document:</u> <i>Bushfire Threat Assessment for a Seniors Housing Development at 107 Haussman Drive Thornton</i> (Firebird ecoSultants Pty Ltd, October 2017). <u>Document:</u> General Terms of Approval – NSW Rural Fire Service dated 19 January 2018 Documents under assessment. Request to modify GTAs sent to RFS based on further information.
Address health and safety standards for residential development near an electrical substation facility	<u>Document:</u> <i>Assessment of Electromagnetic fields for Avid Project Management Pty Ltd</i>, EMR Australia, 19 October 2017 (EME report) submitted. Ausgrid has provided a response.
Address compliance with clause 26 of the SEPP (Housing for Seniors or People with a Disability) 2004	<u>Document:</u> <i>Disability Access Report</i> (Lindsay Perry Access, 21.11.17) <u>Document:</u> <i>Lindsay Perry Access</i> (letter dated 25.02.18) confirming alternate pedestrian routes around site where road gradients exceed criteria. Additional Site Accessibility Plans (DA-005 & DA-006, Issue A, 06.02.18) – pedestrian path design
Include evidence of compliance with clause 42 of the SEPP (Housing for Seniors or People with a Disability) 2004	<u>Document:</u> Correspondence from <i>Sue Mann Nursing & Community Care</i> (13.02.17) confirming partnership with the McCloy Group to provide services identified in clause 42 in SEPP.

Any development application for the proposed development must include the following:

Traffic Impact Assessment	<i>Traffic and Parking Impact Assessment</i> (McLaren Traffic Engineering, 09.11.17) submitted.
Stormwater Management Plan	<i>Civil Engineering Report</i> (Costin Roe Consulting, Rev. A, 17.11.17) submitted.
Contamination Report	<i>Preliminary Contamination Assessment</i> (Qualtest, 29.06.17) submitted.

Flora and Fauna Report	<i>Ecological Assessment – McCloy Thornton P/L – Proposed Seniors Housing Development, Lot 2 DP1145348, 107 Haussman Drive Thornton (Kleinfelder, 24/10/17) submitted.</i>
Geotechnical Investigation	<i>Preliminary Geotechnical Assessment (Qualtest, 29.06.17) submitted.</i>
Bushfire Hazard Report	<i>Bushfire Threat Assessment for a Seniors Housing Development at 107 Haussman Drive Thornton (Firebird ecoSultants Pty Ltd, October 2017) submitted.</i>

PROPOSAL

Proposed is the development of Lot 2 DP1145348 for the purposes of a '*seniors living*' complex, comprising 156 dwellings in combinations of 2-bedroom and 3-bedroom designs with associated parking. Community facilities, including a community centre, pool, bowling green, playground, men's shed and site landscaping form part of the design to support the resident population. A designated caravan and RV storage area is also included. It is proposed to operate the development as a *Retirement Village* under the provisions of the *Retirement Villages Act 1999*.

Dwelling design (156 dwellings)

Dwellings are designed as semi-detached villas, mostly sharing one common wall. The majority of dwellings will be single storey. A number of dwellings (Dwelling Types 'H' & 'I') are designed as 'unders and overs' to accommodate the slope of the site. These dwellings are designed on a single level, with one dwelling sitting below the other. Access is provided to each 'under and over' at ground level via the road network.

Type	2bed	2bed + study	2bed + w/shop	3bed	Garage (dw)	Total Garages
A	6				1	6
B	12				1	12
C		16			1	16
D			12		2	20
E				11	2	26
F	16				1	16
G		29			2	58
H	24				1	24
I		30			2	60
Total	58	75	12	11		238

Community Facilities

The proposed development includes a number of community facilities:

- A community centre containing meals area, amenities ,art room, library, and specialist rooms for services such as a medical practitioner
- BBQ area;

- Bowling green;
- Swimming pool;
- Vegetable garden;
- Picnic areas; and
- Children's playground

The proposed community facilities flank the southern and eastern portions of the site. The pool and community centre form a suite of low-lying buildings within the southern portion of the site, with an emphasis on passive solar design. To the east is the bowling green and sports pavilion. The men's shed and separate caravan and RV parking is located in the north-east corner of the site.

Construction Stages

It is proposed to construct the overall development in eight (8) stages as shown on the Staging Plan (DA-004, Issue A, 01/04/18). The delivery of the proposed on site community facilities are also to be staged, with full services to be completed with Stage 4 as indicated below:

Stage 1:	16 dwellings
Stage 2:	18 dwellings +community centre
Stage 3:	16 dwellings + sports pavilion
Stage 4:	26 dwellings + men's shed
Stage 5:	21 dwellings
Stage 6:	23 dwellings
Stage 7:	20 dwellings
Stage 8:	16 dwellings
<i>Total:</i>	<i>156 dwellings</i>

SEPP (HOUSING FOR SENIORS OR PERSONS WITH A DISABILITY) 2004

Initial Assessment

Clause 50 – Standards that cannot be used to refuse development consent for self-contained dwellings

(e) Solar Access	
if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	Shadow diagrams and compliance tables submitted. Does not currently meet the standard - insufficient detail to assess application accurately. Further information and/or redesign of some dwelling types required.

REFERRALS AND SUBMISSIONS

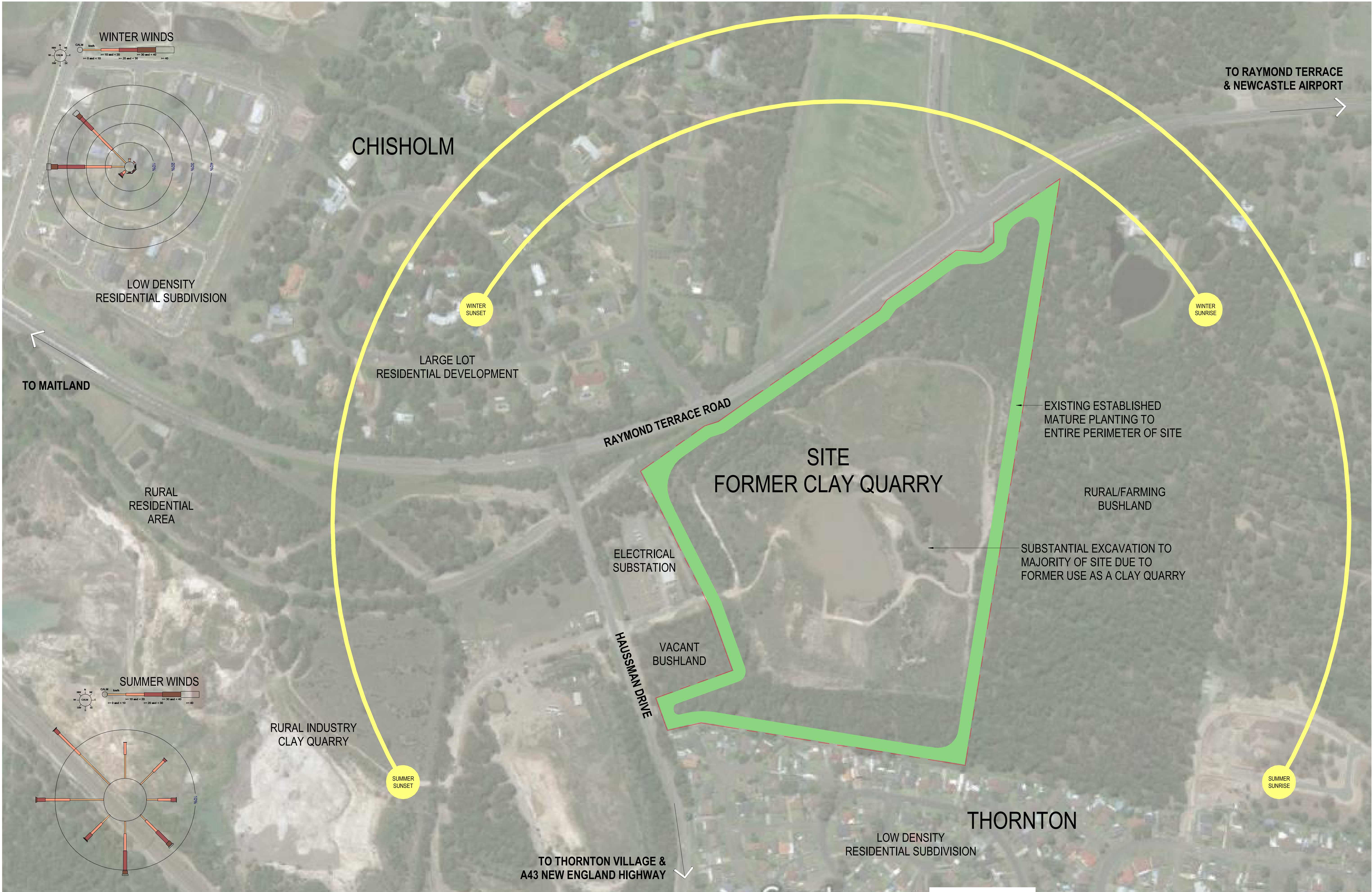
Integrated Development/External Referrals

Authority	Status	Referred	Response
NSW RFS	Integrated	30.11.17	19.01.18
	<i>Request to modify GTAs</i>	<i>03.07.18</i>	
DPI-Water	Integrated -	06.04.18	
Subsidence Advisory NSW	Not integrated but advice sought	11.12.17	16.02.18
Ausgrid	Clause 45 – SEPP (Infrastructure) 2007	11.12.17	14.12.17
RMS	Clause 104 – SEPP (Infrastructure) 2007	06.12.17	
Resources & Geoscience	Clause 7.5 – Maitland LEP 2011 Clause 13(2) – SEPP (Mining, Petroleum Production and Extractive Industries) 2007	05.12.17	31.01.18

Public Submissions

No public submissions to consider.

* * * * *



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	Land Use Application	PD	04/02/2017
A	DA ISSUE	PD	23/11/2017
B	COUNCIL ADDITIONAL INFORMATION	PD	25/01/2018

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION



APPROVED BY: JG
CHECKED BY: PD

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CLIENT
McCLOYS

SITE ANALYSIS

DATE
AUGUST 2017

SCALE @ A1
1 : 2000

DRAWN
PD

PROJECT No.
2017036 A

DISC.
DA-002

ISSUE
B

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VILLA TYPES MIX			
6	Unit A	2 BED	SINGLE GARAGE
12	Unit B	2 BED	SINGLE GARAGE
16	Unit C	2 BED + STUDY	SINGLE GARAGE
10	Unit D	2 BED + STUDY	DOULBE GARAGE
13	Unit E	3 BED	DOULBE GARAGE
16	Unit F	2 BED	SINGLE GARAGE
29	Unit G	2 BED + STUDY	DOULBE GARAGE
24	Unit H	2 BED	SINGLE GARAGE
30	Unit I	2 BED	DOULBE GARAGE
Grand total: 156			
UNITS A, B, AND C ARE INTERCHANGEABLE			
UNITS D AND E ARE INTERCHANGEABLE			
UNITS F AND G ARE INTERCHANGEABLE			

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	Site Conceptability Issue	PD	01/08/2017
2	New APZ Areas	PD	03/08/2017
3	New APZ Areas	PD	08/08/2017
4	Issue for Coordination	PD	16/08/2017
5	Issue for Coordination	PD	25/08/2017
6	Issue for Review with Villas	PD	15/09/2017
A	DA ISSUE	PD	23/11/2017
B	COUNCIL ADDITIONAL INFORMATION	PD	25/01/2018

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MASTERPLAN

DATE
AUGUST 2017

SCALE @ A1
1 : 1000

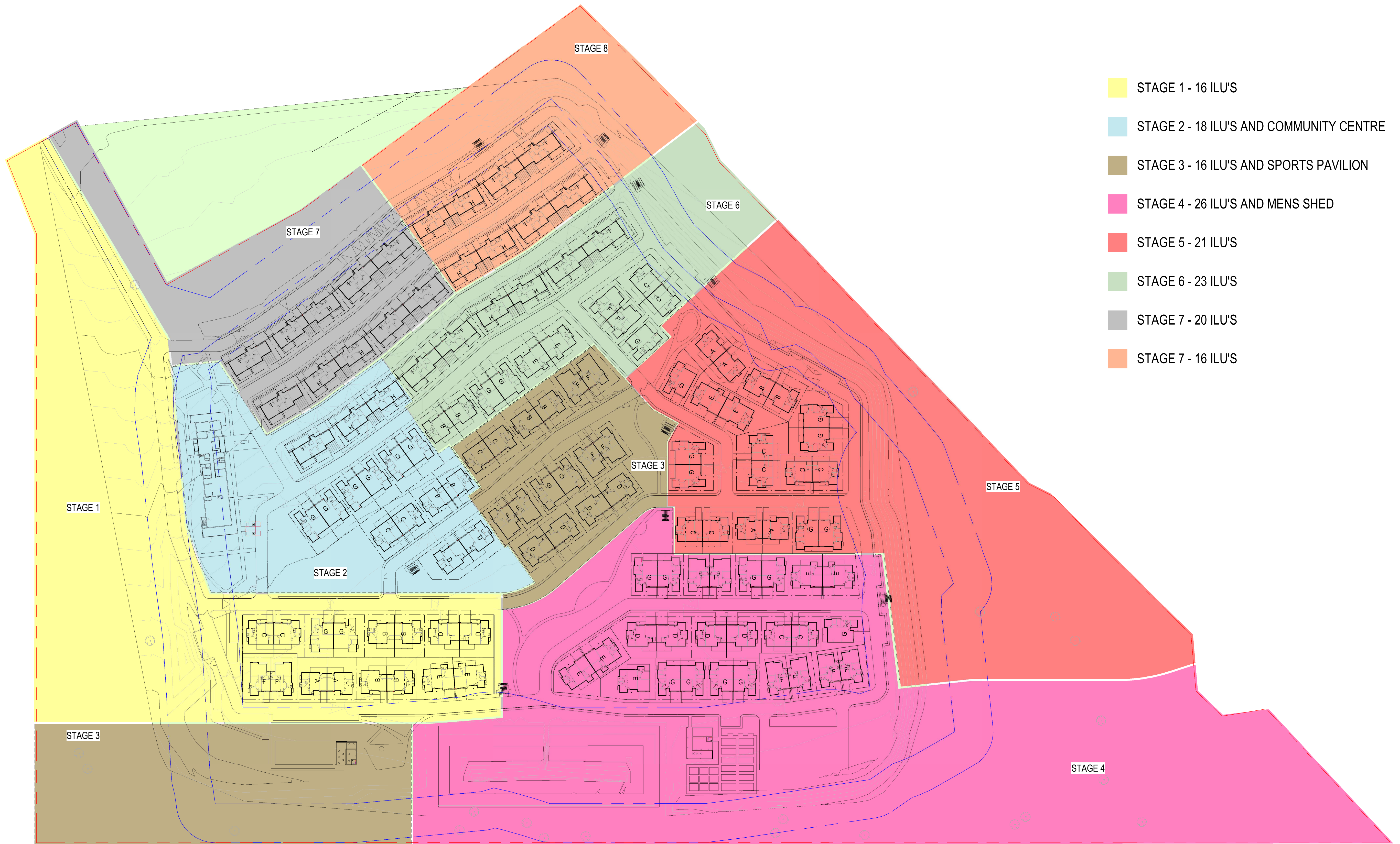
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PROJECT No. DISC. DRAWING No. ISSUE
2017036 A DA-003 B

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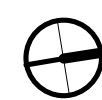


AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
A	COUNCIL ADDITIONAL INFORMATION	PD	23/01/2018

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STAGING PLAN

DATE
01/04/18

SCALE @ A1
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2017036 A DA-004

ISSUE
A

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