



SITE COMPATIBILITY CERTIFICATE

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

474 Phoenix Park Road, Largs, NSW, 2320 (LOT 3, DP 807949)

Prepared by Perception Planning Pty Ltd on behalf of Ms. Wendy Franklin



30 July 2019

Contact:

Erin Daniel
Senior Town Planner, Perception Planning
PO Box 107,
Clarence Town, NSW, 2321
Phone: 0428 883 911
Email: erin@perceptionplanning.com.au

Document Versions and Disclaimer				
No:	Date:	PP Ref:	Author:	Review by:
Version 1 (Draft)	30/04/19	19 04 30_SiteCompatibilityCertificate 474PhoenixParkRoad, Largs_Version 1	JB	MB
Version 2 (Draft)	21/06/19	19 06 21_SiteCompatibilityCertificate 474PhoenixParkRoad, Largs_Version 2	JB	Client/MB
Version 3 (Final)	31/07/19	19 06 21_SiteCompatibilityCertificate 474PhoenixParkRoad, Largs_Version 3	ED	Client/MB
<p>Disclaimer:</p> <p>This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Perception Planning and the client.</p> <p>The scope of services has been defined in consultation with the client by time and budgetary constraints and the availability of reports and other data relating to the site. Changes to information, legislation and schedule are made on an ongoing basis and readers should obtain up to date information.</p> <p>Perception Planning accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party.</p> <p>Information provided is not intended to be suitable for legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.</p>				

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	CONTEXT	4
3.0	PROPOSED DEVELOPMENT	14
4.0	STRATEGIC JUSTIFICATION	17
4.1	STRATEGIC PLANS	17
4.2	PUBLIC INTEREST REASON FOR APPLYING FOR SENIORS HOUSING	22
4.3	ADEQUACY OF SERVICES AND INFRASTRUCTURE TO MEET DEMAND	22
5.0	PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY	22
6.0	STATEMENT ADDRESSING SEPP SITE COMPABILITY CRITERIA	23
7.0	CONCLUSION	26

1.0 INTRODUCTION

This report accompanies the Site Compatibility Certificate (SCC) application for seniors housing accommodation located at 474 Phoenix Park Road, Largs, NSW, 2320 (the site).

It contains details of the proposal and information in accordance with the SCC Application Form (Part C – Site Compatibility). The purpose of this report is to address the planning issues associated with the proposal and to provide a response to the SCC Assessment Criteria.

2.0 CONTEXT

The site is located at 474 Phoenix Park Road, Largs (**Figure 1**), which is situated within the Maitland Local Government Area (LGA). It comprises of one lot, which is legally identified as Lot 3, DP 807949. The site is irregular in shape and comprises of 9.476ha. It has a 200m frontage to Phoenix Park Road, with direct vehicle access available from this road.

Phoenix Park Road connects Largs to Maitland and Hinton with a speed limit of 50km/hr along the site frontage. It provides one lane of travel in each direction with kerb/gutter along the most western part of the site. No footpaths are currently provided.

The eastern part of the site is identified as flood prone land. This flood prone land does not form part of the SCC. Further to this, a suitable area is to be retained above this flood prone land as a suitable refuge for farming equipment and livestock during a flood event.

The site is currently zoned RU1 – Primary Production under the Maitland Local Environmental Plan 2011 (the LEP). The southern boundary of the site directly adjoins land zoned and utilised for urban purposes. It is zoned R1 – General Residential and mostly contains dwellings.

The site is located within close proximity of the centre of Largs, which lies on both sides of Mickmans Road. This centre is located 650m from the site and consists of a small number of speciality shops, which include:

- Newsagent/general store
- Bar and Brasserie; and
- Hairdressers.

This centre is identified as a ‘neighbourhood centre’ under the Maitland Urban Settlement Strategy (MUSS). The MUSS is currently under review by Maitland City Council.

2.1 DESCRIPTION OF SURROUNDING ENVIRONMENT

2.1.1 BUILT FORM

Largs is a historical centre that has experienced significant residential growth in recent years due to its immediate proximity to Bolwarra Heights. Bolwarra Heights is a mixture of low-density residential and large-lot residential development.

Most housing in this locality comprises of single detached dwellings. Earlier cottages are lightweight timber frame construction on piers and more recent dwellings are typically brick veneer construction on a concrete slab.

It is expected that the locality will continue this built form character given the location of the centre, which is in proximity to Maitland, but due to low-lying flood prone lands, the area cannot develop in poly-centric circles, as would typically be expected with urban development. The proposal provides for a good use of land that is situated above the flood planning level and that is in proximity to essential services, inclusive of supermarkets, medical centres and practitioners, community facilities and recreation facilities.

Further analysis of the built form of the area is contained within section 6.5 of this report.

Figure 1 – Locality Map (Source: NearMap, 2019)



Figure 2 – Site Analysis Map (Source: NearMap, 2019)



Photo 1 – Photo of southern fence line looking north from Phoenix Park Road



Photo 2 – Photo of southern fence line looking east from Phoenix Park Road



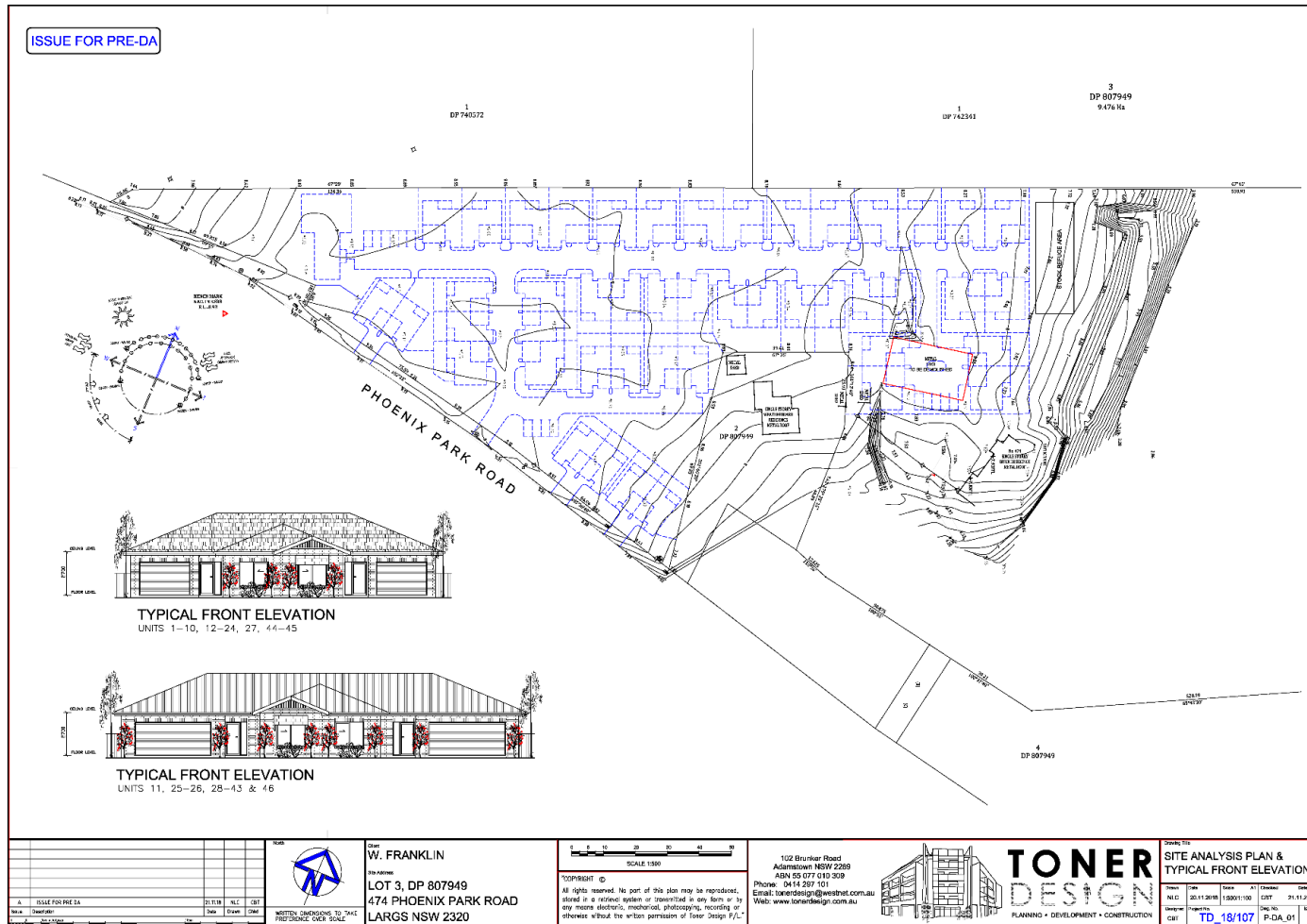
Photo 3 – Photo of Hunter Street from Phoenix Park Road



Photo 4 – Photo of southern fence line looking west from Phoenix Park Road



Figure 3 – Site Plan (Source: Toner Design, 2018)



2.1.2 POTENTIAL LAND USE CONFLICT

The locality of Largs and the adjoining suburb of Bolwarra Heights continues to transition into a residential suburb on the periphery of the major regional city of Newcastle. The lower lying land that is more suitable for agricultural pursuits and not suitable for housing is being retained for agricultural. This is consistent with the proposal on the site for seniors housing.

2.1.3 NATURAL ENVIRONMENT

Vegetation mapping for NSW (Keith and Christopher, 2004) does not identify any significant vegetation located on the site or in the surrounding locality of Largs **(FIGURE 4)**. This is the result of the locality being cleared for housing or agricultural pursuits. Further analysis of the natural environment is contained within section 2.2.7 of this report.

2.1.4 ACCESS TO SERVICES AND FACILITIES (CLAUSE 26)

The site is within walking distance of the town centre of Largs, which contains a neighbourhood shop for everyday essentials, such as milk, bread and the newspaper.

Stockland Greenhills contains higher order commercial and retail goods for the wider Hunter Region, such as a Coles, Woolworths, David Jones and several other smaller specialty shops. In March 2018, a \$414 million renovation of Stockland Greenhills finished and is now considered to be a premier shopping, dining, leisure and entertainment destination on par with any leading metro-city shopping centre in the country. Stockland Greenhills is located 8km or a 11-minute drive to the south of the site **(FIGURE 1)**.

Construction work has begun on the new Maitland Regional Hospital, which is a \$470 million, state-of-the-art facility to meet the growing needs for the surrounding communities of the Hunter Valley now and into the future. The new hospital will offer a wide range of services with significantly more beds and treatment spaces. The new hospital will provide the following services directly relating to seniors; emergency care, chemotherapy chairs, surgical services, critical care, cardiac catheterization, inpatient beds, mental health, rehabilitation services, palliative care and outpatient clinics. Onsite works

commenced in early 2019 and is on track to open in early 2022. This Hospital is 10km or a 10-minute drive to the south of the site.

The Maitland Town Centre is located approximately 8km or an 11 minute drive from the subject site, which incorporates supermarkets, banks, post office, Maitland City Council, the Library and Regional Museum.

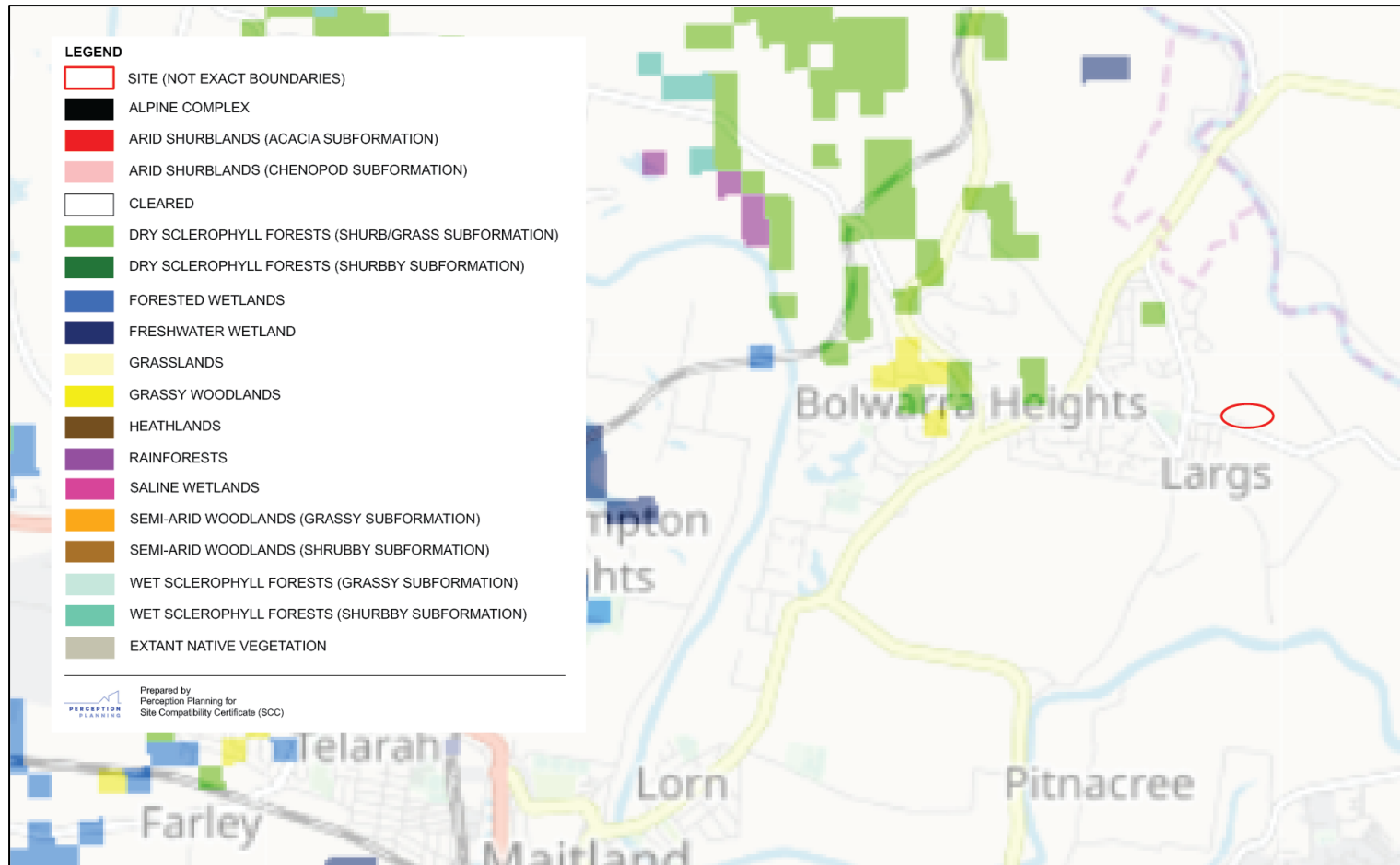
The closest bus stop is located on Dunmore Road, which is a short walk (230m) from the site along level topography. No footpath is currently provided; however this part of the road is formalised with kerb and gutter. 'Transport Buses' run five daily bus trips from this bus stop, being the '185 Route' from Gresford, via Dunmore Road to Maitland Train Station. From the Train Station, connecting services are available to Stockland Greenhills, Newcastle or Sydney.

Furthermore, a private bus service is proposed to be provided within the seniors housing development, transporting residents to and from their accommodation to the Largs centre and other relevant places, with daily shuttles.

2.1.5 OPEN SPACE AND SPECIAL USE PROVISIONS

The development is not proposed within Open Space or Special Uses zones.

Figure 4 – NSW Vegetation Mapping (Source: NSW Office of Environment & Heritage, 2019)



2.1.6 AGRICULTURAL CAPABILITY OF THE SITE AND ADJOINING LAND IF THE PROPOSAL AFFECTS LAND ZONED PRIMARILY FOR URBAN PURPOSES

The site is zoned RU1 – Primary Production and the eastern part of the site is Flood Prone. The Architectural Plans (**ATTACHMENT 1**) identify a that the seniors living development is located above Flood Prone Land. Additionally, an 'Stock Refuge Area' has been identified above this Flood Prone Land, which was requested by Council during early consultation about this site.

2.1.7 TYPE, VALUES AND SIGNIFICANT OF NATIVE VEGETATION ON SITE, IF LAND IS NOT LOCATED IN AN URBAN LGA OR URBAN ZONE LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003

The *Native Vegetation Act 2003* has been repealed and replaced with the *Biodiversity Conservation Act 2016* (BC Act). Under the BC Act, an assessment utilising the Biodiversity Assessment Method (BAM) would be required for the development, if native vegetation was proposed to be removed. With reference to the *Biodiversity Conservation Regulation 2017*, up to 1ha of native vegetation can be cleared without exceeding the threshold. It is noted that no vegetation is required to be removed as part of the proposal.

As detailed in the ecology letter provided at (**ATTACHMENT 4**), a desktop review was undertaken including a regional vegetation mapping search for threatened species Atlas records and Biodiversity values mapping. The site contains approximately ten semi-mature and mature trees, and regrowth is considered unlikely to have or be occurring.

The site does not contain any areas mapped on the Biodiversity values map however it is likely that the trees or shrubs present may be classified as native vegetation. Despite this, it is considered unlikely that this vegetation is of any significance given that the property has been extensively grazed and is extremely sparse and degraded. The site does not contain any mapped Endangered Ecological Communities (EEC).

In conclusion, the proposed development does not significantly impact threatened entities listed under the BC Act or EP&A Act.

3.0 PROPOSED DEVELOPMENT

3.1 DESCRIPTION OF THE PROPOSAL

The proposed development is defined as self-contained dwellings (serviced self-care housing) under the SEPP (Housing for Seniors or People with a Disability) 2004. The proposed incorporates 46 single storey units, comprising a mix of two and three bedrooms, with one bathroom, open plan kitchen,

dining and living area, double lock up garage and patio. A community hall, BBQ and communal area and visitor car parking is also incorporated into the design. The indicative site layout is provided within (**ATTACHMENT 1**).

Should the SCC be issued by DPE, completion of detailed stormwater, hydraulic and electricity designs will occur to support a development application (DA). It is noted that the number of units and layout may be modified as a result of these designs and conclusions made.

The development will consist of internal roads with a primary access from Phoenix Park Road. A separate access will be retained for the existing dwelling, which will continue to be associated with the low-lying agricultural land on the eastern part of the site. The unconstrained and flat topography of the site means that the roads can be placed very efficiently and effectively to achieve the most ideal urban design outcomes. As previously discussed, the seniors living component will be restricted to that land that is not identified as Flood Prone. Further, the Class 3 and 5 Acid Sulfate Soils affecting the site can be addressed through the Maitland Local Environmental Plan 2011 (Clause 7.1 – Acid Sulfate Soils).

The proposal will include specific services, such as the option for the provision of meals, cleaning and personal/nursing care. These services will be predominately offered to future residents in their homes and will be based on site in the area identified for community hall.

3.2 SITE DESCRIPTION

Property Address	474 Phoenix Park Road, Largs, 2320
Lot and DP	LOT: 3 DP: 807949
Current Use	Dwelling and ancillary structures
Zoning	RU1 – Primary Production
Site Constraints	Flood prone land; Acid Sulfate Soils – Class 3 and 5.
DP and 88B instrument	Nothing within the deposited plan or 88B instrument restricts the proposed development.

The site particulars are summarised in the table above, with site constraints obtained from the NSW Planning Portal. The site is irregular in shape and measures 9.476ha in size. Access to the site is direct from Phoenix Park Road, with a frontage of approximately 200m.

A dwelling house and ancillary structures (metal sheds) currently reside on the site. The site is relatively flat within the area proposed for development, with a gradual fall to the rear, affected by flooding. A site survey is provided at **(ATTACHMENT 2)** which identifies the features of the site, including the existing buildings and topography. The site has historic rural use for cattle grazing, within the land not affected by flooding. The site is generally clear of vegetation with approximately ten mature trees and sparse shrubs, due to its cattle grazing and flood affected nature. A Coastal Environment Area under the SEPP (Coastal Management) 2018 adjoins the site to the east, which captures the area within and adjoining the Paterson River.

Largs is a developing township adjacent to Bolwarra Heights, approximately 8km north of the Maitland Central Business District. Immediately surrounding the site includes rural properties of similar size and scale to the north, west and east. Adjoining the site to the south contains land zoned R1 – General Residential and is used for urban purposes including dwelling houses. The local character of Largs consists of density clustered around the centre, consisting of single storey dwellings of contemporary nature.

Under the Maitland Local Environmental Plan (LEP) 2011, the site is not subject to a maximum height of building or floor space ratio limitation.

3.3 BUILDING ENVELOPE

The part of the site to be used for seniors living is located above the identified Flood Prone Land. The low density, single storey, detached dwelling nature of the proposed future built form is the appropriate bulk and scale, which is consistent with the existing and planned development for Largs and Bolwarra Heights. Measures that would allow the development to further integrated with the existing setting could include:

- Provision of landscape buffers at the interface of the floodplain and proposed development areas with the provision of landscape vegetation within open space areas and along higher more visible parts of the site;
- Structural landscaping (Street tree planting) along perimeter roads and internal streets;
- The incorporation of vegetation endemic to the area will provide visual integration with surrounding bushland or pockets of native vegetation, the large canopies which will have a positive impact in the broader view;

- Locally sourced native plant species, especially trees, should be utilised throughout the development;
- Controls on the built form such as limited two storey development or designated ridge top open space areas;
- Consideration should be given to controlling the type and colour of building materials used especially with the use of light, highly reflective cladding, brick and tile materials which contrast dramatically with the surrounding landscape; and
- Rural style perimeter fencing such as post and rail at the interface with rural land assists in providing a sensitive transition and integration with the rural character of the area.

3.4 EXTENT OF NATIVE VEGETATION CLEARING

No clearing is required to achieve the development.

4.0 STRATEGIC JUSTIFICATION

4.1 STRATEGIC PLANS

4.1.1 HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan (the Plan) states that it will guide the NSW Government's land use planning policies and decisions over the next 20 years (p.4). The Plan identifies the Maitland Local Government Area (LGA) as containing a high-growth metropolitan area, with a number of urban release areas (URA) that are contributing to a significant greenfield housing supply for the region.

In relation to the Maitland LGA, it identifies the need for an additional 12,550 dwellings by 2036 (p.67) and Largs/Bolwarra Heights areas are identified as a URA to cater for this future housing (p.68). The growth of housing needs to be balanced against the natural constraints of flooding and the agricultural value of the floodplain and other rural lands (p. 67).

Direction 22 of the plan includes the 'promotion of housing diversity', whereby the Plan recognizes the pressures of an aging population and the need for increased dwelling diversity. The Plan states that *"by 2026, the Hunter is expected to be home to around 69,500 more people aged over 65 years"*. Due to the significant flood affectation of the subject site, the agricultural value of the subject site is minimal. To this extent, development of the non-flood affected area for the purpose of seniors housing achieves this

required balance, whilst providing a housing type to enable downsizing and 'release' or 'freeing up' of land within the urban centers for further residential development to meet the housing targets identified within the Plan.

4.1.2 GREATER NEWCASTLE METROPOLITAN PLAN 2018

The Greater Newcastle Metropolitan Plan (the Plan) states that it will set out strategies and actions that will drive sustainable growth across Cessnock City, Maitland City, Lake Macquarie City, Newcastle City and Port Stephens communities (p.5). In relation to the Maitland, it states:

'A significant proportion of Greater Newcastle's greenfield development will continue to occur in Maitland, focused on the two priority housing release areas of Thornton-Lochinvar and Maitland-Kurri Kurri' (p.77).

The site is either identified or in proximity to land identified as a 'Housing Release Area' on the Housing Opportunities Map (p.42).

4.1.3 MAITLAND COMMUNITY STRATEGIC PLAN 2018-2028

The Community Strategic Plan is broken into the categories of 1) Proud people, great lifestyle; 2) Our built space; 3) Our natural environment; 4) A prosperous and vibrant city; and 5) Connected and collaborative community leaders.

The most relevant category is: 2) Our built space. Within this category, the actions relate to coordinating infrastructure with the provision of housing in order to create livable communities. The proposal is consistent with these actions by seeking to draw on existing infrastructure within Honey Myrtle Road, while providing lot sizes that contribute to the diversity of housing in this locality.

4.1.4 MAITLAND URBAN SETTLEMENT STRATEGY

The Maitland Urban Settlement Strategy (MUSS) identifies the town centre of Largs as a 'neighbourhood centre'. In terms of housing, the MUSS states:

'The greenfield urban release areas of Thornton North (up to 5,000 dwellings), Gillieston Heights (up to 5,000), Farley (up to 1,500), Largs and Bolwarra, have progressed to completion and collectively contribute to over half of the overall target of 21,500 dwellings within new release areas to be achieved by 2031 under the vision of the LHRs' (P.21).

Largs is located within the 'Central Sector' area within the MUSS, which comprises urban settlements north and south of Central

Maitland (**Figure 5**). It is expected that the average dwelling construction rate within this area will increase, in order to meet the housing supply targets. The subject site is located within 30m of urban areas, with density clustered around the town centre.

The Hunter Regional Plan and Greater Newcastle Metropolitan Plan have been released in recent years. It is our understanding that Maitland Council is currently reviewing the MUSS to align with this most recent guidance provided by the State Government. As part of this process, the document will be renamed to the 'Maitland Strategic Blueprint 2036', which incorporates a draft 'Local Urban Development Program' (LUDP). The LUDP was placed on public exhibition between 18 April 2019 and 16 May 2019. The MUSS summary map (**Figure 6**) within the LUDP identifies an 'urban extension site' immediately adjoining the subject site, which confirms that density is intended to be incorporated in and around this area.

Figure 5: Central sector identification (subject site outlined in red)

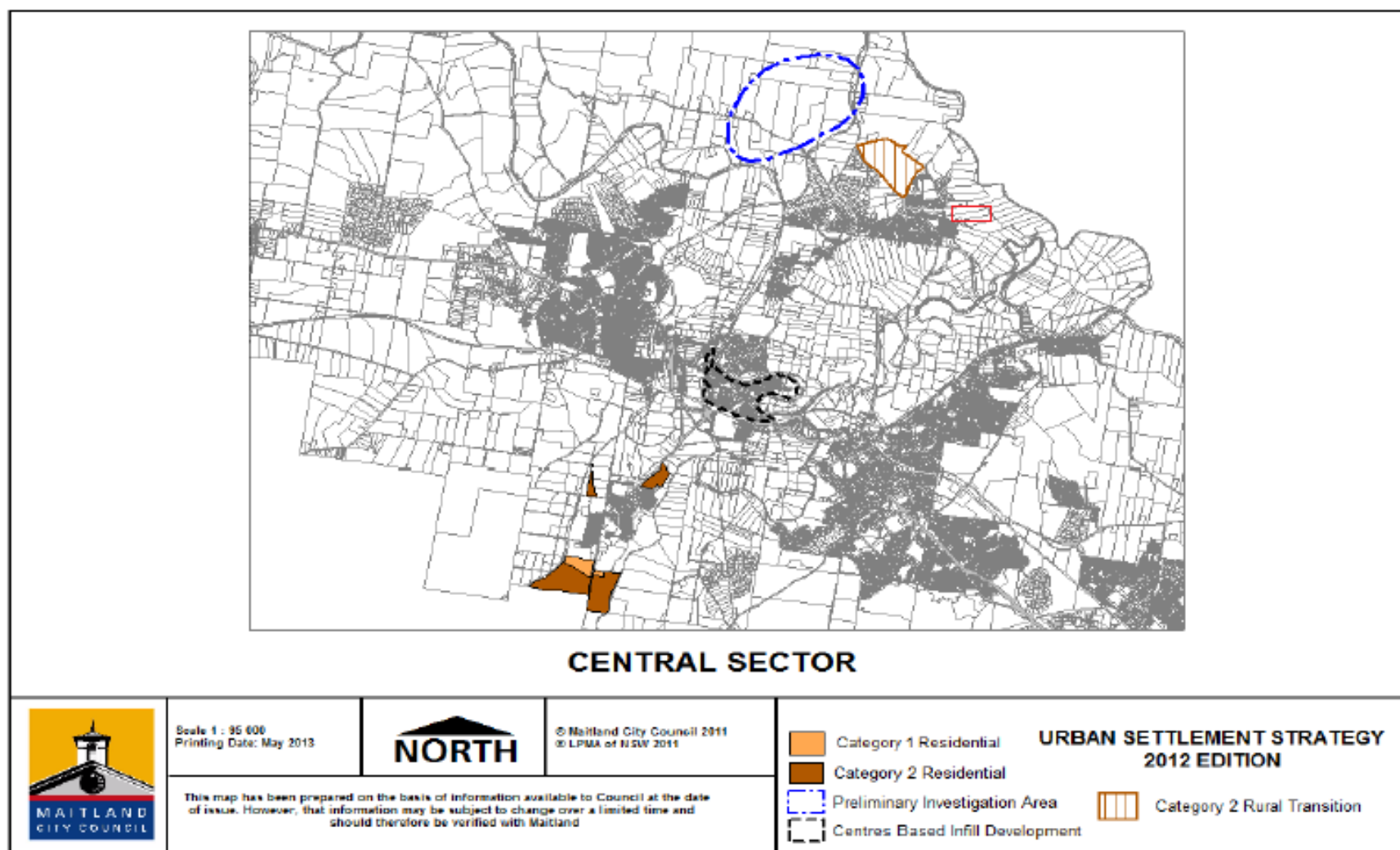
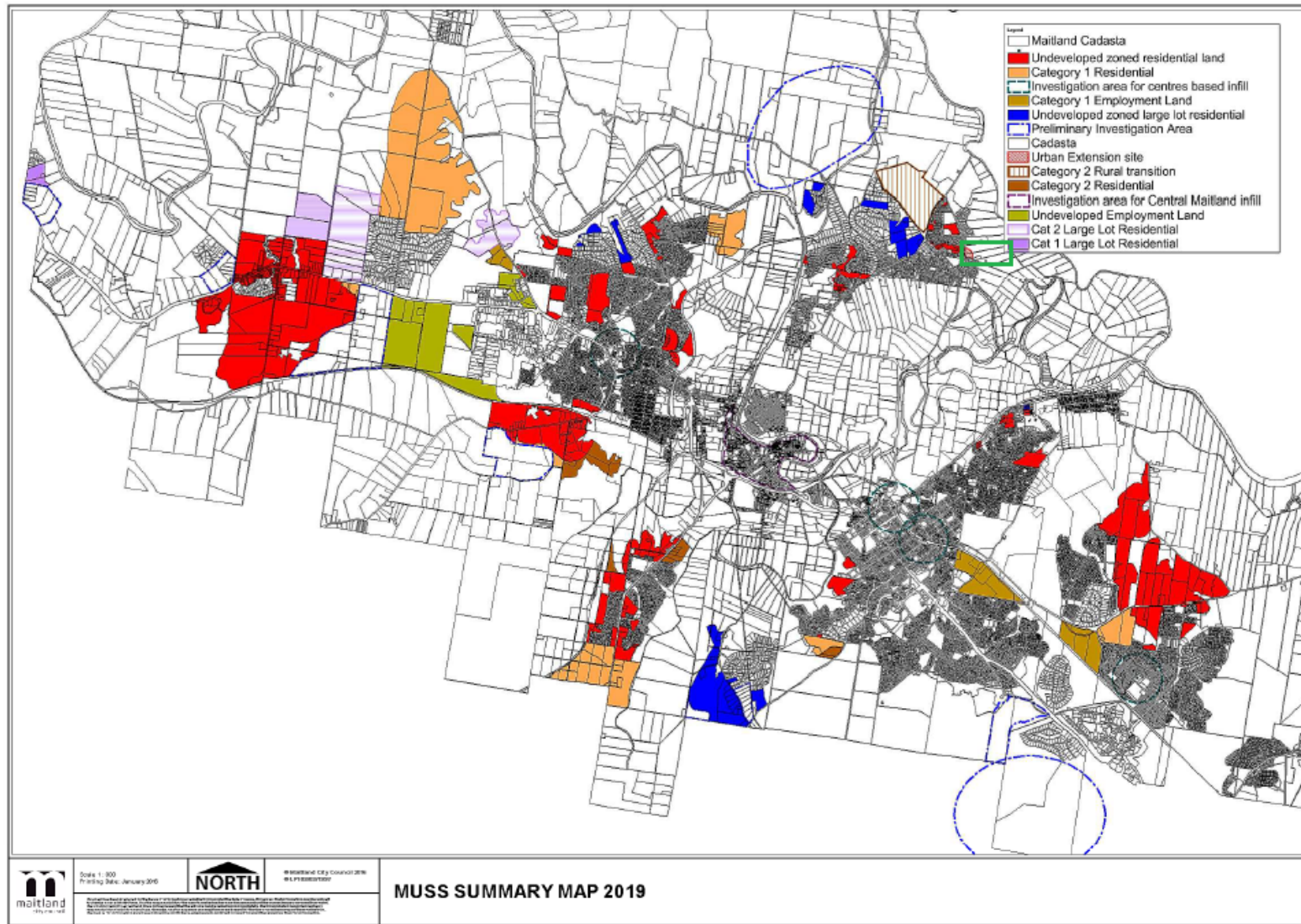


Figure 7: MUSS summary map (subject site outlined in green)



4.2 PUBLIC INTEREST REASON FOR APPLYING FOR SENIORS HOUSING

The development for seniors living accommodation and associated facilities will help to meet the increasing demand for this type of residential accommodation in Maitland. It is acknowledged that the average household size is declining and predicted to continue to decline over time within the Maitland Local Government Area. This trend is expected to continue across the majority of the country as the baby boomer generation ages.

The proposal will include 46 single storey dwellings that will be designed to cater for the over 55 market where the occupants are generally independent, mobile and active. This should be considered in the context of the majority of persons of this age bracket looking to downsize their accommodation but retaining their standard of living. The development will provide this opportunity within an attractive setting that is close to services.

4.3 ADEQUACY OF SERVICES AND INFRASTRUCTURE TO MEET DEMAND

The site currently contains an existing dwelling. Essential infrastructure, such as water, sewer and power are located within the road reserve of Phoenix Road.

The impact on existing services provided within the community to this senior living development will be minimal. Provision of specialised services (such as meal deliveries, cleaning assistance, etc.) will be facilitated in house and therefore the burden of support for future residents of the development will onto be passed onto existing providers.

The development will establish serviced, self-care housing for senior persons or people with a disability, providing a quality lifestyle, including activities and transport services. It will assist with the ageing population demographic without impact on existing services, such as meals on wheels or home & community care.

5.0 PRE-LODGEMENT CONSULTATION WITH THE CONSENT AUTHORITY

Perception Planning contacted Council on 5 September 2018 and a subsequent meeting took place on 18 September 2018. The two matters discussed were:

- To ensure that the proposal allows enough space for an on-site cattle refuge and machinery storage during flooding; and

- To think about how land-use conflict between agricultural activities and seniors living could be minimised.

In response to these comments:

- The Architectural Plans (**ATTACHMENT 1**) identify an appropriate on-site refuge above the land that has been identified as Flood Prone Land; and
- The existing and future agricultural activities are low impact (i.e. grazing). The existing dwelling, which will continue to be associated with this agricultural land will have a separate access to the seniors living development. Appropriate landscaping between the agricultural lands and the seniors living could provide a visual buffer.

6.0 STATEMENT ADDRESSING SEPP SITE COMPABILITY CRITERIA

6.1 THE NATURAL ENVIRONMENT (INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES OR HAZARDS) AND THE EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

The site has limited site constraints, being limited to Flood Prone Land and Acid Sulfate Soils. By limiting the development to land that is not Flood Prone, the site is considered to be suitable for the development. The proposed use is not inconsistent with surrounding zonings and land-uses, nor is the proposed built form inconsistent with the surrounding built form.

Surrounding residential and rural land uses will not be greatly affected by the proposed development. Due to its topography, the site does not contain any significant external views and as such, visual impacts of the proposed development will be minimal.

The proposed development will increase traffic to the local and regional road network and will increase patronage to local bus stations, shopping centres and other community infrastructure. It is however noted that there is no indication of this infrastructure having reached maximum capacity.

6.2 THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

Amenity related impacts on the surrounding rural zoned land. The residential zoned land surrounding the site and existing uses is consistent with the seniors

housing that will make up this development. The locality has seen and will continue to see the construction of new dwellings due to the recent construction at Largs and Bolwarra Heights.

In terms of traffic impacts, the NSW RTS, 2002, 'A Guide to Traffic Generating Developments' does not provide an expected volume for seniors housing. In turn, we have just taken the rates for a residential dwelling, which is 9 daily trips.

Given that there are 46 dwellings proposed, it could be a maximum of 387 daily trips. The daily trips are expected to be significantly less than this, given the services that will be provided on site, access to public transport and private bus that will provide daily trips.

6.3 THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY RETAIL, COMMUNITY, MEDICAL AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

Services have been discussed throughout this Report which meets the requirements set out under the SEPP (Clause 26 and Part 5). Access to these services will need to be upgraded via pedestrian pathways to comply with the required continuous accessible path of travel. The incorporation of a private on-site shuttle bus service is intended as part of the development, meeting the requirements of Clause 26(2)(c).

The site has been described as having access to essential services (i.e. water, sewer and power) that is located in Phoenix Park Road (**ATTACHMENT 3**).

6.4 IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES – THE IMPACT THAT THE PROPOSED DEVELOPEMNT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT

Not Applicable – The site is not zoned for open space or special uses.

6.5 WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPEMNT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

The subject site is adjacent to the dense urban development area within Largs. As noted above, an area for further 'urban extension' immediately adjoins the subject site to the west, which confirms that density is intended to be incorporated in and around this area. The location of the site is not isolated, in comparison to the rural properties located further away from the Largs centre.

The pattern of development of the Largs neighbourhood constitutes mostly single storey dwellings on allotments measuring approximately 500m² in size, with generous front setbacks which results in a low and horizontal built form. This design is reflective of the greater environment consisting of generally flat or low-lying topography of the land. The style of buildings is contemporary in nature, varying between weatherboard and brick veneer. The informality of the street layout is emphasized by the lack of footpaths and front fences and the existence of grassy verges. Dense clusters of housing exist along elevated areas adjacent to the river flood plain.

The subject site and proposed development are reflective of this character and overall pattern of development, through the incorporation of single storey contemporary dwellings, as shown within the architectural plans provided at (**ATTACHMENT 1**). The proposed development is setback generously from the front setback in accordance with other dwellings in the area. The proposed development respects the low scale nature of the built form within the locality and uses a variety of material and finishes without the dominance of fences or carparking. A mix of vegetation will be incorporated to ensure the natural environment and topography of adjoining lands is maintained and softened visually.

In this regard, the proposed development respects the scale, form and context of the locality and contributes to the preferred character of the neighbourhood. The proposed development will reinforce the mixed rural-residential nature of the locality and is characteristic of other developments in both the local and wider community. The proposal addresses the street and provides logical and convenient connections to the road network and pedestrian facilities in the locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

6.6 IF THE DEVELOPEMNT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003 – THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSEVATION AND MANAHEMENT OF NATIVE VEGETATION

The development does not require the removal of any native vegetation.

7.0 CONCLUSION

The site adjoins existing residential development and is relatively clear of constraints. It is within proximity to major services, such as the city centre of Maitland and Stockland Greenhills. This locality is already experiencing significant low-density residential growth due to its proximity to these services.

The site presents an opportunity to provide seniors housing in an appropriate location. A SCC would enable more detailed plans to be developed through the Development Application phase, which would then lead to construction.

The proposed development will have minimal impact on surrounding land uses and represents an appropriate re-use of agricultural land. The proposed development will provide housing diversity necessary to support a growing, aging demographic within the Maitland LGA and the Lower Hunter. It is considered to be consistent with the public interest, the strategic context of the site and the identified capability of the site and surrounding areas to support further residential development.

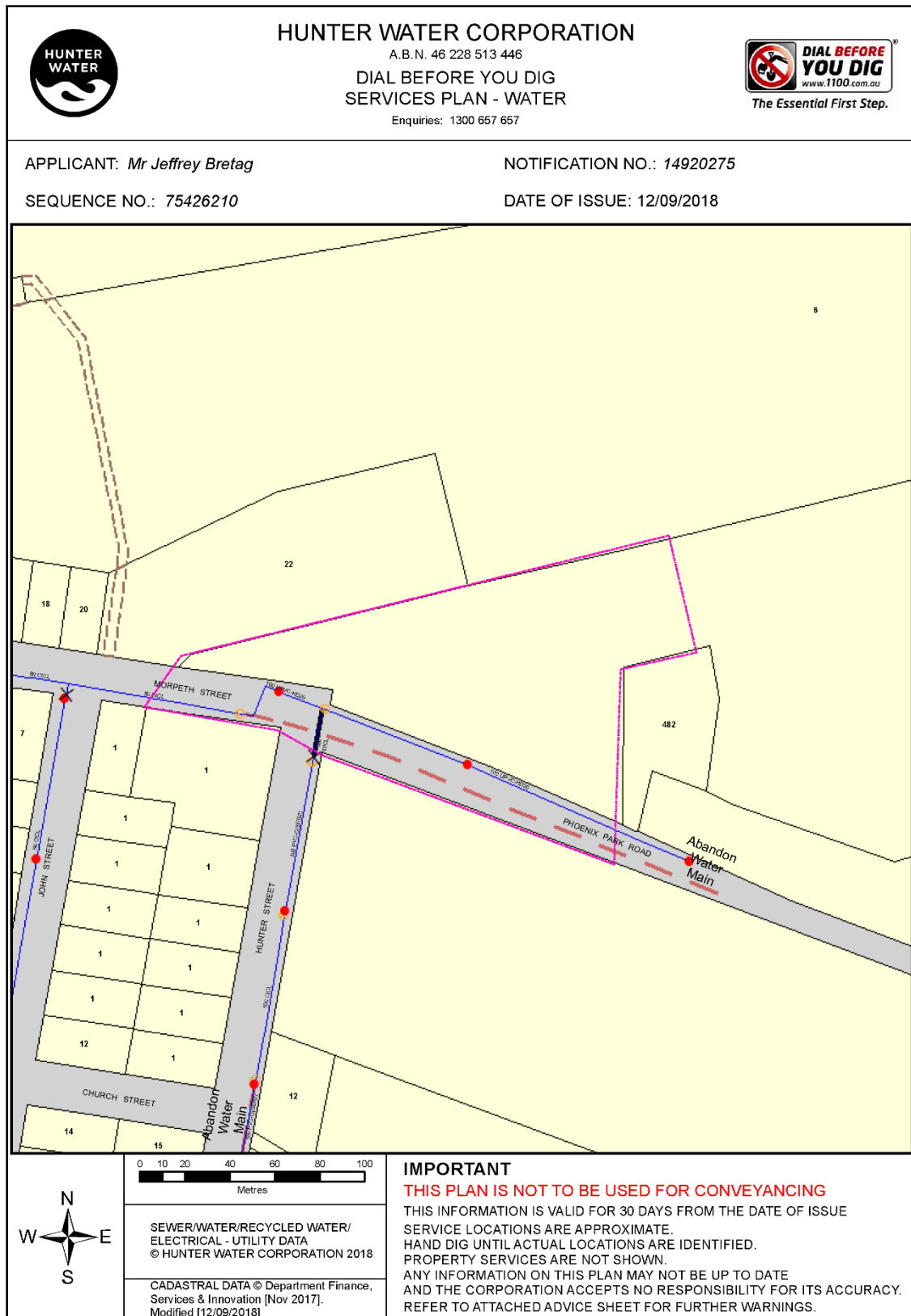
To this extent, we recommend SCC application for approval.

ATTACHMENT 1 – Architectural Plans

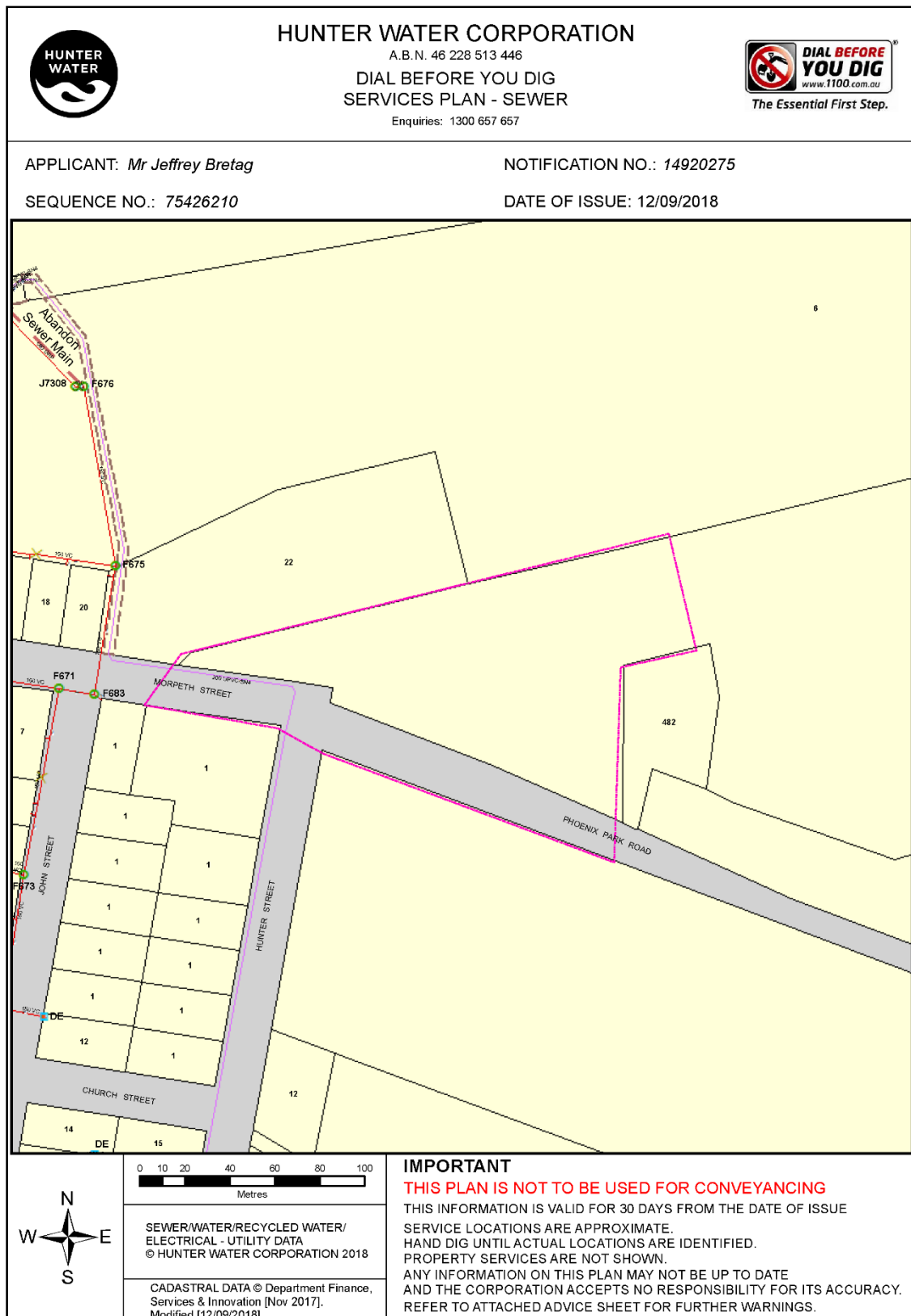
ATTACHMENT 2 – Site Survey

ATTACHMENT 3 – Services

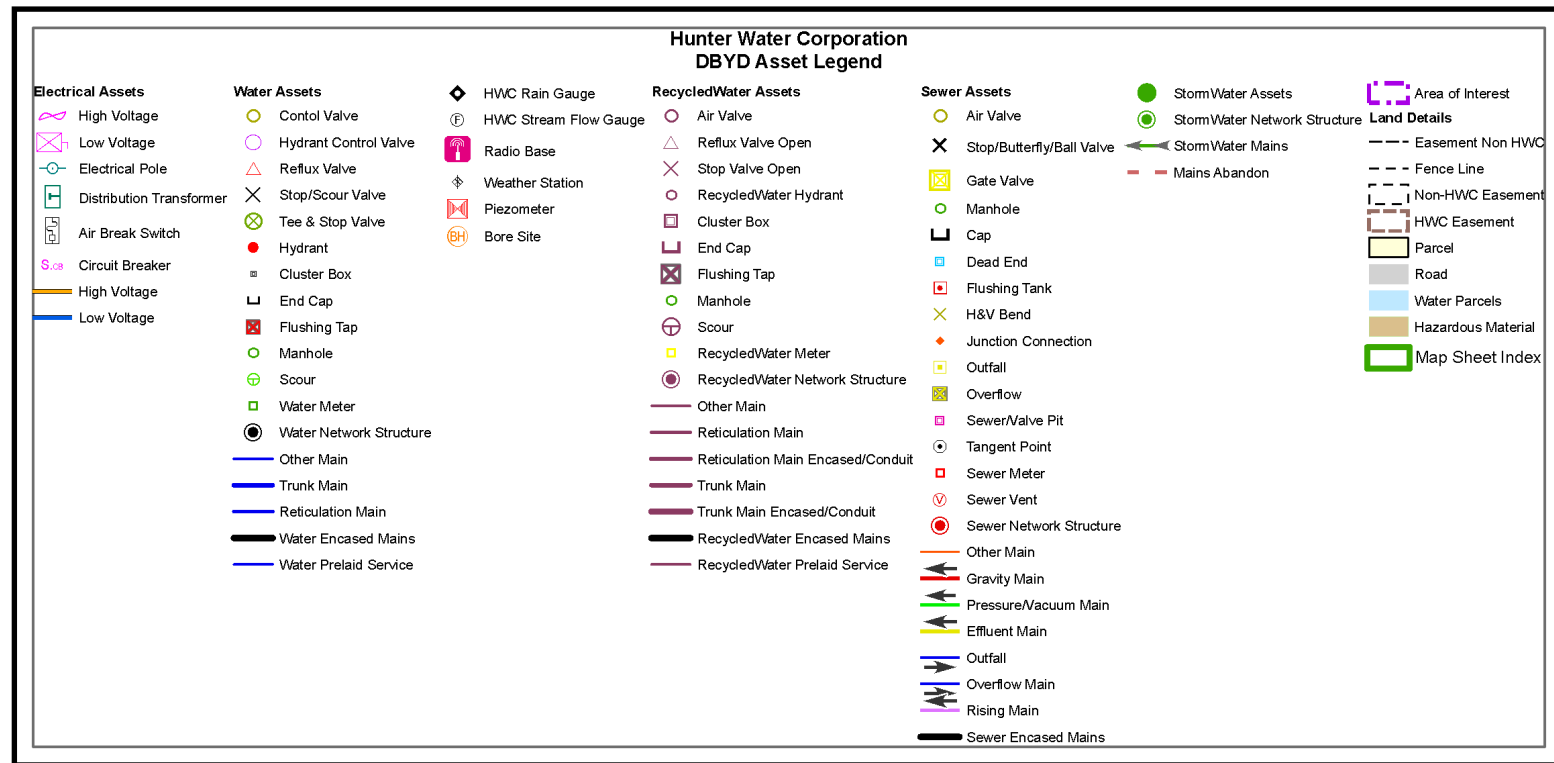
Identification of water pipes and hydrants



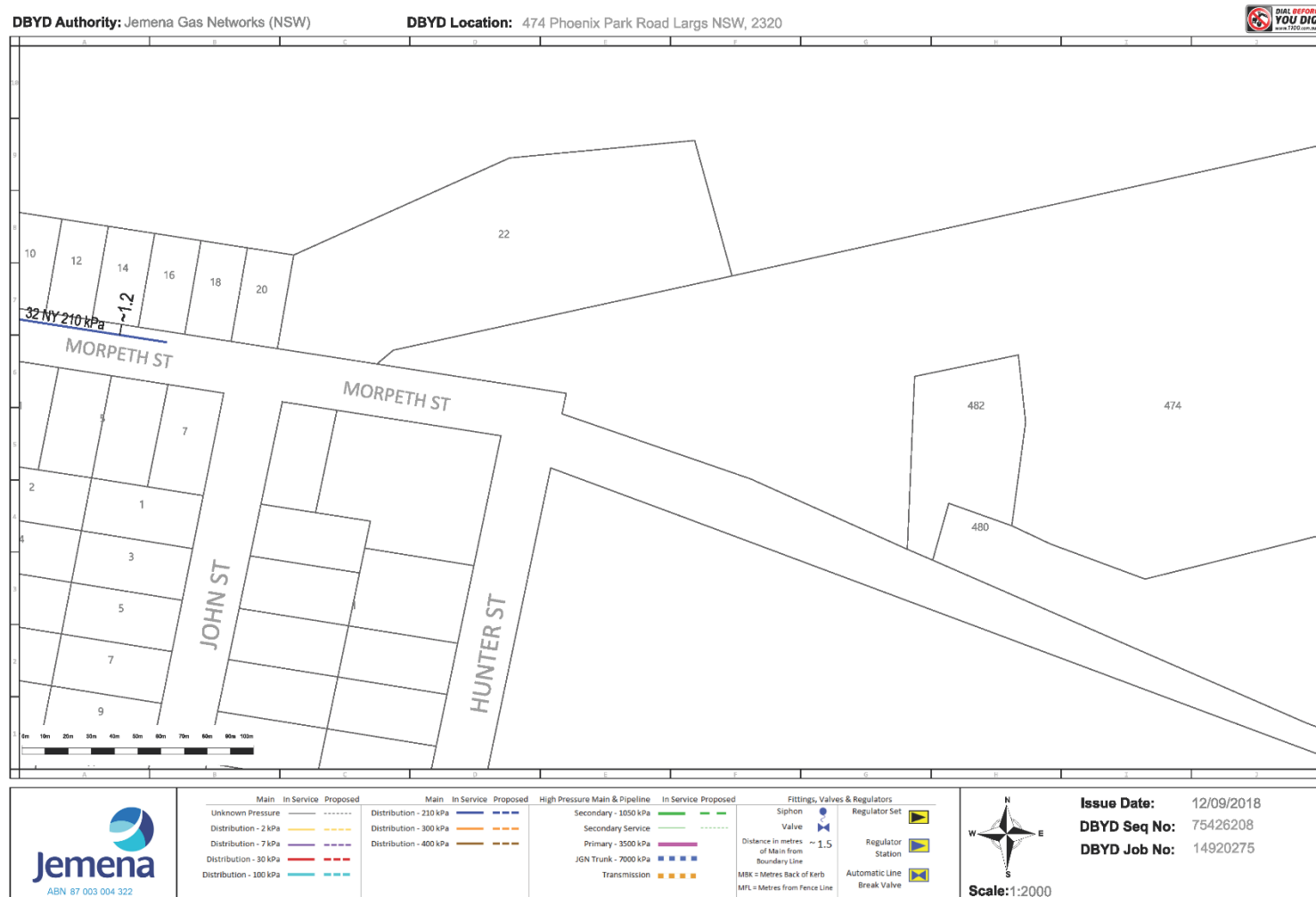
Identification of sewer pipes



Hunter Water legend for maps



Identification of gas pipes



ATTACHMENT 4 – Ecology letter



Perception Planning Pty Ltd.
PO Box 107,
Clarence Town, NSW, 2321
Phone: 0411 551 433
Email: admin@perceptionplanning.com.au