

SITE COMPATIBILITY CERTIFICATE APPLICATION

UNDER SEPP (HOUSING FOR SENIORS & PEOPLE
WITH A DISABILITY 2004)

For Serviced Self Care Housing
within a Retirement Village
on
Part Lot 141, DP 1225076
Mt Vincent Road,
East Maitland

dcm
LANDMARK
LAND DEVELOPMENT
CONSULTANTS



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1.0 INTRODUCTION

This report has been prepared by ACM Landmark on behalf of GHT Holdings Pty Ltd the proponent for the development on the land.

The subject site comprises approximately 10.0 hectares of cleared grazing land within Lot 141, DP 1225076 Mt Vincent Road and Wilton Drive, East Maitland.

The proposal sits over two (2) lots as follows:-

1. Lot 8, DP 855275 – 6156m² which is zoned R1 – General Residential.
2. Pt Lot 141, DP 1225076 – 21.29ha which is zoned RU2 – Rural Landscape.

A Site Compatibility Certificate was approved by the Department of Planning on November 25, 2016 on former Lot 42, now Lot 141 in DP 1225076. Due to the further extensive site investigations undertaken and preparation of a Development Application, the current Certificate will lapse on November 25, 2018. The fresh application and issue of a fresh Site Compatibility Certificate will afford Maitland City Council the opportunity of additional time to consider the application for Development Consent.

The application for a fresh Site Compatibility Certificate sits on that part of Lot 141, DP 1225076 which is cleared grazing land and RU2 – Rural Landscape zoned land having a development area of approximately 10.0ha within a parent parcel area of 21.29ha. The combined development footprint over the two lots, Lot 8 and Pt Lot 42 is approximately 10.6ha.

The preparation of the report comprises supporting documentation for a fresh Site Compatibility Certificate over part of Lot 141, DP 1225076.

The applications purpose is to explain the intended effect of the proposal and the justification for the issue of a fresh Site Compatibility Certificate. It is noted that the proposal has further evolved throughout a Development Application process which confirmed further technical studies and consultation which has been progressively undertaken.

Within associated Lot 8, DP 855275 comprising part of the proposal, the use of that area of land for seniors living is a permissible site use, under the Maitland Local Environmental Plan (MLEP 2011) subject to approval.

The Site Compatibility Certificate is only sought over the development area of Lot 141, DP 1225076 comprising approximately 10 hectares.

The report describes the subject land and outlines the proposed development. Significant additional studies have been undertaken on the site which reinforce its ability to satisfactorily sustain the proposed development. There are matters for consideration in and around the site which are detailed within the report and addresses the requirements of SEPP Housing for Seniors or People with a Disability 2004.

Figure 1 shows the site location.

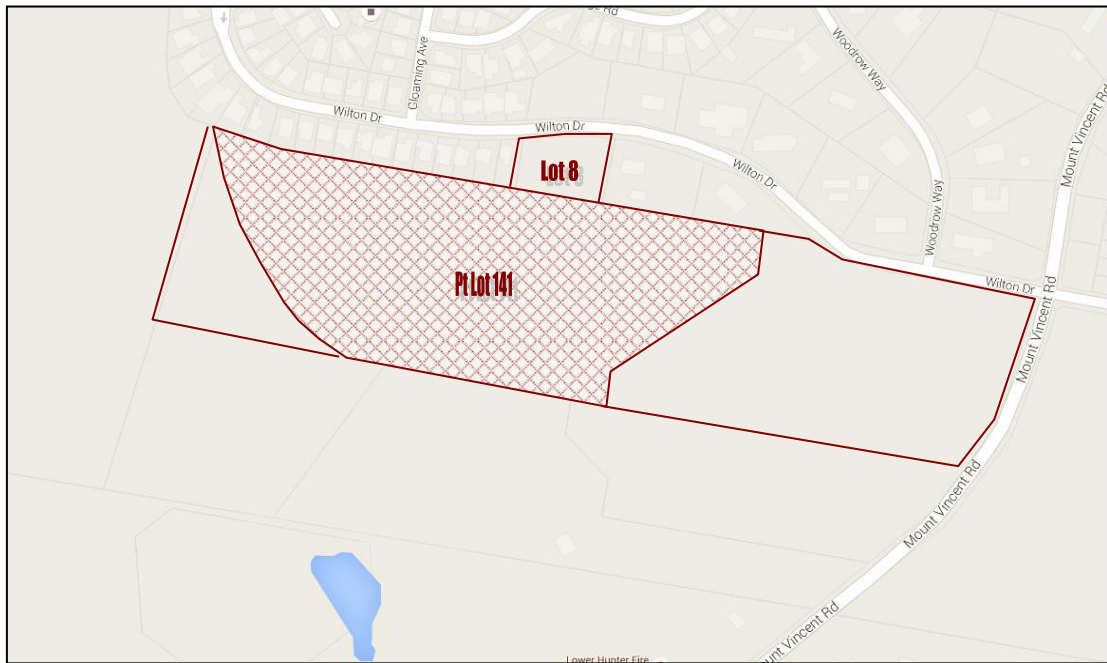


Figure 1.
Site Location – Extract from DOL Maps

2.0 DEVELOPMENT PROPOSAL

The intent is to seek to obtain a fresh Site Compatibility Certificate to enable the continued consideration of a Development Application for housing for seniors and people with disability on part of the land known as Lot 141, DP 1225076. The proposed development would occupy approximately 10.0 hectares of the site and be developed as seniors serviced self care housing within a retirement village. The concept plan shown in Figure 2 shows the general configuration of the housing and dwelling yield. The housing would be single storey for the proposal with some attached dwellings as noted within the site table. The proposal for a fresh Site Compatibility Certificate has not changed from that previous approved under the existing Site Compatibility Certificate.



Figure 2.
Site Plan Extract

The development is proposed to be a retirement village on land adjacent to urban zoned land under the provisions of Clause 17(1)(C) and 17(2)(C) of the SEPP and Regulations.

A retirement village has the meaning within the Retirement Villages Act 1999 *“is a complex containing residential premises that are a) predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied, by retired persons who have entered into village contracts with an operator of the complex”*.

The proposal is to contain serviced self care housing within a retirement village.

The proposal is consistent with Walka Grange Lifestyle Village at Rutherford which the proponent of the subject site operates.

The provision of serviced self care housing within a retirement village is proposed on the site. A retirement village defined within the Retirement Villages Act 1999 means:-

“retirement village”

(1) For the purposes of this Act, a "retirement village" is a complex containing residential premises that are:

(a) predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied, by retired persons who have entered into village contracts with an operator of the complex, or

(b) prescribed by the regulations for the purposes of this definition.

(2) It does not matter that some residential premises in the complex may be occupied by employees of the operator or under residential tenancy agreements containing a term to the effect that this Act does not apply to the premises the subject of the agreement (instead of being occupied under residence contracts), or that those premises do not form part of the retirement village.

(3) However, a "retirement village" does not include any of the following:

(a) any building or any part of a building used or intended to be used for the provision of residential care, within the meaning of the Aged Care Act 1997 of the Commonwealth, by an approved provider under that Act.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

13 Self Contained Dwellings

Clause 13 of the SEPP defines serviced self care housing as “is seniors self care housing that consists of self contained dwellings where the following services are available on the site; meals, cleaning services, personal care, nursing care. Appendix A describes the proposed services for the serviced self care housing together with a concept community facility floor plan showing the proposed facilities. Proponents undertaking the village and a brochure for the proponents current village at Walka Grange, Rutherford demonstrating those existing facilities and how these will also be provided on the subject site.

17 Development on land adjoining land zoned primarily for urban purposes

(1) Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following:

- (a) a hostel,*
- (b) a residential care facility,*
- (c) serviced self-care housing.*

(2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided:

- (a) for people with a disability, or*
- (b) in combination with a residential care facility, or*
- (c) as a retirement village (within the meaning of the Retirement Villages Act 1999).*

In respect to Clause 17(2)(a) the village is proposed to cater for people with a disability and provides for serviced self care housing within a retirement village.

42 Serviced self-care housing

(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:

- (a) home delivered meals, and*
- (b) personal care and home nursing, and*
- (c) assistance with housework.*

(2) For the purposes of subclause (1), residents of a proposed development do not have reasonable access to the services referred to in subclause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth)

The following table shows the reasonable provision of services to future residents generally within the community facility building in accordance with Clause 42.

SERVICE	INCLUDING
1 Therapy Centre	Hydro Spa Gymnasium Spa & Sauna Massage Room Swimming Pool
2 Medical	Doctors Rooms Nurses Room Chemist Prescription Delivery Service Swimming Pool Direct Connect 24 hr Emergency Monitored Call System
3 Convenience	Mail Room Bar Snooker Table/Pool Table Library/Computer Room Craft Room Lounge Swimming Pool
4 General Services	On Site Management Complete Home Management Complete Garden Management & Maintenance Mail Collection & Storage Prepared Meals within Commercial Kitchen & Dining Area (Community Facility) Mens Shed/Workshop Maintenance Facility 24/7 Gated Security & Keypad Entry Village Community Bus Service BBQ Areas Child Friendly Play Areas

In respect to Clause 42(a)(b) and (c) the proponent offers information in this regard by way of letter included in Appendix A.

Photo:
*Site looking
South West*



Clause 43 of the SEPP requires the consideration of transport services to local centres as follows:-

43 Transport services to local centres

(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:

(a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:

(i) shops, bank service providers and other retail and commercial services that residents may reasonably require,

(ii) community services and recreation facilities,

(iii) the practice of a general medical practitioner, and

(b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.

(2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.

(3) In this clause,

"bank service provider" has the same meaning as in clause 26.

The proponent will, as part of the retirement village, provide a community bus consistent with their existing operation at Rutherford.

The bus will be available at the required capacity of at least ten (10) passengers and will provide access to shops, banks, service providers and retail commercial areas at Green Hills and wider afield as well as community facilities and medical services as required.

The bus service will be available between the nominated hours of 8am to 12pm and 12pm to 6pm daily, and on an as needs basis.

Clause 44 of the SEPP requires the following:-

44 Availability of facilities and services

A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage

The services provided to future residents of the proposed facility will be available to residents as dwellings are ready for occupation.

However as is normal practice such facilities will be provided incrementally relative to the staging of the development and proportionately with the number of dwellings and residents.

Similarly Appendix A shows the proponents intentions in relation to Clause 43 and 44.

3.0 SITE & LOCALITY

The subject land is located on the western side of Mount Vincent Road at East Maitland. The land has frontage to Mount Vincent Road along its eastern boundary and the site also has its proposed direct access via adjoining Lot 8 from Wilton Drive which is being incorporated into the subject proposal. Lot 8 has frontage to Wilton Drive.

Mount Vincent Road forms a regional road linking East Maitland with the Hunter Expressway and Kurri Kurri. Wilton Drive along the north of the site is a local access road servicing existing residential development. Only approximately 10 hectares of the cleared area of the site is proposed for development and stands remote from Mount Vincent Road.

The land is proximate to the business and commercial centre of Green Hills which is located approximately 1.6km to the north east of the site. Green Hills provides significant service centre, shopping, support services and employment to the immediate and wider locality. Direct pedestrian access via formed and paved footpaths exists from the commercial precinct to the subject site.

Appendix B shows the site in context with Green Hills commercial area.

The land is vacant and predominately cleared land in the development footprint which is used for low level cattle grazing.

The site has remnant vegetation to the east and isolated shade trees through the cleared area. The site slopes gently to both the south and south west from a central low ridge with gentle slopes in the range of 5% to 7%.

Lot 141 has an area of 21.29 hectares however only approximately 10 hectares is proposed for the development footprint with the remainder comprising vegetation retention and open space separation areas. Lot 8 adjoining has an area of 6156m² and provides access to the development area of Lot 141.

Figure 3 shows an extract of Deposited Plan 846326 and Figure 4 shows an extract of Deposited Plan 855275 whilst Figure 5 shows the site topography.

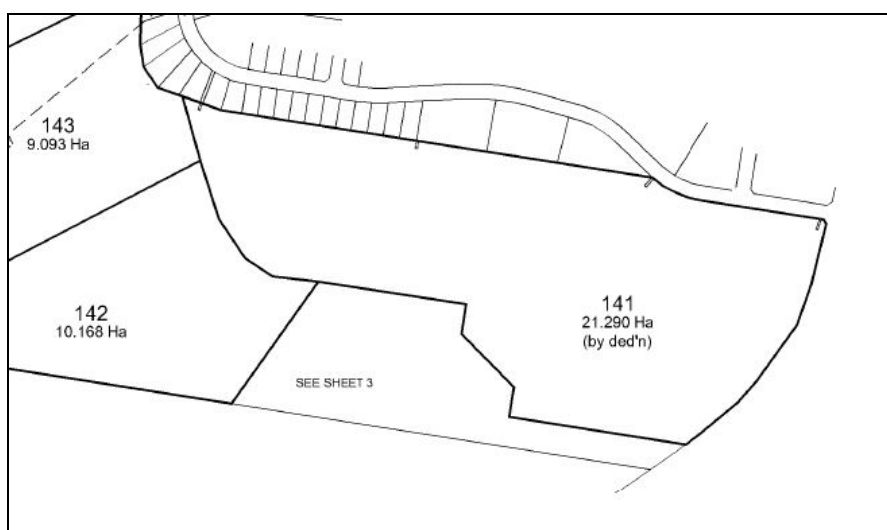


Figure 3.
Deposited Plan 1225076 extract

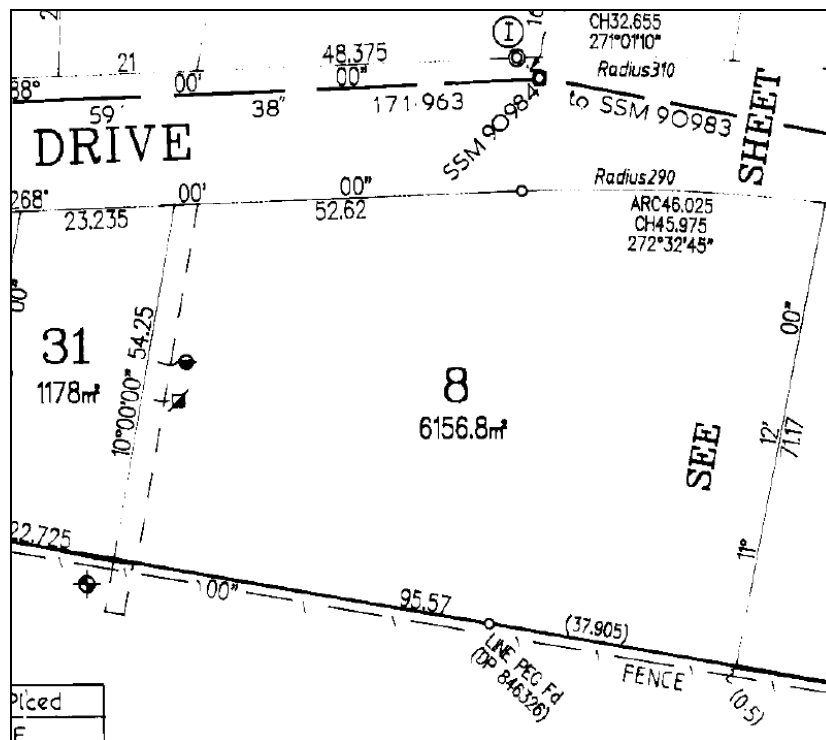


Figure 4.
Deposited Plan 855275 extract

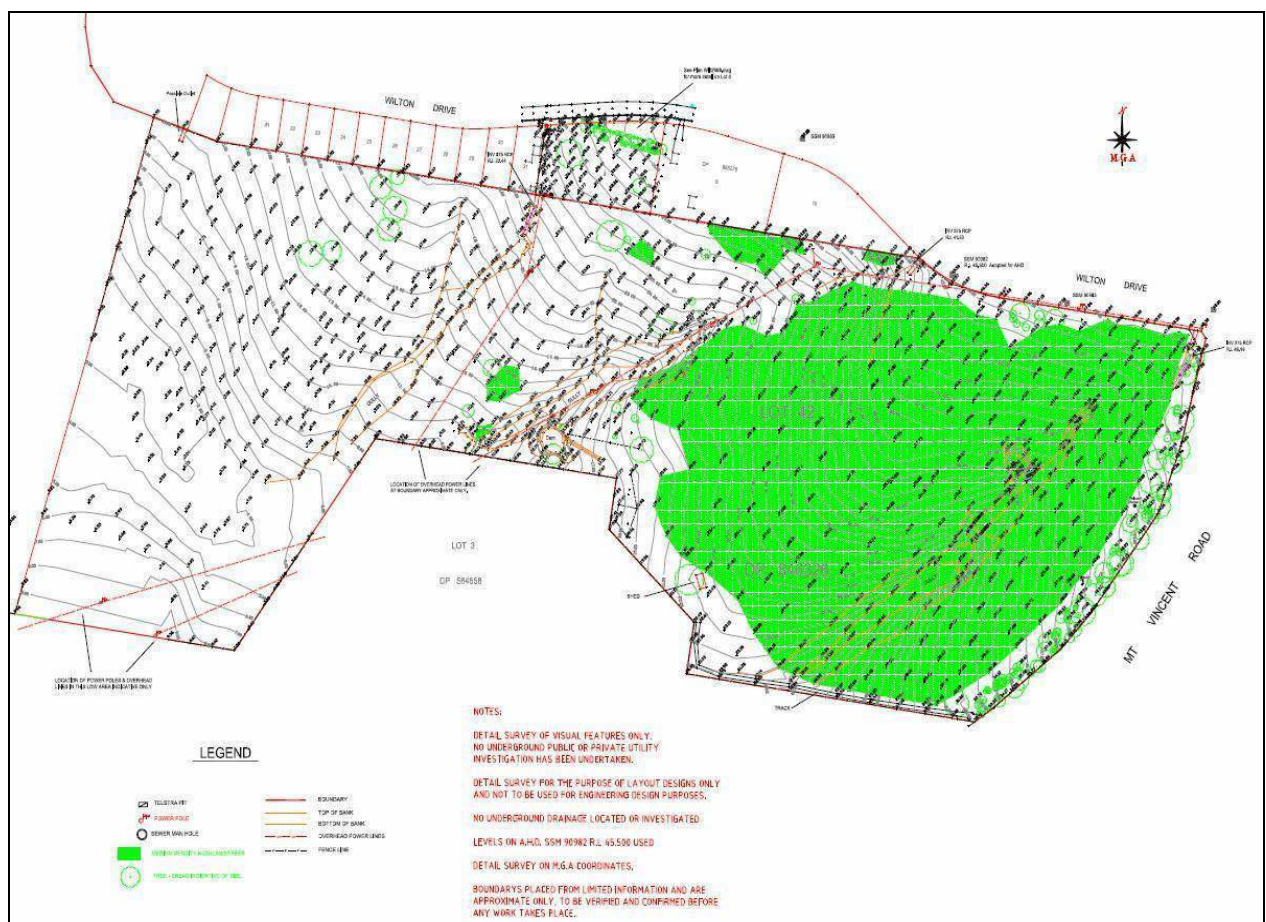


Figure 5.
Site Topography Extract from Survey

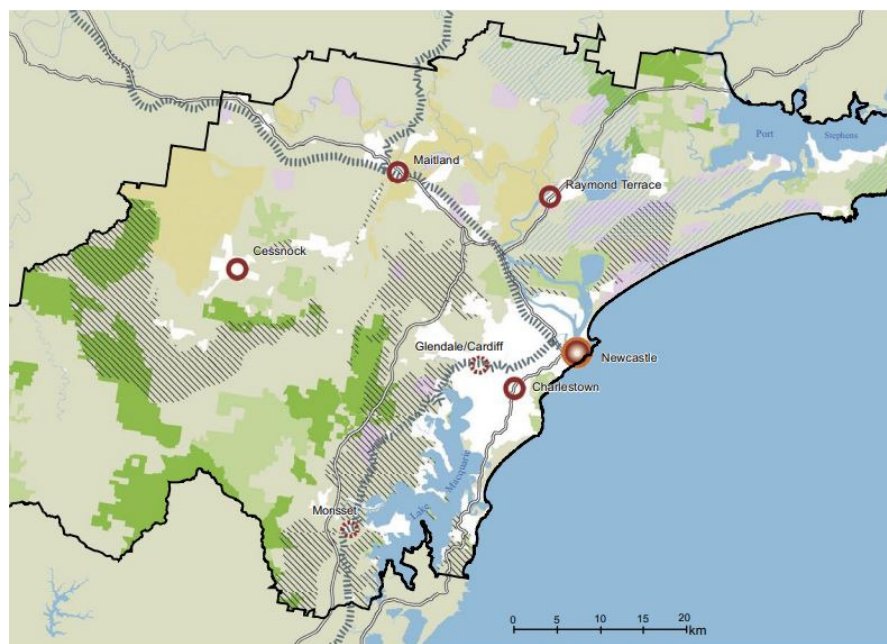
4.0 REGIONAL CONTEXT – HUNTER REGIONAL PLAN 2036

4.1 REGIONAL STRATEGY OVERVIEW

The Hunter Regional Plan provides the strategy necessary to deliver the vision for the Hunter Region. Population growth projections forecast that the population will increase from 732,000 to 862,000 by 2036. Of that population growth, 25% will be over 65 years of age.

The existing hierarchy of centres will be reinforced with regional centres, consisting of specialized centres, town centres etc.

Green Hills is such a standalone centre which provides a wide variety of services such as general commercial, shopping centres, financial institutions, medical support and State Government Departments such as RMS etc and would provide an appropriate level of services to service the proposal.



NATURAL RESOURCES MAP 2.

Map key

Regional City	Regional Boundary	Coal Resources
Major Centre	Highway & Freeway	Non Coal Extractive Resources
Emerging Major Centre	Railway	Regionally Significant Agricultural Land
Existing Urban Footprint	Rivers & Lakes	Rural Land & Environmental Assets
	Town Water Supply Catchment	State Forests

Figure 6. shows the LHRs map for the Greater Newcastle area.

4.2 SUBJECT SITE LOCATION

The subject area is contained within the Hunter Regional Strategy (HRS 2036). The East Maitland Green Hills area sits within the existing growth area of East Maitland within the Greater Newcastle mapping of the strategy.

The regional plan states *“the principle challenge for the region is to refocus the current housing trends so that a more sustainable balance between new release and infill development is achieved. To achieve this strategy will facilitate greater opportunities for housing to be provided within the existing urban areas. New dwellings will be provided in and adjoining the regions centres.”*

The Green Hills commercial precinct has been nominated within the strategy as a ‘strategic’ centre.

The subject land lies within approximately 1.6km from the commercial centre thereby providing direct and easy access to support services, shopping and employment for occupiers of dwellings within the proposal. Therefore consideration of the site for the proposed use is consistent with the objectives of the Hunter Regional strategy.

4.3 HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan 2036 outlines a vision to grow and diversify the Hunter economy over the next 20 years to ensure it remains the target and most productive regional economy in Australia.

The plan within Goal 4 – Support robust regional communities defines “The Hunter region will provide an array of lifestyles in city, coastal and rural settings.

Communities will have access to a range of housing opportunities and jobs. Access to jobs, services, shops recreation, entertainment and the arts will deliver quality living.”

The subject land falls within the landscape region of the Greater Newcastle area and Green Hills is defined as a Strategic Centre within Figure 4 of the plan.

The plan, further seeks to avoid urban and rural residential encroachment into identified agricultural and extractive resources. The subject site is of low agricultural value (Class 5) and its previous extractive resource was harvested prior to 1963 such that there is no viable resource within the site.

The plan promotes robust regional communities. It supports towns and villages across the region to adapt to the changing needs of their residents, while maintaining an array of lifestyle choices and high standards of living.

The current proposal supports the premise of the Regional plan by providing lifestyle choices within a robust regional community by providing for the changing needs (ageing) of residents preferably ‘in place’. The proposal also adds to the support of the local regional centre of Green Hills.

The plan enunciates that by 2036 the Hunter is expected to be home to around 70,000 more homes required, with a higher proportion of these being people over the age of 65 and the majority of these people are expected to live in ‘Hunter City’.

This is expected to have a significant influence on demands for housing and services such as health and aged care support.

Maitland is the fourth largest group of additional people (approximately 10,000) aged over 65 years 2016–2036.

Clearly there is both existing and likely significant future demand for seniors living accommodation in the Maitland Local Government Area.

Accordingly the proposal is consistent with the objectives of the Draft Hunter Regional Plan.

4.4 THE LOWER HUNTER OVER THE NEXT 20 YEARS

It is projected that population in the year 2036 will be 700,000 people, up from 540,000 people in 2011. Also of the population of 700,000 people the proportion over 65 or older will be 25% or 175,000 people. Additionally, when considering the ageing population a significantly greater proportion (approximately 30%- from ABS) will be 55 years and older or approximately 210,000 people.

The Australian Bureau of Statistics provide projected population for Maitland LGA from 2016 – 77,900 persons to 2031 with 100,500 persons. These 2016 figures included age population 55 years and over of 25.5% whilst this is expected to increase to 29.5% in 2031 or 29,650 persons. This population growth and ageing can only increase as more recent ABS figures suggest.

4.5 MAITLAND URBAN SETTLEMENT STRATEGY 2012

Council in October 2013 considered the biennial review of the Maitland Urban Settlement Strategy (MUSS). The report provided Council with a summary of the exhibition process and recommended an updated land release programme.

The amended and adopted MUSS 2012 edition identified the inclusion of the majority of the subject Part Lot 141, DP 1225076 at Mount Vincent Road, along with adjacent land as Category 1 and 2 lands suitable for rezoning for urban land uses.

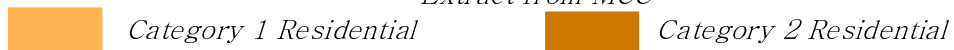
Maitland Council are currently assessing a Planning Proposal submitted in March 2015 for Part Lot 141, the subject site as contained within the Category 1 and 2 lands map shown as Figure 6 for rezoning for urban purposes.

The categorization of the subject site within the MUSS clearly shows the Councils intentions that the land is capable and well placed to provide an expanded urban footprint. Subsequently, the proposed seniors self care living proposal on the site is a consistent urban use albeit not requiring rezoning to permit the use. Figure 6 shows the approved MUSS 2012 with Category 1 and 2 lands.



Figure 7.

*Land Category Map
Extract from MCC*



5.0 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The subject site Lot 141, DP 1225076 is zoned RU2 – Rural Landscape under the Maitland Local Environmental Plan (MLEP 2011). Figure 7 shows an extract from the plan demonstrating the current zoning.

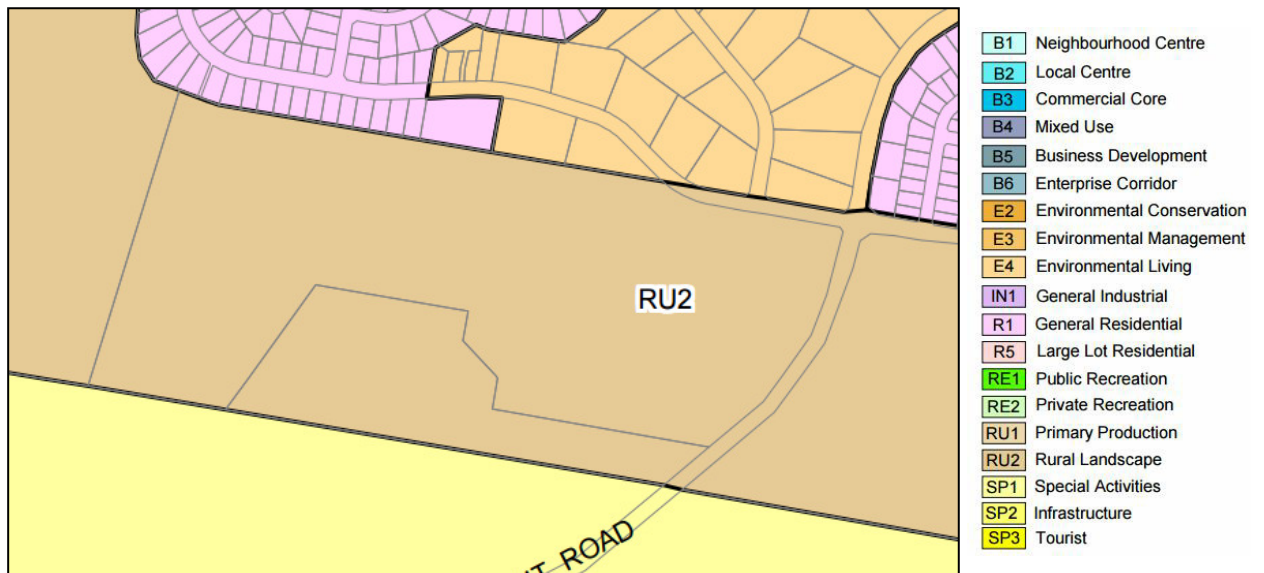


Figure 8.

Current Zone Map Extract from MCC

The zone objective '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' provides the ability of the site to be used for the nominated purpose. However the issue of a Site Compatibility Certificate is necessary to enable the proposed use to be considered over that part of Lot 141 nominated.

Whilst the proposed use is prohibited under the MLEP 2011, within part of Lot 42 proposal footprint, the zone permits such site uses as caravan parks, dwellings, dual occupancies, eco tourist facilities etc which whilst not proposed none the less can be a determinate of site density or site usage.

The proposal is defined within the MLEP as seniors housing which states:-

Seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)-(c), and that is, or is intended to be, used permanently for:
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.

The proposal whilst not currently permitted within the zone under the provisions of the MLEP 2011 can be approved on the site subsequent to the issue of a fresh Site Compatibility Certificate under the provision of Clause 24(1)(a)(i) of SEPP - Housing for Seniors or People with a Disability (HSPD). Additionally should the land subsequently be rezoned to R1 - Residential in accordance with the MUSS strategy then approval of the use would be a permissible use under the provisions of the MLEP and Clause 24(1A) of SEPP Seniors Living (HSPD), when rezoning of the land occurs. As the proponent seeks immediate development based upon high demands of the site for Seniors Living the approval of the fresh Site Compatibility Certificate to permit the development is paramount.

The adjoining Lot 8 proposed in association with the current application is zoned R1 - General Residential and the use is, on that land permissible. Lot 8 forms part of the overall seniors living development, and the first phase of the proposal.



Photo Left:
Site looking toward Lot



Photo Right:
Existing vegetation on

6.0 DESCRIPTION OF SURROUNDING DEVELOPMENT

6.1 BUILT FORM

The subject site is bounded on its north by existing residential and rural residential land having access to Wilton Drive. Wilton Drive links to Mount Vincent Road to the east. The subject land is contained in DP 1225076 and known as Lot 141.

Land to the east of the development site is remnant vacant bushland which forms the residue of the subject land.

Land to the west of the site being Lot 141, DP 1225076 is vacant cleared grazing land. Part Lot 141, DP 1225076 is the subject of a planning proposal for residential rezoning. A dwelling is approved on the land however not constructed. Land to the south being Lot 3, DP 584658 contains a farm shed and is generally cleared. Mount Vincent Road immediately abuts the subject site along its eastern boundary and is a single lane two way constructed road which links East Maitland and the Hunter expressway and beyond to Kurri Kurri.

Beyond the south eastern corner of the site and adjoining Lot 3, DP 584658 is located the regional Rural Fire Service facility on land in DP 520191. This land is partially cleared for the recent development of the Rural Fire Service facility.

On land to the south east on the eastern side of Mount Vincent Road, Lot 2220, DP 1095387 is currently located the Mount Vincent Road Waste Management Facility is not proximate to the current proposal being in excess of 400m from the facility and accordingly has no impact on the proposal.

6.2 POTENTIAL LAND USE CONFLICTS

Previously Lot 141 was affected by hatching shown on the zoning maps within Maitland Local Environmental Plan 1993. This hatched area specifically related to the provisions of Clause 50 of the Maitland Local Environmental Plan 1993 which required certain setback or separation distances to be observed from the Mt Vincent Waste facility. With the gazettal of the Maitland Local Environmental Plan 2011 the Department of Planning specifically required deletion of such setback distances within schedule 2 of the Section 65(2) Certificate issued for the Draft MLEP 2011. Consequently there are no restrictions on the use of the subject land in respect to setbacks or separation distances relative to the waste facility.

Given the significant separation in excess of 400m there is no potential land use conflict from or on this source.

6.3 BUSHFIRE

The eastern area of land within Lot 141 to the east of the development area contains remnant vegetation and provides a source of bushfire threat. The land is mapped within bushfire mapping as buffer and forest/vegetation Category 2. The area of Lot 42 proposed for development is managed land and not bushfire prone.

An initial assessment of the site in respect to bushfire has considered the concept site development plan and nominated appropriate Asset Protection Zones, Building Level Construction (BAL) servicing and access provisions. That assessment by Peak Land Management Pty Ltd discloses that the site can be developed as proposed without clearing or modification of vegetation. The provisions of Planning for Bushfire Protection 2006 (as amended) are incorporated and can be achieved within the design and construction of the project. A copy of the bushfire report is appended to the application.

6.4 NATURAL ENVIRONMENT

The nature of the natural environment within the development area contains cleared open areas used for low level agricultural grazing and scattered isolated vegetation. A small farm dam is located generally central to the site supplying water to stock.

The predominant extent of vegetation is located to the east and south east of the development site outside of the development footprint and forms part of an EEC Lower Hunter Spotted Gum Ironbark Forest (LHSGIF) the remnant has been investigated by Wildthing Environmental Pty Ltd for earlier site assessment and a subsequent report in June 2016. The vegetation forms a reasonably intact remnant although infested by Lantana and introduced (by stock) weed species. The remnant vegetation also lacks any significant understorey and is in a degraded state.

The proposed development footprint stands in the cleared grazing landform with some isolated shade trees. The development has considered the site vegetation and proposes extensive vegetation retention in areas which accord with the natural extent of vegetation. A vegetation management plan has been prepared as part of the Development Application documentation and will be implemented with the proposal. Some peripheral clearing is proposed to facilitate a small area of the development comprising access road to a caravan/boat parking area.

This area was also considered as part of the previous Site Compatibility Certificate to preserve or enhance vegetation. A report and landscape plan demonstrates how this is achieved by reinstating the degraded watercourse.

The Wildthing and EcoAus reports are appended to the application.



Photo above:
Site looking South



Photo above:
Site looking Westerly

7.0 ACCESS TO SERVICES

7.1 ACCESSABILITY & INTERELLATIONSHIPS WITH SURROUNDING AREA

The outstanding feature of the site, apart from its gentle slopes, cleared area and locality is the proximity of the site to the existing commercial hub of Green Hills.

The site sits within 1.6km from the centre of Green Hills Commercial Precinct, Appendix C shows the relationship and extent of existing services at Green Hills and the site location.

The site also sits adjacent to existing urban areas and accessibility through those developed urban areas to the Green Hills commercial hub is provided by formed footpaths, concrete footways and shared cycleway routes both on road and off road.

The site could not be considered isolated and has a direct connection and interrelationship with existing urban and rural residential lots, pathways and access roads.

The site when developed for the proposed use would be capable of providing all necessary support services and would form part of the immediate and local community by virtue of its proximity.

Therefore rather than stand alone the proposal would be integrated into the existing community.

7.2 TRANSPORT INFRASTRUCTURE

7.2.1 Roads

The site has direct frontage to Mount Vincent Road on its east. Direct access to the development site will be via Wilton Drive on its north. No direct access is proposed to Mount Vincent Road with all access proposed off Wilton Drive within the adjoining subdivision to cater for the seniors living development of the site.

Mount Vincent Road links from the urban centre of East Maitland, the commercial centre of Green Hills to the Hunter expressway and to the north west beyond, to Kurri Kurri and Cessnock.

Residents at the site would utilize the existing road network which has capacity for the proposal. Minor road improvements such as additional pedestrian pathways may be necessary for the proposal however not such as would preclude the sites development.

7.2.2 Rail

The site is proximate to both East Maitland Railway Station and Victoria Street Station which provides direct access to Newcastle to the south east and the north coast and beyond to Queensland. East Maitland Railway Station and Victoria Street Station are approximately 3.2km and 2.6km respectively from the site. Both stations are serviced by public transport via Hunter Valley Buses.

7.2.3 Buses

The site is serviced by public transport (buses) via Hunter Valley Buses. There is a bus stop and bus shelter located on Mount Vincent Road approximately 350m north of the subject site and is partially accessible by concrete pathway.

Mount Vincent Road and Wilton Drive is a bus route No. 187 of Hunter Valley Buses, the route is from East Maitland to Metford and passes along Wilton Drive directly fronting the site.

The service connects to major retail and service facilities at Green Hills where a transport interchange allows connection to other bus services to Maitland, Cessnock, Ashtonfield and Woodbury via routes 179, 180, 181, 164 and 145 and 182 respectively.

Discussions with Hunter Valley Bus Co indicates that a further bus stop can be provided fronting the site on Wilton Drive to further service the proposal.

Appendix D shows the bus route of Hunter Valley Buses.



Photo
*Existing bus stop 300m north
of site on Mt Vincent Road*

7.2.4 Cycleway & Pedestrians

Throughout the existing road network to the north and north east is located formed road footpaths within which, for the majority of their length, is located concrete footpaths, shared concrete off road cycleway-pedestrian paths and linemarked on road cycleways.

The proposal can take advantage of these facilities and add to them by way of additional links via Section 79(c) works or payment of Section 94 Contributions in conjunction with the site development.

The pedestrian footpaths, pathways and shared cycleways provide direct access to Green Hills Commercial Precinct approximately 1.6km away.

Additionally, in proximity to the site to the east within the unformed Shamrock Lane road reserve is located a walking trail known as the 'East Maitland multi use path' which links to the adjacent residential pathways and provides a significant walking path network in the locality.



Photos:
*Shows existing shared
cycleway/pathway
along Mt Vincent Road*



7.3 INFRASTRUCTURE – FACILITIES

The site is well placed for connection to existing services with the following existing services located within fronting roads and the subject site.

7.3.1 Water

A 375mm diameter watermain is located within Mount Vincent Road along the full frontage of the site. The watermain is partially located within the road footpath.

The 375mm diameter watermain services the Rural Fire Service, the Mount Vincent Waste Management Facility and beyond to Bloomfield Colliery. Additionally within Wilton Drive is located a local 150mm water reticulation main.

Application for preliminary service advice has been made to Hunter Water Corporation who advise connection is available with adequate supply pressure. A detailed sewer servicing strategy has been prepared by Cardno Pty. Ltd. In consultation with Hunter Water Corporation.

Appendix E shows the site location with Hunter Water Corporation existing watermains and their preliminary servicing advice. The sewer servicing strategy is appended to the application.

7.3.2 Sewer

Existing gravity sewer infrastructure is located within Wilton Drive residential lots adjoining the site. The site is currently not connected to the sewer reticulation system however sewer mains are located approximately 2m north of the site with connection possible via gravity mains.

Formal application for service availability has been made to Hunter Water Corporation who advise of the availability of sewer to the site with adequate capacity. Hunter Water Corporation will ultimately confirm the future connection points to the land within the system to accept the site within a formal Section 50 application for the development.

Appendix E shows the site location with Hunter Water Corporation existing gravity sewer mains and their preliminary servicing advice.

Through the Development Application process sewer and water servicing designs will be prepared to detail the connection of the site and any reticulation works necessary.

7.3.3 Power

Existing overhead power mains are located within Mount Vincent Road, Wilton Drive and service the subject site. Additionally two (2) overhead power line routes pass through the site from south to north to Wilton Drive which services the existing residential subdivision to the north. Application has been made to Ausgrid for the proposal with adequate supply available. An easement will be provided to the existing high voltage which passes along the watercourse route, whilst the existing low voltage mains will be relocated by undergrounding services.

Ausgrid infrastructure can be seen in Appendix F.

7.3.4 Natural Gas

Natural gas is available to the site with reticulation located within Mount Vincent Road via a 110mm PE pressure main which passes along the east side of Mount Vincent Road. Additionally within Wilton Drive to the west of the site is a 32mm reticulation natural gas main. A connection link between the two (2) mains will pass along Wilton Drive to the site and complete the loop.

Natural gas can be provided to the site and application was made to Jemena for formal service availability. Appendix G shows Jemena response for gas availability and the existing reticulation proximate to the subject site.

7.3.5 Telecommunications

Telstra services are available to the site and are shown to be located within both Mount Vincent Road and Wilton Drive. Significant telecommunications network is located in Mount Vincent Road to the north east of the site. Previous residential subdivisions adjoining the site have telecommunications and NBN availability. Connection of the site is possible. Appendix H shows the telecommunications in the locality.

7.3.6 Roads

The site is well served by existing roads with Mount Vincent Road fronting the entire eastern boundary of Lot 141. Indirect access to the site is available off Wilton Drive through adjoining Lot 8, DP 855275 within the same ownership being along the northern boundary of the site.

Under the proposal, access is intended off Wilton Drive which with the previous subdivision was retained by the same owner as Lot 141. Wilton Drive intersects with Mount Vincent Road at an existing intersection of the two roads. Wilton Drive is fully kerbed and guttered with bitumen seal and road drainage. Mount Vincent Road is bitumen sealed with grassed shoulders and table drains.

Both roads have adequate mid block capacity and environmental capacity to service the proposal. Attached is a traffic impact assessment was undertaken by Intersect Traffic which disclosed that the existing road and intersection network has sufficient capacity to accept the traffic from the proposal. The traffic report is appended to the application.

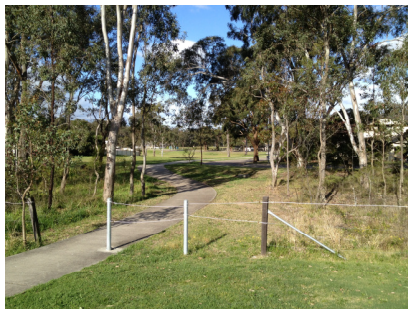
7.3.7 Flooding & Drainage

The development footprint is located above the 1% AEP flood planning level of Wallis Creek. A perimeter road runs generally along the flood line providing a flood free perimeter access road for the development. No dwellings will be affected by or located within the floodplain.

The site has a series of low crests generally running north east to south west effectively dividing the site into a number of small catchments. All of the small catchments finally drain to the south west toward the flood plain of Wallis Creek.

It is intended within the proposal to provide on-site detention facilities for water quality and drainage detention to detain post development site flows to mimic pre development site outflows.

The location of the onsite drainage facilities is shown within the concept layout plan. Whilst the detention basin is located within the flood prone area of the site, this location as defined within the NSW Floodplain Development Manual is flood fringe and not floodway. Additionally, Maitland City Council's Manual of Engineering Standards allows the location of such detention facilities within such flood fringe areas, provided the basin outlet is at or above the 1 in 20 year flood event. This will be documented in the . The proposal in accordance with Schedule 2 of the previous Site Compatibility Certificate will not be located within land identified as high flood hazard.



Photos
*Linking pedestrian
pathways*



Council's DCP 2011 defines within Part B – Environmental Guidelines the ability to develop within the flood fringe areas of flood prone land. Also the DCP mapping discloses that the site is not within a high hazard floodway, nor has a flood depth greater than 0.5m and is located within a low velocity area. Whilst this information shows the site is not within a floodway and as the development sits above the 1% flood planning level.

7.4 ACCESSIBLE PEDESTRIAN ROUTES

Accessible pedestrian routes are located within Mount Vincent Road and Wilton Drive with 2.5m wide shared pedestrian/cycleway path and 1.5m wide pedestrian paths respectively.

The pedestrian routes extend north and north west along Mount Vincent Road, to Springbark Crescent and Chisholm Road. The pedestrian path continues along Mitchell Drive to the Green Hills Commercial precinct. The grades of the pedestrian route pass through gently inundating terrain formed in road footways with grades less than 7%.

Additional to the formal concrete pathways there is the 'East Maitland Multi use pathway' which traverses along Shamrock Lane from Springbark Crescent southerly to open space areas in Brooklyn Park and Three Mile Creek Reserve.

The formal pedestrian paths and walkways lead to formal and informal open space areas such as Brooklyn Park, Green Hills Gardens, Three Mile Creek Reserve, Gas Works Reserve and associated formal playing fields and bushland reserve areas.

There is an existing significant network of pedestrian pathways currently servicing the subject site which can be accessed by the proposed development. Examination of Six Map aerial photos will disclose the existing pathway network.

7.5 SERVICES – SUPPORT & COMMUNITY

The outstanding feature of the site, apart from its gentle slopes and locality is the proximity of the site to the existing commercial hub of Green Hills.

The site sits within 1.6km from the centre of Green Hills commercial precinct. The site is also linked to Green Hills via an extensive road and pedestrian path network Appendix B shows the location and extent of existing facilities within Green Hills.

Residents of the proposal can avail themselves of a multitude of facilities and services within very close proximity.



*Stockland Shopping Centre
Green Hills Extract from
Google Maps Street View*

In summary the following services are available, among others.

Financial Institutions

- NAB Bank
- St George Bank
- Greater Building Society
- Newcastle Permanent
- Westpac
- Commonwealth Bank
- Rams Homeloans
- Credit Unions
- Financial Advisers

Government Services

- Roads & Maritime Services RMS
- Australia Post
- East Maitland Public Library
- Telstra Offices
- Optus Offices

Medical Services

- Maitland Private Hospital
- Medical Centres
- Optometrist
- Chemists
- Chiropractic Services
- Churches of various denominations
- Audio Clinic (hearing services)
- Dental Surgery
- East Maitland Community Health Services
- X-Ray & Ultrasound Services
- Indoor heated swimming pool
- Anytime Fitness Gym

Shops/Supermarkets

- Woolworths
- Coles
- Aldi
- Big W Department Store
- Bulky Goods Shops
- Furniture etc.
- Homeware Stores

Convenience

- McDonalds
- Pizza Hut
- Henny Penny Chicken
- Cake Shops
- Hotel – George Tavern
- Service Stations
- Cafes etc
- KFC
- Bakers
- Fruit & Vegetable
- Bottle Shop
- Motel
- Taxi Service

Professional Services

- Doctors
- Dentists
- Accountants
- Banking Personnel
- Solicitors
- Veterinarian
- Financial Advisors
- X-Ray/Ultrasound
- Chiropractors
- Real Estate Agents
- Optometrists
- NIB retail centre

All of the above services are located generally within 2km of the site.



Photo's Above

Showing only some of the typical services within Green Hills commercial precinct

Such services are available during normal business hours and can be reached from the site by car, with significant parking available, pedestrian access via existing purpose built footpaths and concrete pathways or public transport. A bus stop exists approximately 350m north east of the site on Mount Vincent Road and bus route 187 to Green Hills Shopping Centre is serviced by Hunter Valley buses which passes the subject site along Wilton Drive. Appendix C shows Green Hills commercial precinct and shopping centre facilities.

It can be seen that the proposal has excellent access to services in very close proximity. Those services are closely grouped which allows efficient access.

Additionally it is noted that Stockland are currently undertaking a \$300 million refurbishment and expansion of the Green Hills shopping centre which can only serve to improve the quality of services to the subject proposal.

7.6 OPEN SPACE & SPECIAL USE PROVISIONS

7.6.1 The Site

Within the proposal there is open space provided both as passive and active open space areas. The development site is 21.29 hectares. The building footprints, roads and active open space provided for dwellings is approximately 10 hectares. Vegetation retention/embellishment area within the ephemeral watercourse through the site represents approximately 0.8 hectares.

Accordingly, of a site having an area of 21.29 hectares approximately 17 hectares or 80% remains as open space areas within that remainder of the site not proposed for development. The site development concept plan shown in Figure 2 and Appendix I shows the open space areas and more active recreation areas throughout the site.

7.6.2 Surrounding the Site

The area of Green Hills and East Maitland is well serviced by open space and special use areas as follows:-

- Worcester Drive Reserve - 500m north east of site.
- Brooklyn Park - 1.2km north east of site.
- Green Hills Gardens - 2.2 km north east of the site.
- Gas Works Reserve - 2.8km north of the site.
- East Maitland Golf Club - 4.0km north east of the site.
- Metford Playing Fields - 4.7km south east of the site.
- Sharmrock Lane trail - 300m east of the site.

Appendix I shows the existing open space configuration in relationship to the subject site.

7.7 AGRICULTURAL CAPACITY

Whilst the site is zoned RU2 – Rural Landscape its size, nature of soils and location, predominantly of ridge top and toe slopes country means that the site has low agricultural capability.

The site has an area of 21.29 hectares of which only approximately 17 hectares is cleared and is very small upon which to undertake agricultural pursuits. The site is simply used for low intensity cattle grazing.

7.7.1 Agricultural Classification

There are five classifications used by the NSW Agriculture in terms of the lands suitability for general agricultural use. This system was developed to meet the objectives of the EP&A Act 1979 and particularly Pt 5(1)(i) “to encourage the proper management, development and conservation of natural and manmade resources, including agricultural land”.

The subject site (Lot 42) sits within the agricultural land Classification of 5 within the eastern sector of the site and Classification 3 on the western sector of the site. The Class 3 lands are generally on the valley floor and flood prone, this area is not proposed for development. Appendix J shows the site classifications.

Class 5 Lands are defined as:-

“Land unsuited for agriculture or at best suited only to light grazing. Agricultural production is very low or zero as a result of severe constraints including economic factors which preclude land improvement.”

“Class 5 lands suffer severe limitations for agricultural production these limitations may be one of or a combination of the following:-

- Productivity levels of agricultural crops are low.
- Access to local market may be restrictive.
- Extremes of slope can be expected.
- Location of shallow rock.
- The land is unsuitable for cultivation.

The land exhibits shallow topsoil, exposed rock formations limited vegetation growth grasses etc and only has the capacity to graze limited stock.

The Agricultural Land Classification for the development site is Class 5 and as that class is generally unsuitable for agricultural uses the possible best use of the site is for urban development as proposed. The remainder of the site, being the flood prone valley floor is Class 3 lands which is not proposed for development. Accordingly there is no limitation to the use of the area of the development site on the land as proposed from an agricultural perspective.

The attached plan extract from the Department of Agriculture Land Classification maps shows the approximate site and surrounding areas and can be seen as Appendix J.

7.7.2 Native Vegetation

The land has existing vegetation generally located to the east of Lot 141. The area proposed for development has some isolated stands of trees remote from remnant stands of vegetation. The vegetation can be seen in Appendix B aerial photograph.



Photo:
*Site development area
looking West*



Photo:
*Site development area
looking South West*

The vegetation on the overall site has previously undergone assessment and a Seven Part Test in October 2010. A subsequent investigation and report for the current proposal was carried out in June 2016 and again in October 2018 as a vegetation management plan. That report focuses on the development area of the site and is attached within the application.

There are five (5) vegetation communities over the entire site:-

- Lower Hunter Spotted Gum Ironbark Forest 12.06ha.
- Cleared open pasture 12.96ha.
- Freshwater drainage line vegetation 2.14ha.
- Freshwater dam 0.03ha.
- Planted nature trees 0.09ha.

Three (3) endangered ecological communities exist within the site:-

- Lower Hunter Spotted Gum Ironbark Forest 12.06ha.
- Hunter Lowlands Redgum Forest 0.18ha.
- Freshwater Wetlands on the Coastal Floodplains 2.14ha.

The Lower Hunter Spotted Gum Ironbark Forest community was located in the east of the site in an area not proposed for development. The western edge of this community was in a degraded state with infiltrated Lantana and introduced weeds.

The proposed development footprint is located within the cleared areas of the site and retention of vegetation within the non developed area of the site.

It is considered that given the sites gentle slopes there is no need require significant excavation such that vegetation can be retained wherever possible.

The statement of effect has considered the proposal, the minimal extent of clearing required as well as recommendations for the undeveloped vegetated area of the site in accordance with SEPP Seniors Living Guidelines under Clause 25(b)(vi), and recommends the approval of the proposal.

A vegetation management plan has been prepared as part of the Development Application documentation and will protect and enhance the remainder of the site.

A requirement of the existing Site Compatibility Certificate was to improve or maintain bio diversity impacts to Council's satisfaction. The report prepared by EcoAus and appended to the application demonstrates how this will be achieved within the proposal. The report was prepared in consultation with Maitland City Council officers.

8.0 PROPOSAL

8.1 DESCRIPTION

The proposal provides for approximately 134 serviced self care housing within a retirement village comprising 98 building footprints made up as follows:-

- 62 single storey detached three (3) bedroom dwellings 'Marlborough'.
- 36 single storey two (2) bedroom attached dwelling in a duplex style 'Leaconfield'.
- 36 single storey two (2) bedroom attached dwellings in a duplex style 'Dalwood'.
- An associated community centre comprising meeting rooms, social/function rooms, medical facilities, library, hairdresser, computer room, cafe, indoor pool etc.
- Specialized caravan and mobile home parking area for approximately 40 vehicles.
- Access roads and associated visitor parking.
- Water quality and stormwater detention facilities with community areas.
- Reinstated riparian bushland vegetation.

The conceptual village layout can be seen in Appendix K.

The proposal occupies approximately 10.60 hectares (combined area) of the 21.29 hectares of Lot 141, DP 1225076 and contains all of the building and road footprint with the 10.60 hectares of the site comprising all of the cleared grazing land.

The proposed village will be provided to meet the requirement of State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004).

8.2 SITE DESCRIPTION

The site comprises the combined areas of Lot 8, DP 855275 of 0.62 hectares and Part Lot 141, DP 1225076 having an area of 21.29 hectares, comprising a total area of 21.91 hectares. Lot 8 is an urban R1 zone whilst Lot 141 is an RU2 zone. The approval sought for a Site Compatibility Certificate is over part of Lot 141 only.

The site is of generally regular configuration and located with street frontage to Mount Vincent Road on its east and Wilton Drive on the north. The site is formed by a low ridges running generally north east to south west through the site. The site falls from the ridge to the north east having grades of approximately 4.0% to 6% and 7% respectively.

The site analysis plan can be seen in Appendix L. The plan shows the site orientation, location, surrounding features, vegetation and pedestrian linkages, hazards or impacts to the site etc. The site analysis plan discloses the site proximity to existing urban development and to the Green Hills Commercial Precinct with its associated pedestrian linkages affording superior amenity to the proposal.

8.3 BUILDING ENVELOPES/FOOTPRINTS

The proposal comprises serviced self care housing in a mix of detached three (3) bedroom and attached two (2) bedroom dwellings. Predominately the dwellings will be of brick veneer construction with tile/metal roofs on concrete slab floor construction.

The three (3) bedroom dwellings the 'Marlborough' is typically 200m² comprising the following:-

• Dwelling	135m ²
• Garage	39.5m ²
• Patio	7.5m ²
• Alfresco	18.0m ²
Total	<u>200m²</u>

The two (2) bedroom dwellings the 'Leaconfield' is typically 161m² comprising the following:-

• Dwelling	120.3m ²
• Garage	23.3m ²
• Patio	7.2m ²
• Alfresco	10.2m ²
Total	<u>161m²</u>

The two (2) bedroom dwellings 'Dalwood' is typically 140m² comprising the following:-

• Dwelling	110.6m ²
• Garage	22m ²
• Patio	7.2m ²
• Alfresco	9.2m ²
Total	<u>149m²</u>

All of the proposed dwellings are self contained housing serviced by the village management and of a design that has been tested within the market at another site occupied by the proponent and have received very strong demand for the size and style of dwelling.

Accordingly the demand is known and can be readily satisfied by the designs integrated into the site. Appendix M shows the typical floor plans of the three dwelling types.

9.0 STRATEGIC JUSTIFICATION

The SEPP seniors living policy aims to encourage the provision of housing which meets the needs of seniors or people with disability. The policy also seeks to make efficient use of existing infrastructure and to ensure that proponents provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

The site is located on land that is adjacent to land zoned for urban purposes.

The need for such housing for seniors or people with a disability is well established through the Australian Bureau of Statistics which discloses that there is a significant growth in the numbers of people aged 55 years and over (categorized as seniors).

NSW will have a large proportion of people aged 55 and over. At 2011 this was estimated to be 31% of the general population.

Currently within the Maitland Local Government Area 30% of residents within East Maitland and Louth Park are aged over 55 years (ABS Census Population 2006/2011). This is in comparison to 24% for Maitland City. 20% of residents of adjoining Ashtonfield are 55 years and over whereas 18.5% of Maitland City residents are 55 years and over.

As at 30th June 2014 the population of Maitland City was 75,170 persons of which 24% is 55 years and over.

From 2006 to 2011 Maitland City's population increased by 5,596 people (9% increase) this represents an annual population change of 1.75% per year over the period.

The largest change in age structure in this area between 2006 and 2011 was in the age groups of:-

- 50-54 - + 439 persons
- 60-64 - + 879 persons
- 65-69 - + 646 persons

This age structure can only be expected to increase with the ageing population including 'Baby Boomers'. The age structure of Maitland City and particularly East Maitland provides key insights into the level of demand now existing and increasing into the future for aged based services, housing and facilities.

Availability of facilities can be seen diagrammatically with Appendix N which shows regionally the location of existing facilities (villages) within the East Maitland context and Appendix O shows local facilities (villages) at East Maitland.

Whilst Appendix O shows the strong grouping of villages and facilities north and east of Maitland it is clear that there is a local deficiency of facilities in the East Maitland area.

Of the three (3) existing villages at East Maitland and Green Hills all are at capacity with little expectation of early available spaces.

Regionally and locally the proposal will assist to fill a gap in the provision of seniors living services for those persons of the locality.

The proponent currently operates the Walka Grange Village at Rutherford and its construction is complete such that there are no f

urther dwellings available. However demand is such that it exceeds supply. The demand within Walka Grange at Rutherford can be seen from Figure 8 which demonstrates that the highest demand is from local residents. This in part is due to people wishing to live where they have familiar surroundings, services, availability to their normal medical practitioners, family and friends.

This is considered to be so for the subject site with demand being expressed within Figure 8 by particular postcode areas. Up to 22% of demand/sales at Walka Grange Rutherford is from East Maitland alone and when comparing areas such as East Maitland, Weston, Kurri Kurri, Gillieston Heights, Cliftleigh, Beresfield and Thornton, all areas within a catchment to the south east and south west of the proposal, shows a sales demand of 47% from this area to the existing Rutherford site.

Clearly there is a strong demand for such seniors living from the East Maitland and surrounding areas to sustain the subject sites development.

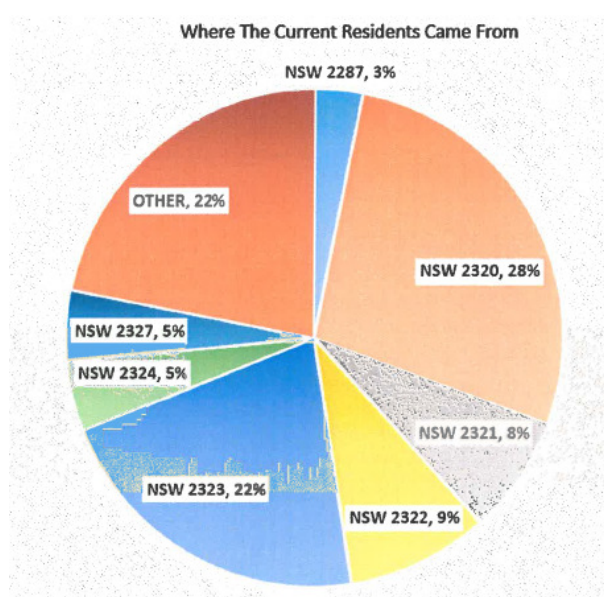


Figure 9. *Demand sales & statistics*

Postcode	Locality
2320	- Rutherford, Maitland
2321	- Cliftleigh, Gillieston
2322	- Beresfield, Thornton
2323	- East Maitland
2324	- Heatherbrae, Raymond Terrace
2327	- Kurri Kurri, Heddon Greta
2287	- Wallsend, Fletcher, Minmi

9.1 RELATIONSHIP WITH REGIONAL & LOCAL STRATEGIES

The subject site sits within the Lower Hunter Regional Strategy area of Green Hills. The overarching principle of the strategy is to develop more compact settlements by requiring development ratios of 60% new release areas and 40% infill urban or adjoining urban areas. It is considered that the proposal falls within the adjoining urban infill areas and certainly fulfils the objectives of the HRS 2036 in this regard.

The land was considered with the Maitland Urban Settlement Strategy (MUSS) 2012 by Maitland Council and was identified as Category 1 and 2 lands, suitable for rezoning to permit urban development.

Currently a planning proposal for the subject site is before Maitland City council undergoing review to be considered for determination by Council. The proposal has already progressed through the gateway process for urban rezoning.

The subject proposal does not rely upon the rezoning of the land to urban R1 – General Residential, however the inclusion of the land within the MUSS clearly identifies the urban potential of the land and therefore its ability for the currently proposed use. The current proposal proposes the compact adjoining development of the site to fulfil a housing demand for seniors and people with a disability and accordingly its relationship with regional local strategies is consistent.

9.2 PUBLIC INTEREST

As previously discussed East Maitland area has an above average age distribution of persons 55 years and older (seniors) (30% compared to Maitland City 24%). Couple this age distribution with an ageing population expected to significantly increase, will lead to a increased demand for such services and facilities.

The sales distribution figures for a village at Walka Grange Rutherford, developed by the proponent of the subject site shows a very strong sales demand at the Rutherford Village from the East Maitland area 22% and 47% when considering other demand from the south west/south east of East Maitland. Clearly therefore there is a public interest to provide the proposed seniors self care living on the subject site. Also when considering available alternatives to the proposal there are only three (3) existing villages at or in the locality which have very limited or no capacity to accept new residents.

Given the strong local demand, the greater than average ageing in the area, the scarcity of available spaces within local existing villages, the suitability of the site and its close proximity to the Green Hills commercial hub there is considered a strong community benefit by the approval of the proposal.

9.3 PUBLIC SERVICES & INFRASTRUCTURE

As previously identified the site is a fully serviced parcel of land with physical infrastructure comprising sewer, water, power, telecommunications, natural gas and fronting roads for immediate access. Service authorities have been contacted for specific requirements for connection and from initial evaluation, extension of services to meet the proposal demands are capable with those extensions/connections being considered minor.



Photo
*Wilton Drive frontage to site
 looking East*

The site is within 1.6km of the Green Hills commercial and shopping centre hub where there are community services such as medical, banking, shopping and convenience also with government agencies.

Green Hills commercial precinct is currently undergoing a substantial redevelopment and extension to the approximate value of \$300 million. This can only serve to improve services to future residents of the site.

Photo
*Wilton Drive frontage to Lot
 8 looking West.*



The Green Hills commercial area is serviced by existing street networks containing formed and concrete constructed footpaths. Additionally there are pedestrian links to open space, garden areas and walks throughout the area. Cycleways are also provided by pathway and on road cycleways. Bus transport passes the site and links directly to Green Hills where transport connections spread to Maitland, Newcastle and the railway stations of Victoria Street and East Maitland

Services both physical and community are available within very close proximity to the site.

Approval and development of the proposal can only support and improve the vibrancy of the East Maitland. Green Hills area.

10.0 PRE LODGEMENT CONSULTATION

As part of the consideration of the proposal, consultation has been undertaken with relevant service providers and authorities.

Additionally the current proposal is to reissue a Site Compatibility Certificate for the site as the initial Site Compatibility Certificate is lapsing. A Development Application is with Maitland City Council and therefore a fresh Site Compatibility Certificate is necessary for the Development Application timeframe. The Development Application has also been notified to all adjoining and proximate owners by Maitland City Council.

10.1 HUNTER WATER CORPORATION

HWC provide advice regarding service provision to the land. Formal application was been made for Preliminary Service advice. Hunter Water Corporation advice can be seen in Appendix E. Services are available and servicing strategy has been prepared and submitted to Hunter Water Corporation for the proposal for both sewer and water infrastructure.

The site is serviced by existing sewer and water with gravity sewer located to the north and north west of the site, within the immediately adjoining residential subdivision. Similarly water supply is located both within Wilton Drive and Mt Vincent Road fronting the site. Extension into the site is possible.

10.2 AUSGRID

Application has been made to Ausgrid for advice regarding provision of services. However power supply is available to the site via overhead mains located within the site, as well as along Mount Vincent Road. Also underground power supply located within Wilton Drive. Consequently connection to the proposal is feasible. Designs for power connection and internal reticulation are underway.

10.3 JEMENA

Natural gas is available to the site with a 110mm pressure main located along Mount Vincent Road providing connection. Additionally reticulation via 35mm mains is located within the adjoining Wilton Drive Subdivision. Appendix G shows response email from Jemena in respect to site servicing. Designs for internal reticulation are also underway.

10.4 TELECOMMUNICATIONS

The site has the benefit of existing significant telecommunications fronting the site in Mount Vincent Road and within Wilton Drive. Those telecommunications also serve the regional RFS located to the southwest of the site. Formal application has been made to Telstra and NBN for their requirements. However service availability is assured with NBN located within adjoining residential subdivisions. Similarly, internal reticulation design is currently being prepared.

10.5 TRANSPORT

The site has both direct and indirect frontage to two public roads. Mount Vincent Road on the sites eastern frontage performs as a regional road under the care and control of Maitland City Council and provides connection to the sub arterial road network at East Maitland and John Renshaw Drive/Hunter Expressway.

In the vicinity of the site Mount Vincent Road is a two lane, two way sealed road with lane widths of 3.5m and 1m wide sealed shoulders. The speed limit at Wilton Drive and south along the site frontage is 50 kph increasing to the south to 80 kph beyond the site.

Wilton Drive is a local access street servicing the subject Lot 8 and the adjoining residential subdivision. The road is two lane, two way bitumen sealed with kerb and gutter and formed grassed and concrete footpaths. Both roads hierarchy and function serve the site with Wilton Drive providing the only and most suitable access to the proposal.

Intersection works are unnecessary at Wilton Drive and Mount Vincent Road to service the proposal. The Traffic Impact Assessment report by Intersect Traffic appended to the application provides detail in this regard.

Mount Vincent Road and Wilton Drive is a bus route (Route 187) for Hunter Valley Buses and a bus stop is located approximately 400m north of the site. Access is available to the bus stop via a formed concrete footpath from Wilton Drive. The bus route traverses the local road network to Green hills commercial precinct, the Victoria Street and East Maitland Railway Stations providing direct access to Public Rail Transport. Additionally, the village will be provided with a community bus which will provide alternate transport to the residents on an as needs basis.

In order to provide additional pedestrian access concrete pathway can be provided within Wilton Drive to link to the existing network. Additionally, a bus stop can be placed fronting existing Lot 8 on Wilton Drive at the site entry improving public transport usage.

10.6 MINE SUBSIDENCE

The site is located within the Mine Subsidence District of East Maitland proclaimed 29th February 1974, Appendix P shows the Mine Subsidence Board (MSB) Mines District Map. The proposal has been referred to the MSB to ascertain their requirements.

The site is underlain by former workings of the Rathluba No 1 Colliery which later became the Maitland Ayr Colliery. The Colliery was abandoned in 1935 reopening in 1945 with subsequent final abandonment in 1963 Rathluba No 2 opened in 1952 and was abandoned in 1954. The rate of dip of the coal seam from land to the west of the site was 1 vertical to 8 horizontal (12.5%) and as a consequence as the seam travelled to the east becomes deeper such that the extent of cover over the former workings increases more easterly across the site.

Within the area of development (cleared grazing land) the inferred depth of cover to former mine workings ranges from 5m to 20m generally as a band running north to south through the site. The inferred contours can be seen on the concept development plans. Remediation of the shallow workings will be necessary. A detailed investigation of the site, including 215 boreholes located to accurately position the former mine workings and their depth of cover. The report, prepared by Cole-Clarke Mining & Subsidence Engineering, has been submitted to Advisory NSW. Consultation in this regard is ongoing with Advisory NSW (ANSW).

ANSW have been previously consulted for the site usage for urban purposes and recent detailed investigation for the proposal to inform the design of the footings.

Previous geotechnical assessment by Douglas Partners (2012) and subsequent further investigation in March 2016 by Douglas Partners determined that the land was suitable for urban development.

The borehole investigations have been undertaken to determine the location of former workings and recommendations for the use of the site as well as feasible remediation of the part of the development site underlain by shallow mine workings. The remediation of those shallow workings can be by grouting or a combination of methods as approved by ANSW.

Specific design of remediation works will be part of any conditional Development Application requirement as specified with the approval of ANSW.

The geotechnical/mining reports can be seen appended to the application.

ANSW have previously endorsed the proposed site plans based upon the borehole investigations.

10.7 RURAL FIRE SERVICE

The site is mapped as being partially bushfire buffer and Category 1 vegetation. And has moderate bushfire threat from surrounding land to the east and south. A preliminary site Bushfire Threat Assessment has been carried out by Peak Land Management and is attached to the application. The report provides for Asset Protection zones and BAL building levels to satisfy Planning for Bushfire Protection 2006 (as amended). The current design has been predicated upon the initial bushfire assessment and informed the proposed layout.

The bushfire threat assessment has considered the requirements of the RFS and the site development. Compliance with the Planning for Bushfire Protection 2006 will be achieved for the proposal on the site with the development area. In accordance with Section 91 of the EP&A Act and Section 100B of the Rural Fires Act the development for a special fire protection purpose will require a Bushfire Safety Authority at the Development Application stage.



Photo
Community Health Facility
Green Hills

The site development provides for simple perimeter road network as part of the provision of APZ's. Additionally no modification of vegetation is proposed. Additional introduction of riparian vegetation can be designed to achieve APZ requirements within the central watercourse.

Whilst there are some bushfire threats to the site the development as proposed can be achieved in satisfaction of Planning for Bushfire Protection 2006.

10.8 HEALTH SERVICES

Consultation has been undertaken with existing medical facilities within the Green Hills Commercial Precinct which discloses that residents from the proposed Village can be accommodated as clients and there is a likelihood that a Medical Practitioner/Nurse can attend the Community Facility on a regular basis as required.

The area is serviced by Maitland Community Care Services from their Telarah premises. The Community Care Services Ms Cheryl Grace advises that such services as meals on wheels, home care cleaning, lawn mowing etc, personal care, transport provision for appointments, shopping and social events are all provided and can be extended to the current proposal as required.

Predominantly residents over 65 years of age are catered for upon registration with 'My Age Care' to determine needs and availability. Additionally Age Care Registration and Disability Care Registration is also necessary prior to delivery of services.

Clearly there is provision with the existing community care services to cater for those residents when the need arises through aging in the facility. The area is also serviced by East Maitland Community Health Service. This service undertakes predominantly home visits to patients referred to the service from general practitioners, self referral, hospitals etc for home care nursing following operations and rehabilitation.

The East Maitland Community Health services E. Holt advises that where required, such home nursing services can be provided to the proposal. Existing medical practices were contacted to ascertain the availability of medical services and both practices advise that they are to engage additional doctors for the growth of their practices which will adequately service the proposal where necessary.

10.9 MAITLAND CITY COUNCIL

There has been significant dialogue with Maitland City Council (MCC) over many years for the urban use of the site. This consultation culminated in the inclusion of part of the subject Lot 141 within the Maitland Urban Settlement Strategy 2012 as Category 1 and 2 land for urban uses.

Council are concurrently considering a planning proposal for the subject and adjacent site.

In respect to the current proposal there has been general discussion with Senior Council Officers which have simply informed Council of the current application. There was no adverse comment in respect of the site or its use. The fresh Site Compatibility Certificate application will be formally referred to Maitland City Council for comment.

11.0 SEPP SITE COMPATIBILITY

In considering the site for the proposed use for seniors serviced self care housing within a retirement village its compatibility for such a use needs to be determined.

The subject development area within the site is considered compatible for the use proposed in a physical sense, locational context and service provision thereto.

Appendix Q shows in tabulation form the site compatibility for the proposed use and its compliance with the SEPP.

11.1 AREA

The site has significant existing cleared area in which to provide the use. Lot 141 has an overall area of 21.29 hectares with only approximately 10.00ha proposed for the use and approval of the Site Compatibility Certificate. This area allows the provision of approximately 134 dwellings whilst also providing for appropriate Asset Protection Zones for bushfire protection and suitable separation from adjoining land uses. Similarly there is sufficient area for on-site water quality and detention of stormwater all of which are fundamental to the site use.

11.2 TOPOGRAPHY

The site is of gentle slope falling from a low ridge which runs from the north east to the south west through the site. The land form from the north east is at a grade of approximately 4% to 7% whilst land to the south west of the site is also generally less than 7%.

Access for persons with a disability can be provided throughout the site without excessive cuts or fills allowing moderate development costs.

11.3 SITE ORIENTATION

The site is of rectangular configuration and has excellent orientation to north which allows all future dwellings to be provided with superior solar access. The site analysis shown in Appendix L discloses the site context within its surroundings.

11.4 VEGETATION

The site contains remnant vegetation to the east and south east of the development area which predominantly comprises Lower Hunter Spotted Gum and Ironbark community. The vegetation is in a degraded state due to previous grazing (agistment) and introduced weed and lantana species. This is generally along the western vegetation edge and somewhat throughout the site. There is adequate area for development within the cleared grazing lands of the site without clearing of vegetation. Some minor clearing for internal access to the caravan/boat parking area may be required. This has previously been considered within the flora & fauna reporting.

A detailed Statement of Effect on threatened flora and fauna within the site was undertaken by Wildthing Environmental, June 2016. The report whilst considering the entire site focused on the impacts of the proposal within the cleared grazing area proposed for development and considered that there will be minimal impacts to the values of the flora and fauna on the remainder of the site from the proposal within the cleared grazing lands. A subsequent vegetation management plan has been prepared for the remaining site vegetation.

11.5 RESOURCES

There are no known resources available on the land. Former subterraneous mining has occurred under the land at depths of 5m to 50m and greater which has previously removed valuable resources. Former mining was abandoned on site in 1954, 1963 and earlier.

There is no adverse impacts or resource values, which are contained, on the land. The land has low agricultural capability and is of a size not commensurate with economic agricultural use. Perhaps the best use of the land is that proposed for serviced self care housing within a retirement village, a form of urban housing.

11.6. ADJOINING USES

The adjoining uses to the site on the north, north west and north east are residential. Land to the south is partially developed for a single rural shed and beyond Rural Fire Service local area command. Land to the south east is rural. There will be no conflicts with those land uses.

11.7 INFRASTRUCTURE

As previously discussed the site is a fully serviced site with water, immediate access to sewer, natural gas, telecommunications, drainage and dual road frontages providing superior access to the land. Additionally, community support services in the form of retail, health and medical services are located within 1.6km of the site within the Green Hills commercial hub.

The site is perhaps the most proximate predominantly cleared large area of land so close to the services that Green hills has to offer that creates the potential and demand for seniors and those with a disability.

11.8 BULK & SCALE

The bulk and scale of the proposal will be consistent with single dwellings within the immediate vicinity. The seniors serviced self care housing proposal will comprise single storey free standing residences with approximately 134 dwellings within 98 buildings on the site. This is consistent with a residential subdivision of 12 lots per ha from the site or approximately 1 dwelling per 800m².

Therefore the bulk and scale of the development is entirely consistent with normal R1 – General Residential uses and as such will not be out of context for the locality in its proposed future form.

11.9 VEGETATION CLEARING

The clustering of the site development within the cleared grazing area of the site will necessitate clearing of isolated shade trees however will provide the opportunity by that clustering within cleared areas to retain significant vegetation to the east of the site.

Compensatory planting and provision of nest boxes to provide habitat within existing retained vegetation will adequately offset the minimal site clearing. Further planning and implementation with the site ecologists will achieve the most desirable outcomes via the vegetation management plan.



Photo
*Subject site looking
toward Lot 8 Northerly.*

12.0 CONCLUSION

The predominant area of the subject site proposed for a seniors serviced self care housing and persons with disability development requires the issue of a Site Compatibility Certificate.

The site sits within the Hunter Regional Strategy 2036 as a growth area and is also contained within Maitland City Councils Urban Settlement Strategy as Category 1 and 2 lands suitable for expanded urban development.

The land is possibly the most proximate site to the commercial hub of Green Hills which is nominated within the Hunter Regional Strategy as a standalone commercial centre which provides a multitude of services both retail and commercial. Green Hills is also nominated within the Hunter Strategy as being a Strategic Centre as shown in Figure 4 of the strategy defining the greater Newcastle area. The site is also completely serviced by physical infrastructure which requires minimal extension to service the proposal. Service providers have confirmed service availability and the land is also well serviced by access roads and public (bus and rail) transport.

The land is adjacent to existing urban development and is of a scale consistent with that urban context. There are no major physical constraints to limit the development of the land as proposed such as bushfire, flooding etc. There are some limitations to the site by shallow mine workings however these are to be remediated as part of the development and liaison with Subsidence Advisory NSW is providing a planning framework for these remediation works.

The proposal for single storey residences on a site which is well serviced by immediate physical infrastructure and social infrastructure within 1.6km meets a growing demand for seniors and persons with a disability, particularly in the East Maitland area.

There is a strong demand for such housing to allow people to 'age in place' yet there is currently no availability within the East Maitland area to fulfil this demand.

The approval of a fresh Site Compatibility Certificate for the development area of the land is considered to have merit and will cater for the strong demand from the local and regional ageing population to live in such a vibrant community of East Maitland. The issue of a fresh Site Compatibility Certificate will afford both Maitland City Council and the proponent sufficient time to approve the current Development Application for the proposal.

I urge the Minister and Department to approve the issue of a fresh Site Compatibility Certificate for part Lot 141, DP 1225076 at Mount Vincent Road and Wilton Drive, East Maitland as nominated within the development plan.

APPENDIX A

Proposed Services

APPENDIX B

Site Context & Surrounding Development

APPENDIX C

Green Hills Commercial/Shopping Facilities

APPENDIX D

Bus Route

APPENDIX E

Water & Sewer

APPENDIX F

Ausgrid

APPENDIX G

Jemena

APPENDIX H

Telecommunications

APPENDIX I

Local Open Space Areas

APPENDIX J

Site Classification

APPENDIX K

Seniors Living Concept Plan

APPENDIX L

Site Analysis Plan

APPENDIX M

Floor Plans

APPENDIX N

Regional Village Location

APPENDIX O

Local Village Location

APPENDIX P

Mine Subsidence District Map

APPENDIX Q

Site Compatibility

