

# ARDILL PAYNE

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8317 site compatibility certificate cover letter (2)

9 August 2019

The Director-General  
NSW Department of Planning and Environment  
Locked Bag 9022  
**GRAFTON NSW 2460**

**Dear Sir/Madam**

**re: Director-General's Site Compatibility Certificate Application  
SEPP (Housing for Seniors or People with a Disability) 2004  
Lot 72 DP 1228271, North Street, Grafton**

Ardill Payne & Partners has been commissioned by Southern Cross Care (NSW & Act) Ltd] to provide town planning services in the preparation and lodgement of a site compatibility certificate application with the Director-General as required under Chapter 3, Part 1A of SEPP (Housing for Seniors or People with a Disability) 2004.

Please find attached the following:

- completed SEPP (Seniors Housing) 2004 Site Compatibility Certification Application form
- supporting town planning report
- landowner's authorisation to making of the application
- Please contact this office for any required payment

Should you require any further information or clarification in respect of this application please contact me on 6686 3280 or [dwayner@ardillpayne.com.au](mailto:dwayner@ardillpayne.com.au).

**Yours faithfully**

**Dwayne Roberts**

**ARDILL PAYNE & PARTNERS**

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# SITE COMPATIBILITY CERTIFICATE APPLICATION

## Submission to Director-General NSW Department of Planning & Environment

To undertake alterations and additions to an existing aged care facility pursuant to  
SEPP (Housing for Seniors or People with a Disability) 2004



Lot 72 DP 1228271  
North Street, Grafton

for:  
Southern Cross Care  
(NSW & Act) Ltd)

August 2019



## Document Control Sheet

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| Job Captain:  | Paul Snellgrove   |            |   |              |   |
| Author:       | Dwayne Roberts  |            |   |              |   |
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## 1. Introduction

### 1.1 Background

Ardill Payne and Partners (APP) has been commissioned by Southern Cross Care (NSW & Act) Ltd and the Trustees of the Roman Catholic Church for the Diocese of Grafton] to provide town planning services in the preparation and lodgement of a site compatibility certificate application with the Director-General of the NSW Department of Planning & Environment as required by Part 1A – Site Compatibility Certificates of Chapter 3 Development for Seniors Housing of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

### 1.2 Structure and Scope of Report

|                  |  |
|------------------|--|
| <b>Section 2</b> | Describes the subject land and its local and regional environmental context. |
| <b>Section 3</b> | Describes the development proposal.  |
| <b>Section 4</b> | Reviews the proposal's consistency with the SEPP.                            |
| <b>Section 5</b> | Assesses the proposal against the SEPP site compatibility criteria.          |
| <b>Section 6</b> | Reviews the proposal's consistency with local and regional strategies.       |
| <b>Section 7</b> | Provides a summary and conclusions.  |

A number of attachments form part of this report being:

|                     |   |
|---------------------|---|
| <b>Attachment 1</b> | Aerial photograph of subject and adjoining land |
| <b>Attachment 2</b> | Copy of deposited plan and detail survey        |
| <b>Attachment 3</b> | Conceptual site and floor plans of development  |

### 1.3 Overview of Statutory Framework

Clarence Valley Council will be the consent authority for the development application as defined in Clause 4(1) and pursuant to Section 80 of the *EP & A Act 1979*.

The development may comprise integrated development for the purposes of Section 91 of the *EP & A Act 1979* if there are works proposed within 40m of Alamy Creek.

If this is the case, a Controlled Activity Approval from the Office of Water under the Water Management Act 2000 may be required. The requirement for such would be confirmed during the DA process.

### 1.4 Council Communications

APP's Dwayne Roberts' discussed the subject land and proposed development (particularly with respect a site compatibility certificate) with Council's Cheryl Sisson during May 2017.

### 1.5 Landowner, Project Proponent and Applicant Details

The land that is subject of this application is owned by Southern Cross Care (NSW & Act) Ltd and the Trustees of the Roman Catholic Church for the Diocese of Lismore.

The applicant is Ardill Payne & Partners, PO Box 20, Ballina.

## 2. The Site and Its Context

### 2.1 Location and Property Description

The land that is subject of this application is described in real property terms as Lot 72 DP 1228271, LGA: Clarence Valley, Locality: Grafton. The land is situated on the northern side of North Street, Grafton.

The land was previously described Lot 1 DP 1018427, Lot 2 DP 1098482 and Lot 66 DP 1213643. These lots were recently consolidated, resulting in DP 1228271 being registered on the 6<sup>th</sup> March 2017.

The adjoining and adjacent land uses are evident on the aerial photograph provided at **Attachment 1**. A copy of the deposited plan is provided at **Attachment 2**.

### 2.2 Site Analysis

As shown on the DP at **Attachment 2**, the subject land is irregular in shape with a frontage of 82.49m to North Street, 13.73m to O'Malley Close and 119.04m to Alummy Creek. The land has an area of 1.901ha.

Existing on the land is the St Catherine's residential aged care facility that contains 63 beds, as well as car parking areas, landscaping and mown grass.

#### 2.2.1 Flooding

The subject land is mapped on the CV LEP 2011 Flood Planning Map – Sheet CLI\_007H as being within a flood planning area.

#### 2.2.2 Acid Sulfate Soils

The subject land is mapped on the CV LEP 2011 Acid Sulfate Soils Map – Sheet ASS\_007 as being part Class 3 and part Class 4 land. The Class 3 land is the higher level and consent is required in Class 3 land for:

- works below beyond 1m below the natural ground surface or
- works by which the watertable is likely to be lowered beyond 1m below the natural ground surface

The future development of the land would likely have to be subject of an acid sulfate soils management plan should such soils be disturbed.



### 2.2.3 Other matters

Planning investigations into the subject land have confirmed that it is **not**:

- mapped as being subject to coastal hazards or processes (other than flooding)
- mapped as being bushfire prone
- identified as being or containing an item of environmental heritage under the CV LEP 2011 – General Item 1972 is adjacent to the subject land to the west
- identified as including or comprising critical habitat as prescribed in the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*
- identified as being affected by the operation of Sections 38 or 39 of the *Coastal Protection Act 1979*
- affected by any road widening or realignment proposal under either Division 2 of Part 3 of the *Roads Act 1993*, any environmental planning instrument or any resolution of Council
- identified as being subject to acquisition by a public authority under the provisions of any environmental planning instrument, deemed or draft environmental planning instrument
- likely to be contaminated as a consequence of the prior and current use as a residential aged care facility

## 2.3 Zoning

As shown below and outlined in red, the subject land is zoned part R1 – General Residential and part RU2 – Rural Landscape under the provisions of the Clarence Valley LEP 2011.



Extract: NSW Planning Portal

Below are the zoning tables for both R1 and RU2 zones:

## Clarence Valley Local Environmental Plan 2011

Current version for 10 February 2017 to date (accessed 24 March 2017 at 16:01)  
 Land Use Table > Zone R1

### Zone R1 General Residential

#### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

#### 2 Permitted without consent

Home-based child care; Home occupations; Home occupations (sex services)

#### 3 Permitted with consent

Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Food and drink premises; Group homes; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tourist and visitor accommodation

#### 4 Prohibited

Rural workers' dwellings; Any other development not specified in item 2 or 3

## Clarence Valley Local Environmental Plan 2011

Current version for 10 February 2017 to date (accessed 24 March 2017 at 16:00)  
 Land Use Table > Zone RU2

### Zone RU2 Rural Landscape

#### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide land for less intensive agricultural production.
- To prevent dispersed rural settlement.
- To minimise conflict between land uses within the zone and with adjoining zones.
- To ensure that development does not unreasonably increase the demand for public services or public facilities.
- To ensure development is not adversely impacted by environmental hazards.

#### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Horticulture; Viticulture

#### 3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Child care centres; Community facilities; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Helipads; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Neighbourhood shops; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Veterinary hospitals; Water recreation structures

#### 4 Prohibited

Any development not specified in item 2 or 3

As noted above, "Seniors housing" is an expressly permitted use with consent within the R1 zone but is a prohibited use in the RU2 zone.

## 2.4 Access to Services and Facilities

The subject land contains an existing RACF and is approximately:

- 800m from the Grafton Base Hospital
- 2.5km from the center of the Grafton CBD

The Grafton CBD contains a broad and diverse range of community, commercial, retail, educational, health and medical and other ancillary services and facilities.

Grafton Busways provides bus services to the local area. Bus Route 377 services Grafton – Junction Hill (via the hospital) and passes along North Street in front of the subject land.

The site already contains an operational RACF and is thus well situated in respect of proximity and access to the full range of retail, financial, health, commercial, recreational and community services.

## 2.5 Infrastructure Provision

The subject land and general locality is connected to and serviced by reticulated water, sewerage, electricity, stormwater and telecommunications systems.



### 3. Description of Proposal

The proposed current development concept involves the redevelopment/expansion of the existing Residential Aged Care Facility (RACF). The majority of the works are permissible with consent as they are either located in the R1 zone or have existing use rights.

The portion of the concept that is currently prohibited and requires a Site Compatibility Certificate to enable Council to favourably assess and determine a development application, will contain 42 beds and is located in the north-western portion of the newly registered Lot.

A conceptual site plan of the proposed development is provided at **Attachment 3**. It should be noted that the footprint and density is conceptual at this stage as detailed site investigations and planning is continuing and may result in a number of changes to such.

#### 4. Proposals consistency with the SEPP

The proposed development relates to an existing lot that contains an RACF, with part of the land upon which future expansion of the existing operation is to be extended being zoned RU2 – Rural Landscape.

The proposal involves alterations and additions to the existing RACF so as to increase the number of beds from 63 to approx. 87 beds.

A site compatibility certificate is required due to the fact that the development is to be carried out on land that adjoins land that is zoned primarily for urban purposes (Clause 24(1)(a)(i)).

The proposal is consistent with the objectives of the SEPP in that the development will:

- (a) increase the supply and diversity of residences within Grafton to meet the needs of seniors
- (b) make efficient use of existing infrastructure and services and in particular of those of the existing adjoining nursing home
- (c) be of good design

## 5. Statement on the Proposal SEPP Site Compatibility Criteria

### 5.1 Criteria 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.**

Details of the natural and man-made environment are provided in **Section 2** of this report. The land is situated within a built urban environment, being characterised by a mix of residential and commercial type uses.

Existing on the subject and adjoining land is an operational RACF, with the proposal involving alterations and additions and expansion onto undeveloped parts of the site.

The subject land identified as being impacted by a number of constraints (flooding and acid sulfate soils) however from the investigations that have been undertaken to date, the constraints are not such that would preclude or substantially constrain the development and are such that can be readily and practically managed and/or ameliorated.

The proposed development is considered appropriate having regard to the local context, existing, adjoining and adjacent land uses and to the opportunities and constraints of the site.

### 5.2 Criteria 2

**The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land in the vicinity of the development.**

The use of the land for a seniors living development is considered to be the most appropriate short term and long term use for the site having regard to the following:

- the site contains an existing RACF
- the proximity and accessibility of the site to full range of retail, commercial, recreational, health, welfare and educational services and facilities
- a high demand exists for such residential accommodation within the local area and region



### 5.3 Criteria 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.**

Details on the location and access to facilities are provided in **Section 2.4** of this report.

Details on infrastructure (water and sewer) to service the proposed development are provided in **Section 6.3** of this report.

### 5.4 Criteria 4

**In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.**

The subject land is not zoned open space or special uses and therefore this matter is not applicable.

### 5.5 Criteria 5

**Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.**

The development has been expressly designed such that its bulk and scale is compatible with and sympathetic to the bulk and scale of the existing development and adjacent residential areas.

### 5.6 Criteria 6

**If the development 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 conservation and management of native vegetation (NB: This criteria does not apply to land in urban local government areas or urban zones listed under Schedule 1 of the *Native Vegetation Act 2003*).**

There is no native vegetation that is subject to the provisions of Section 12 of the Native Vegetation Act 2003 required to be removed.

## 6. Consistency with Local and Regional Strategies

### 6.1 CV LEP 2011

Part of the subject land is zoned R1 – General Residential and contains an existing RACF. The proposal to extend the existing RACF on the same block of land and onto that part of the lot that is zoned RU2 – Rural Landscape is considered to be appropriate.

There is scope under Clause 5.3 of the CV LEP 2011 for up to 20m of the RU2 zoned land to be used/developed as if it were zoned R1, however, the proposed development extends further than 20m and thus a site compatibility certificate is required.

### 6.2 Mid North Coast Regional Strategy 2006-31

The subject land is mapped as “Existing Urban Footprint” on the Growth Areas Map 2 – Clarence South.

The Strategy reports that:

- over the next 25 years, median age is expected to increase from 44 years in 2006 to 55 years in 2031, and the population aged 65 years and over will more than double and at the same time the proportion of children under 15 years will decline from 19 per cent to 14 per cent of the regional population – there will thus be a consequential increase in demand for seniors living housing
- there will be a greater demand for diversity in housing form to match the requirements of changing household structures, particularly an increase in 1 and 2 person households

The proposal consistent with the objects and principles of the Strategy.

### 6.3 Adequacy of Infrastructure

The local reticulated sewerage system has sufficient spare capacity to service the loads that would be imparted by the proposed development.

## 7. Conclusion

Existing on the land is an RACF containing 63 beds that is situated on land zoned R1 – General Residential. It is proposed to undertake alterations and additions (including expansion of footprint) of the facility onto part of the site that is zoned RU2 – Rural Landscape.

The proposal development is generally consistent with the CV LEP 2011 and the Mid North Coast Regional Strategy. The proposal is considered to be an appropriate use of the land having regard to the existing RACF and to the adjoining and adjacent land uses and the proximity and accessibility of the site to a broad range of retail, commercial, health, medical and recreational services and facilities.

In conclusion and having regard to the particular circumstances of this case, it is respectfully requested that the Director-General issue a Site Compatibility Certificate for the subject land to enable a development application to be prepared and lodged with Clarence Valley Council.



## 8. Scope of Engagement

This report has been prepared by Ardill Payne & Partners (APP) at the request of Southern Cross Care (NSW & ACT) Ltd and the Trustees of the Roman Catholic Church for the Diocese of Grafton] for the purpose of the lodgment of a Site Compatibility Certificate Application with the Director-General of the NSW Department of Planning & Environment and is not to be used for any other purpose or by any other person or corporation.

This report has been prepared from the information provided to us and from other information obtained as a result of enquiries made by us. APP accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

No part of this report may be reproduced, stored or transmitted in any form without the prior consent of APP.

APP declares that it does not have, nor expects to have, a beneficial interest in the subject project.

To avoid this advice being used inappropriately it is recommended that you consult with APP before conveying the information to another who may not fully understand the objectives of the report. This report is meant only for the subject site/project and should not be applied to any other.

## 9. Attachments

|              |   |
|--------------|---|
| Attachment 1 | Aerial photograph of subject and adjoining land |
| Attachment 2 | Copy of deposited plan and detail survey        |
| Attachment 3 | Conceptual site and floor plans of development  |



# Planning & Environment

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

## SITE COMPATIBILITY CERTIFICATE

### APPLICATION

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Site compatibility application no. \_\_\_\_\_

## LODGEMENT

### Instructions to users

A site compatibility certificate is required under clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Please note, amendments to the SEPP in October 2018 require you to submit a cumulative impact study if your proposed development is located within a 1km radius of 2 or more other parcels of land which have either a current site compatibility certificate or a site compatibility certificate application that has been made but not yet determined.

In addition, the amendments made in October 2018 also affect the way the SEPP applies to a site that includes land over which a previous site compatibility certificate has been issued (see clause 25(5)(c) and 25(5A)). As a result, you will now be required to include details of all previous site compatibility certificates that were issued over any portion of the land to which this application relates.

Before lodging this application, it is recommended that you contact the relevant regional office of the Department of Planning and Environment concerning your development proposal to arrange a pre-lodgement meeting.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **a copy** of this form and attached documentation in **hard copy**,
- provide form and documentation in **electronic format** (e.g. Memory stick).
- **provide** a cumulative impact study, if required.
- **provide** copies of any previously issued site compatibility certificates for the land, or any part of the land, to which the application relates.

- NB: The Department of Planning and Environment may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Department, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning and Environment. Please refer to [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) for contact details.

## 1. APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Ardill Pagare & Partners.

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Dwayne

Family name

Robert A.

Street address

Unit/street no.

45

Street name

River Street

Suburb or town

Balling

State

NSW

Postcode

2478

Postal address  
(or mark 'as  
above')

PO Box or Bag

PO Box 20

Suburb or town

Balling

State

NSW

Postcode

2478

Daytime telephone

6686 3280

Email

dwayner@ardillpagare.com.au

Mobile



## 2. SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek a site compatibility certificate.

NAME OF PROPOSAL

Additions to existing aged care facility.

STREET ADDRESS

Street no.

120

Street or property name

North Street

Suburb, town or locality

Crafton

Postcode

2460

Local government area

Clarendon Valley Council

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION (Lot and DP, section)

Lot 72 DP 1228271

**Attach**—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the NSW Land Registry Services. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT. Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

To undertake alterations & additions to St Catherine's Villa Residential Aged Care Facility.

**Attach**—copy of proposed site layout.

## 3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

Refer to attached report

## 4. LAND TO WHICH YOUR APPLICATION RELATES TO

In accordance with Clause 24(1)(a), the proposed site is on land:

- (i) that adjoins land zoned primarily for urban purposes
- (ii) that is zoned as 'special uses' under another EPI
- (iii) that is used for the purposes of an existing registered club

|   |  |
|---|--|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

## 5. PREVIOUS SCC CERTIFICATES

Has an SCC previously been issued for any part of the land to which this application applies?

Yes ☒ No ☐

If yes, please provide details and a copy of the previous certificate/application.

Copy attached, your ref 17/07031

## 6. CUMULATIVE IMPACT STUDY

Has a cumulative impact study been submitted with this application?

Yes ☐ No ☒

Please provide an explanation to support/explain your response above.

No approved or proposed SCC's within 2km of proposal, as such no cumulative impact.

## 7. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is **\$5580**

Number of beds and/or dwellings

89 Beds

## 8. CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under *State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004* for a site compatibility application pursuant to clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000*
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004*
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)



In what capacity are you signing if you are not the owner of the land

Planning Consultant

Name(s)

Nevaque Rebeck

Date

9 August 2019

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**ATTACHMENT 1**

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**Attachment 1:** Aerial photograph of subject and adjoining land





---

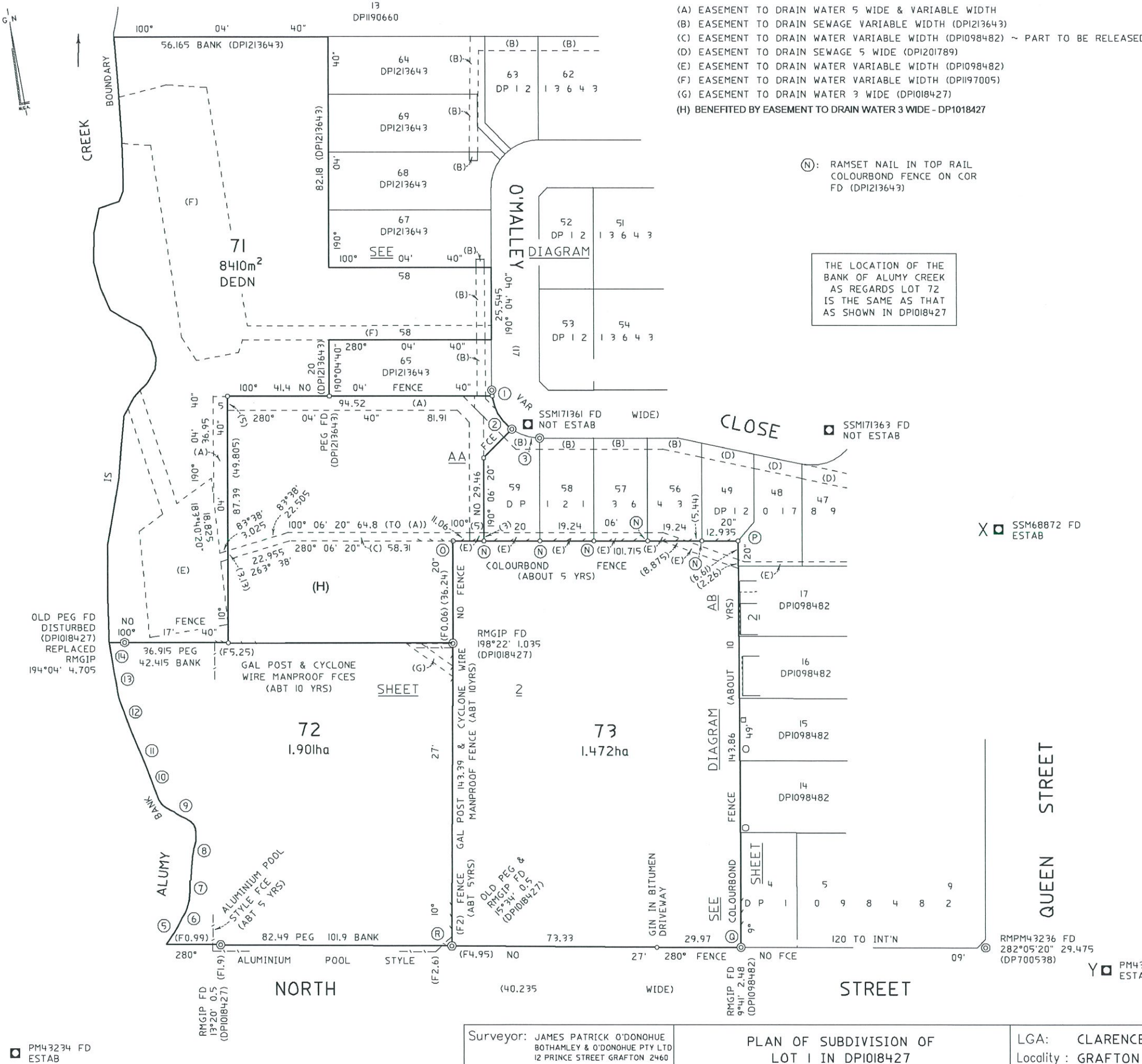
**ATTACHMENT 2**

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**Attachment 2:** Copy of deposited plan and detail survey



Req:R331992 /Doc:DP 1228271 P /Rev:06-Mar-2017 /Prt:09-Mar-2017 14:33 /Seq:1 of 5  
Ref:8317 /Src:T



CLAUSe 35(1)(b) & CLAUSe 61(2) OF THE  
SURVEYING & SPATIAL INFORMATION REGULATION 2012

| MARK      | MGA EASTING | MGA NORTHING | CLASS | ORDER | METHOD | ORIGIN |
|-----------|-------------|--------------|-------|-------|--------|--------|
| PM43234   | 494067.331  | 6717633.023  | B     | 2     |        | SCIMS  |
| PM43236   | 494595.747  | 6717570.994  | B     | 2     |        | SCIMS  |
| SSM68872  | 494594.063  | 6717721.856  | B     | 2     |        | SCIMS  |
| SSM171361 | 494407      | 6717764      | U     | U     |        | SCIMS  |
| SSM171363 | 494519      | 6717773      | U     | U     |        | SCIMS  |

MGA COORDINATES ADOPTED FROM SCIMS  
AS AT 16TH SEPTEMBER, 2015 ZONE 56  
COMBINED SCALE FACTOR = 0.999594  
ALL DISTANCES SHOWN ARE GROUND DISTANCES

|      |                         |            |         |     |
|------|-------------------------|------------|---------|-----|
| X-Y: | SSM68872 TO PM43236:    | 179°21'38" | 150.931 | ME  |
|      |                         | 179°21'38" | 150.933 | MGA |
|      | PM43236 TO PM43234:     | 276°41'46" | 532.267 | ME  |
|      |                         | 276°41'42" | 532.260 | MGA |
|      | PM43234 TO SSM68872:    | 80°25'42"  | 534.389 | ME  |
|      |                         | 80°25'38"  | 534.387 | MGA |
|      | PM43234 TO SSM171361:   | 64°39'14"  | 376.039 |     |
|      | SSM171361 TO SSM171363: | 100°32'33" | 113.574 |     |
|      | SSM171363 TO SSM68872:  | 124°13'54" | 91.261  |     |

CLAUSe 42 CONNECTIONS

|                       |            |        |
|-----------------------|------------|--------|
| SSM171363 TO COR (D): | 263°58'30" | 146.21 |
| SSM68872 TO COR (P):  | 278°33'    | 122.07 |
| PM43236 TO COR (A):   | 280°32'    | 149.46 |
| PM43234 TO COR (R):   | 93°18'10"  | 280.54 |

SCHEDULE OF SHORT & CURVED BOUNDARIES & LINES

| NO | CHORD    |          | ARC    | RADIUS | REMARK           |
|----|----------|----------|--------|--------|------------------|
|    | BEARING  | DISTANCE |        |        |                  |
| 1  | 186° 40' | 2.04     | 2.04   | 17     | LOT 65 DPI213643 |
| 2  | 159° 24' | 13.73    | 14.135 | 17     | LOT 72           |
| 3  | 117° 50' | 10.37    | 10.535 | 17     | LOT 59 DPI213643 |
| 5  | 44° 04'  | 6.995    |        |        | ALUMY CREEK      |
| 6  | 38° 38'  | 9.34     |        |        | ALUMY CREEK      |
| 7  | 13° 03'  | 12.79    |        |        | ALUMY CREEK      |
| 8  | 15° 35'  | 14.95    |        |        | ALUMY CREEK      |
| 9  | 314° 02' | 14.995   |        |        | ALUMY CREEK      |
| 10 | 348° 40' | 12.9     |        |        | ALUMY CREEK      |
| 11 | 347° 49' | 15.54    |        |        | ALUMY CREEK      |
| 12 | 349° 08' | 10.55    |        |        | ALUMY CREEK      |
| 13 | 359° 32' | 14.465   |        |        | ALUMY CREEK      |
| 14 | 2° 02'   | 6.515    |        |        | ALUMY CREEK      |

Surveyor: JAMES PATRICK O'DONOHUE  
BOTHAMLEY & O'DONOHUE PTY LTD  
12 PRINCE STREET GRAFTON 2460

Date of Survey : 10.03.2016  
Surveyor's Ref : 11846B

PLAN OF SUBDIVISION OF  
LOT 1 IN DPI018427  
LOT 2 IN DPI098482 &  
LOT 66 IN DPI213643

LGA: CLARENCE VALLEY  
Locality : GRAFTON  
Subdivision No: SubCt2016/0047  
Lengths are in metres. Reduction Ratio 1 : 1000

Registered  
6.3.2017

DP1228271



DIAGRAM AA

RR 1:250

- (A) EASEMENT TO DRAIN WATER 5' WIDE & VARIABLE WIDTH  
 (B) EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DPI213643)  
 (C) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DPI098482) ~ PART TO BE RELEASED  
 (E) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DPI098482)  
 (F) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DPI197005)  
 (G) EASEMENT TO DRAIN WATER 3' WIDE (DPI018427)

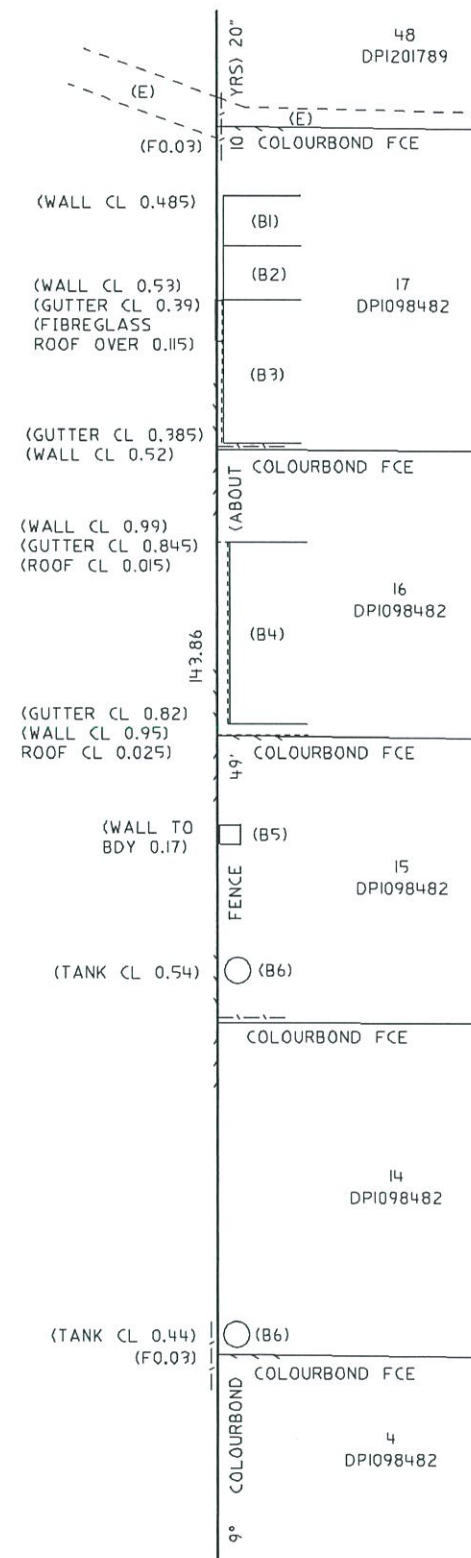
- (B1) TIMBER & SHADECLOTH GREENHOUSE  
 (B2) METAL GARDEN LOCKER & AVIARY  
 (B3) COLOURBOND SHED & CI ROOF & FIBREGLASS ROOF LEAN-TO  
 (B4) COLOURBOND SHED & CI ROOF  
 (B5) METAL GARDEN LOCKER  
 (B6) PVC WATER TANK

SCHEDULE OF CURVED BOUNDARIES

| NO | CHORD    |          | ARC    | RADIUS | REMARK           |
|----|----------|----------|--------|--------|------------------|
|    | BEARING  | DISTANCE |        |        |                  |
| 1  | 186° 40' | 2.04     | 2.04   | 17     | LOT 65 DPI213643 |
| 2  | 159° 24' | 13.73    | 14.135 | 17     | LOT 72           |
| 3  | 117° 50' | 10.37    | 10.535 | 17     | LOT 59 DPI213643 |
| 4  | 354° 54' | 4.915    | 4.935  | 17     | EASEMENT(B)      |

DIAGRAM AB

RR 1:250



CLOSE

Surveyor: JAMES PATRICK O'DONOHUE  
 BOTHAMLEY & O'DONOHUE PTY LTD  
 12 PRINCE STREET GRAFTON 2460  
 Date of Survey : 10.03.2016  
 Surveyor's Ref : 11846B

PLAN OF SUBDIVISION OF  
 LOT 1 IN DPI018427  
 LOT 2 IN DPI098482 &  
 LOT 66 IN DPI213643

LGA: CLARENCE VALLEY  
 Locality : GRAFTON  
 Subdivision No: SubCt2016/0047  
 Lengths are in metres. Reduction Ratio: AS SHOWN

Registered  
 6.3.2017

DP1228271




PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)


|   |  |   |  |
|---|--|---|--|
| <div>Registered:  6.3.2017</div> <div>Title System: TORRENS</div> <div>Purpose: SUBDIVISION</div>  |  | Office Use Only<br><br><div>DP1228271</div>   |  |
| PLAN OF SUBDIVISION OF<br>LOT 1 IN DP1018427<br>LOT 2 IN DP1098482 &<br>LOT 66 IN DP1213643   |  | LGA: CLARENCE VALLEY<br>Locality: GRAFTON<br>Parish: GREAT MARLOW<br>County: CLARENCE   |  |
| <div>Crown Lands NSW/Western Lands Office Approval</div> <div>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</div> <div>Signature: .....<br/>Date: .....<br/>File Number: .....<br/>Office: .....</div>  |  | Survey Certificate<br>I, JAMES PATRICK O'DONOHUE<br>of BOTHAMLEY & O'DONOHUE PTY LTD<br>12 PRINCE STREET GRAFTON NSW 2460<br>a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:<br><br>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on.....<br><br>*(b) The part of the land shown in the plan being LOTS 72 & 73 & CONNECTIONS was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate, the survey was completed on the 10.03.2016 and the part not surveyed was compiled in accordance with that Regulation.<br><br>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.<br><br>Signature: <i>J. O'Donohue</i> Dated: 31.07.2016<br>Surveyor ID: 1788<br>Datum Line: X - Y<br>Type: *Urban/*Rural<br>The terrain is *Level-Undulating / *Steep-Mountainous.<br><br>*Strike through if inapplicable.<br>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey. |  |
| <div>Subdivision Certificate</div> <div><i>Patrick Ridgway</i><br/>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</div> <div>Signature: <i>P. Ridgway</i><br/>Accreditation number: .....<br/>Consent Authority: CLARENCE VALLEY COUNCIL<br/>Date of endorsement: 20 October 2016<br/>Subdivision Certificate number: SUBCT2016/0017<br/>File number: SUB2016/0017</div> <div>*Strike through if inapplicable.</div> |  | Plans used in the preparation of survey/compilation.<br><br>DP700538 DP1018427 DP1098482<br>DP1197005 DP1201789 DP1213643   |  |
| Statements of intention to dedicate public roads, public reserves and drainage reserves.  |  | If space is insufficient continue on PLAN FORM 6A   |  |
| Signatures, Seals and Section 88B Statements should appear on<br>PLAN FORM 6A   |  | Surveyor's Reference: 11846B  |  |



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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| DEPOSITED PLAN ADMINISTRATION SHEET  |   | Sheet 2 of 3 sheet(s)   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
|--|---|---|-------------|---------------|-------------|-------------|----------|----|----|----------|-------|---------|----|-----|-------|--------|---------|----|-----|-------|--------|---------|
| <div>Registered:<div>6.3.2017</div></div>   | Office Use Only<br><br><div>DP1228271</div> |   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| PLAN OF SUBDIVISION OF<br>LOT 1 IN DP1018427<br>LOT 2 IN DP1098482 &<br>LOT 66 IN DP1213643  |   | This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SS/ Regulation 2012</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul> |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| Subdivision Certificate number: <i>SUBCT 2016/0047</i>   |   |   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| Date of Endorsement: <i>20 OCTOBER 2016</i>  |   |   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO:-</p> <p>A. CREATE:-</p> <ol style="list-style-type: none"><li>1. EASEMENT TO DRAIN WATER 5 WIDE &amp; VARIABLE WIDTH</li><li>2. RESTRICTION(S) ON THE USE OF LAND</li><li>3. RESTRICTION(S) ON THE USE OF LAND</li></ol> <p>B. RELEASE:-</p> <ol style="list-style-type: none"><li>1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1098482) ~ PART</li></ol>   |   |   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| <p>SCHEDULE OF STREET ADDRESSES</p> <table border="1"><thead><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr></thead><tbody><tr><td>71</td><td>32</td><td>O'MALLEY</td><td>CLOSE</td><td>GRAFTON</td></tr><tr><td>72</td><td>126</td><td>NORTH</td><td>STREET</td><td>GRAFTON</td></tr><tr><td>73</td><td>120</td><td>NORTH</td><td>STREET</td><td>GRAFTON</td></tr></tbody></table> <p>If space is insufficient use additional annexure sheet</p> |   |   | LOT         | STREET NUMBER | STREET NAME | STREET TYPE | LOCALITY | 71 | 32 | O'MALLEY | CLOSE | GRAFTON | 72 | 126 | NORTH | STREET | GRAFTON | 73 | 120 | NORTH | STREET | GRAFTON |
| LOT  | STREET NUMBER                               | STREET NAME   | STREET TYPE | LOCALITY      |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| 71   | 32  | O'MALLEY  | CLOSE       | GRAFTON       |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| 72   | 126   | NORTH   | STREET      | GRAFTON       |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| 73   | 120   | NORTH   | STREET      | GRAFTON       |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |
| Surveyor's Reference: 11846B   |   |   |             |               |             |             |          |    |    |          |       |         |    |     |       |        |         |    |     |       |        |         |



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered:  6.3.2017

Office Use Only

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PLAN OF SUBDIVISION OF  
LOT 1 IN DP1018427  
LOT 2 IN DP1098482 &  
LOT 66 IN DP1213643

DP1228271


- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
  - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
  - Signatures and seals- see 195D Conveyancing Act 1919
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

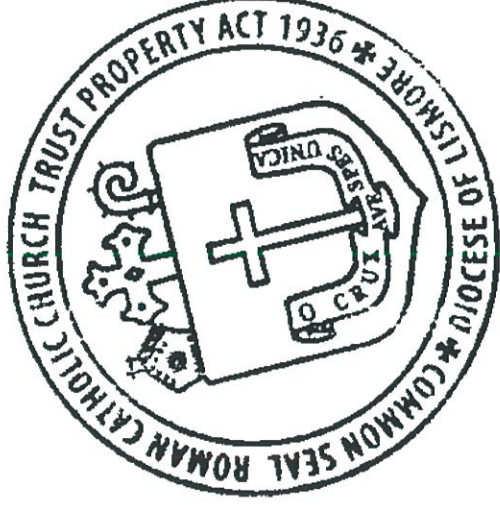
Subdivision Certificate number: SUBC 2016/0047

Date of Endorsement: 20 October 2016

EXECUTED BY SOUTHERN CROSS CARE (NSW + ACT) LIMITED,  
ACN 131 082 374 pursuant to s.127 of the Corporations  
Act 2001

  
DIRECTOR  
JOHN DEVLIN

  
DIRECTOR/SECRETARY  
PAUL MCMAHON



  
+ Geoffrey Jarrett

The common seal of the Trustees of the Roman Catholic Church for the Diocese of Lismore was hereto affixed in the presence of Most Reverend Geoffrey Hyton Jarrett, DD, Bishop of the Diocese of Lismore, under and in pursuance of a delegation made to him under section 9B of the Roman Catholic Church Trust Property Act, 1936.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 11846B

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a site compatibility certificate.

Signature



Signature



Name

ADAM FARNELL

Name

CIVILIAN MANUFACTURE PROPERTY DEVELOPMENT

Date

AS A DULY AUTHORISED OFFICER OF THE APPLICANT

09 AUGUST 2019.

---

**ATTACHMENT 3**

---

**Attachment 3:** Conceptual site and floor plans of development



PROPOSED ALTERATIONS AND ADDITIONS TO  
ST. CATHERINES VILLAS, GRAFTON  
SOUTHERN CROSS CARE (NSW & ACT) LIMITED

126 NORTH STREET, GRAFTON NSW

DEVELOPMENT APPLICATION SET

DRAWING SCHEDULE

| Drawing Number | Drawing Name                                |
|----------------|---|
| AR.DA.0000     | COVER SHEET AND DRAWING SCHEDULE            |
| AR.DA.1001     | EXISTING SITE PLAN                          |
| AR.DA.1002     | EXISTING GROUND FLOOR PLAN                  |
| AR.DA.1003     | SITE ANALYSIS PLAN                          |
| AR.DA.1011     | DEMOLITION SITE PLAN                        |
| AR.DA.1021     | PROPOSED SITE PLAN                          |
| AR.DA.2001     | PROPOSED GROUND FLOOR                       |
| AR.DA.2002     | PROPOSED ROOF PLAN                          |
| AR.DA.3001     | PROPOSED ELEVATIONS                         |
| AR.DA.3011     | PROPOSED SECTIONS                           |
| AR.DA.7001     | SHADOW DIAGRAMS - JUNE 21 9AM, 12PM AND 3PM |
| AR.DA.7101     | PERSPECTIVES                                |
| AR.DA.7201     | MATERIALS AND FINISHES                      |

GROSS FLOOR AREA SCHEDULE

| Name               | Area                |
|--------------------|---------------------|
| Existing           | 3743 m <sup>2</sup> |
| Total Existing GFA | 3743 m <sup>2</sup> |
| Existing           | 2601 m <sup>2</sup> |
| New                | 2832 m <sup>2</sup> |
| Total Proposed GFA | 5433 m <sup>2</sup> |
| Total FSR          | 0.28:1              |

LANDSCAPE SITE AREAS

|                 |                        |
|-----------------|------------------------|
| Site Area       | 18000.8 m <sup>2</sup> |
| Landscaped Area | 9915.0 m <sup>2</sup>  |

SEPP HOUSING FOR SENIORS  
LANDSCAPED AREAS

| Landscaped Area       | Number of Beds | Total Area per Bed   |
|-----------------------|----------------|----------------------|
| 9915.0 m <sup>2</sup> | 83             | 119.5 m <sup>2</sup> |

TOTAL CAR PARKING

|          |    |
|----------|----|
| Existing | 5  |
| Proposed | 23 |
| Total:   | 28 |



CONTEXT PLAN  
1:1000

CLIENT  
Southern Cross Care (NSW & ACT)  
Limited

T+ 02 9790 9400 F+ 02 8072 1543



PROJECT MANAGER  
Building + Construction Administration  
Consulting  
T+ 0418 793 022

QUANTITY SURVEYOR

Napier & Blakeley

T+ 07 3221 8255

LANDSCAPE ARCHITECT

Xeriscapes

T+ 02 4339 3844

STRUCTURAL ENGINEER

Bonacci Group

T+ 02 8247 8453

MECHANICAL ENGINEER

JHA Consulting Engineers

T+ 02 9437 1000

ELECTRICAL ENGINEER

JHA Consulting Engineers

T+ 02 9437 1000

TOWN PLANNER

Ardill Payne

T+ 02 6686 3280

CIVIL ENGINEER

Bonacci Group

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HOSPITALITY CONSULTANT

Universal Foodservice Designs

T+ 02 4392 0630

| Rev | Date     | Description | Checked | Auth. |
|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

Legend / Abbreviations

|      |                               |      |                      |
|------|-------------------------------|------|----------------------|
| AL   | Aluminium                     | GL   | Glazed louvres       |
| AW   | Aluminium window              | G/OB | Glass obscured       |
| BAL  | Balustrade                    | MRS  | Metal roof sheeting  |
| BK/B | Brickwork - bagged            | MSF  | Metal screen fixed   |
| BKF  | Brickwork - face              | MVS  | Metal wall sheeting  |
| BLF  | Blockwork - face              | (N)  | New                  |
| COS  | Confirm on site               | PC   | Prefinished cladding |
| DP   | Downpipe                      | RC   | Reinforced concrete  |
| (E)  | Existing                      | TB   | Timber batten        |
| EBD  | Electrical distribution board | TBC  | To be confirmed      |
| FHR  | Fire hose reel                | TDK  | Timber decking       |
| FIP  | Fire indicator panel          | TJF  | Tile floor           |
| G    | Glass                         | TME  | To match existing    |
| GD   | Glazed door                   | TYP  | Typical              |

| Proj. Dir | Proj. Arch | Drawn |
|-----------|------------|-------|
| MM        | DE         | TS    |
| Job No.   | Scale      | Sheet |
| 180142    | 1:1000     | A1    |

NSW Nominated Architects:  
Robert Denton Reg. No. 5782  
Alex Kibble Reg. No. 6015  
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
COVER SHEET AND DRAWING  
SCHEDULE

Drawing No.

AR.DA.0000

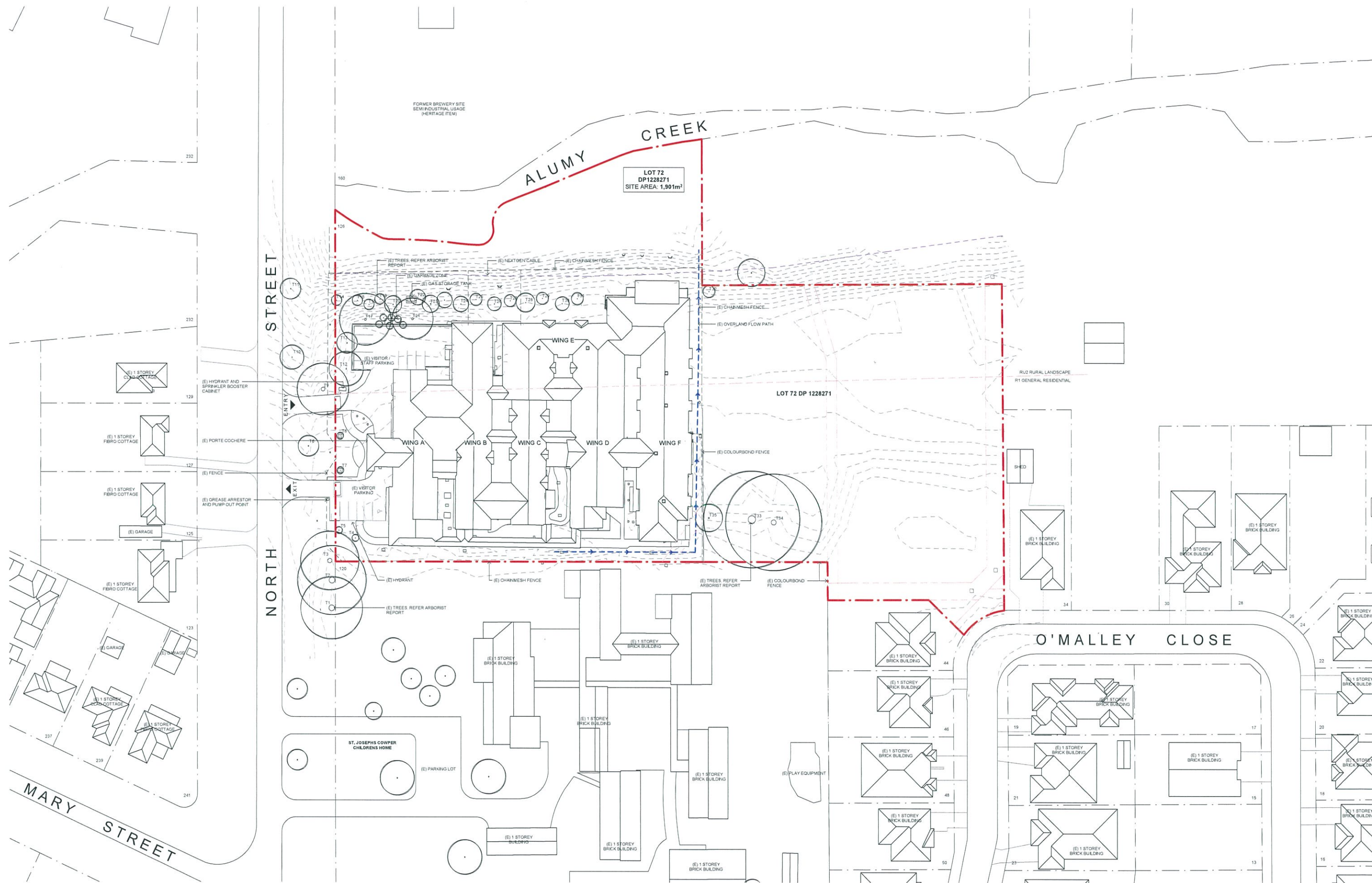
Revision

A

Tanner Kibble Denton Architects Pty Ltd  
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PROJECT MANAGER  
**Building + Construction Administration Consulting**  
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LANDSCAPE ARCHITECT  
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HOSPITALITY CONSULTANT  
**Universal Foodservice Designs**  
T+ 02 4392 0630

| Rev | Date     | Description | Checked | Auth. |
|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

| Legend / Abbreviations |               |
|------------------------|---------------|
| ---                    | SITE BOUNDARY |
| ---                    | EASEMENT      |

|                          |                         |                    |
|--------------------------|-------------------------|--------------------|
| Proj. Dir<br><b>MM</b>   | Proj. Arch<br><b>DE</b> | Drawn<br><b>TS</b> |
| Job No.<br><b>180142</b> | Scale<br><b>1 : 500</b> | Sheet<br><b>A1</b> |

NSW Nominated Architects:

|                              |                                |
|------------------------------|--------------------------------|
| Robert Denton<br>Alex Kibble | Reg. No. 5782<br>Reg. No. 6015 |
|------------------------------|--------------------------------|

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
**ST. CATHERINES VILLAS, GRAFTON**

Drawing Title  
**EXISTING SITE PLAN**

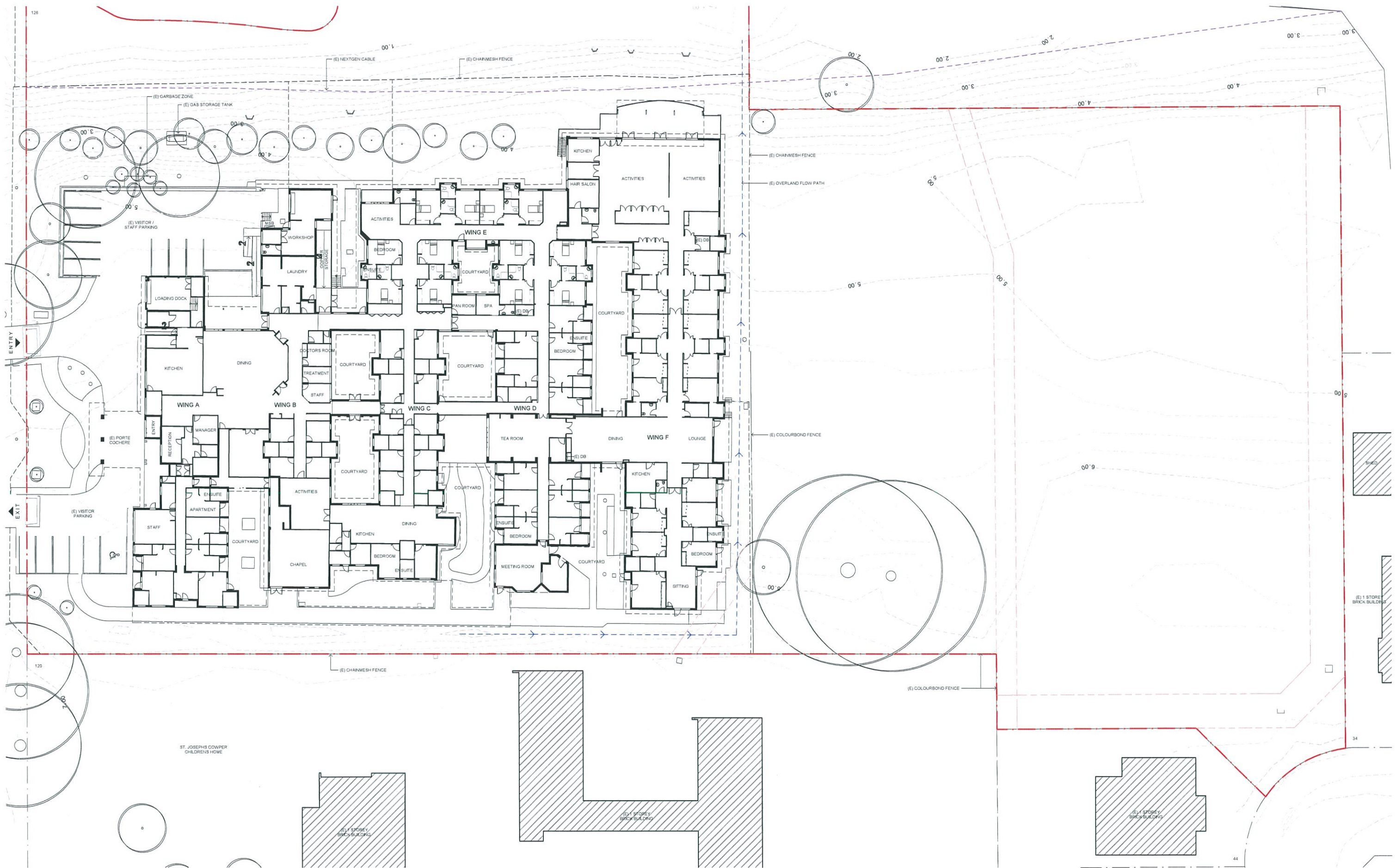
Drawing No.  
**AR.DA.1001**

Revision  
**A**

**Tanner Kibble Denton Architects Pty Ltd**  
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[www.tkda.com.au](http://www.tkda.com.au)

**TKD Architects**  
Tanner Kibble Denton





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LANDSCAPE ARCHITECT  
**Xeriscapes**  
T+ 02 4339 3844

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| Rev | Date     | Description | Checked | Auth. |
|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

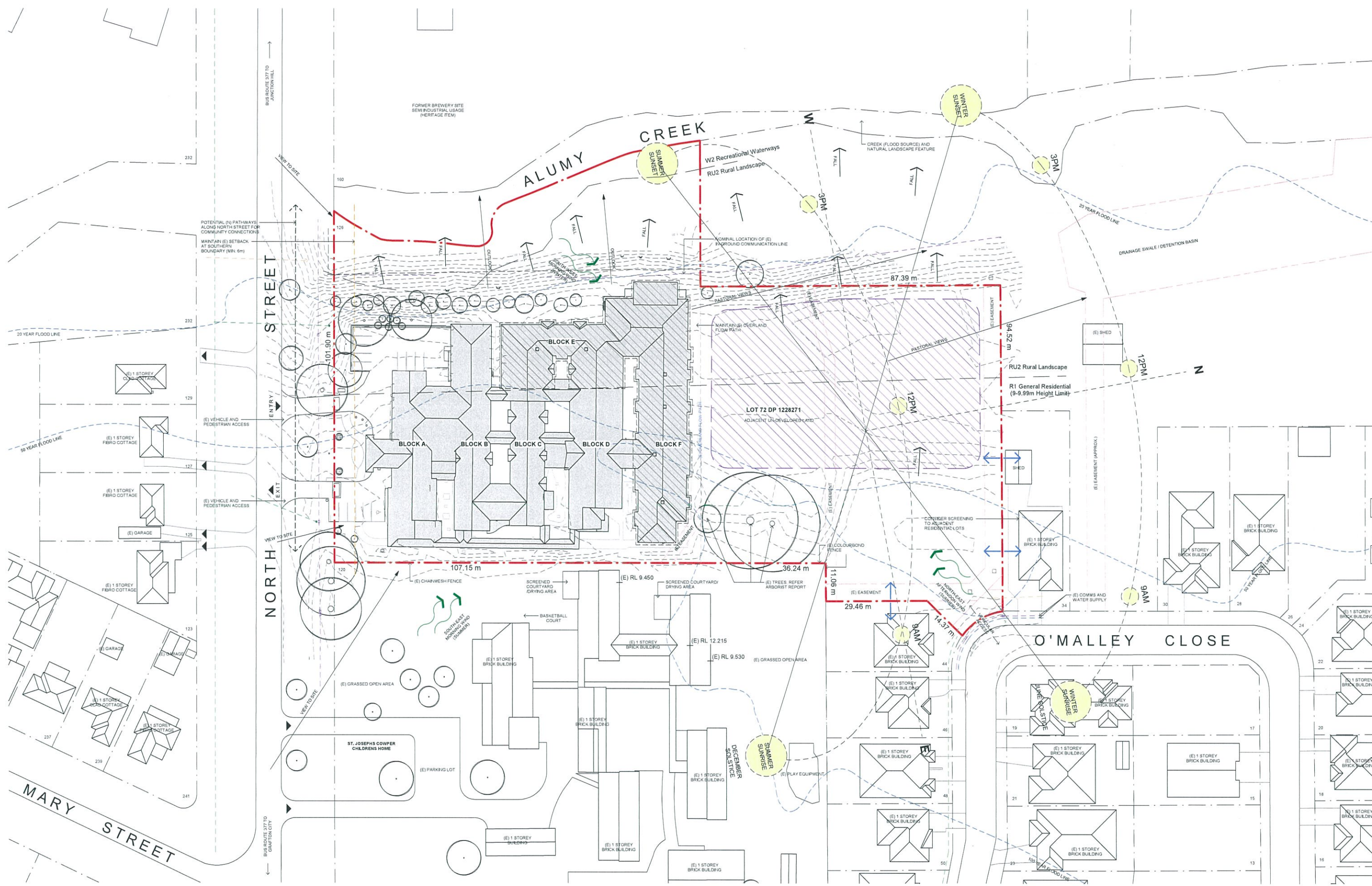
| Legend / Abbreviations |                               |
|------------------------|-------------------------------|
| AL                     | Aluminium                     |
| AW                     | Aluminium window              |
| BAL                    | Balustrade                    |
| BK/B                   | Brickwork - bagged            |
| BK/F                   | Brickwork - face              |
| BL/F                   | Blockwork - face              |
| COS                    | Confirm on site               |
| DP                     | Downpipe                      |
| E                      | Existing                      |
| EDB                    | Electrical distribution board |
| FHR                    | Fire hose reel                |
| FIP                    | Fire indicator panel          |
| G                      | Glass                         |
| GD                     | Glazed door                   |
| GL                     | Glazed louvres                |
| G/OB                   | Glass obscured                |
| MRS                    | Metal roof sheeting           |
| MSF                    | Metal screen fixed            |
| MWS                    | Metal wall sheeting           |
| (N)                    | New                           |
| PC                     | Prefinished cladding          |
| RC                     | Reinforced concrete           |
| TB                     | Timber batten                 |
| TBC                    | To be confirmed               |
| TDK                    | Timber decking                |
| TL/F                   | Tile floor                    |
| TME                    | To match existing             |
| TYP                    | Typical                       |

|   |               |       |
|---|---------------|-------|
| Proj. Dir   | Proj. Arch    | Drawn |
| MM  | DE            | TS    |
| Job No.   | Scale         | Sheet |
| 180142  | 1 : 250       | A1    |
| NSW Nominated Architects:   |               |       |
| Robert Denton   | Reg. No. 5782 |       |
| Alex Kibble   | Reg. No. 6015 |       |
| Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies |               |       |
| 10  | 20            | 30    |
| 40  | 50            |       |

Project  
**ST. CATHERINES VILLAS, GRAFTON**  
  
Drawing Title  
**EXISTING GROUND FLOOR PLAN**  
  
Drawing No.  
**AR.DA.1002**  
  
Revision  
**A**

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|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

| Legend / Abbreviations |                                |
|------------------------|--------------------------------|
|                        | SITE BOUNDARY                  |
|                        | DCP SETBACK                    |
|                        | COMMUNICATION                  |
|                        | ELECTRICAL                     |
|                        | SEWER                          |
|                        | WATER                          |
|                        | FLOOD LINE                     |
|                        | GENERAL HERITAGE               |
|                        | R1 GENERAL RESIDENTIAL         |
|                        | RU2 RURAL LANDSCAPE            |
|                        | W2 RECREATIONAL WATERWAYS      |
|                        | MANTARI APPROPRIATE SEPARATION |

|   |               |       |
|---|---------------|-------|
| Proj. Dir   | Proj. Arch    | Drawn |
| MM  | DE            | TS    |
| Job No.   | Scale         | Sheet |
| 180142  | As indicated  | A1    |
| NSW Nominated Architects:   |               |       |
| Robert Denton   | Reg. No. 5782 |       |
| Alex Kibble   | Reg. No. 6015 |       |
| Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies |               |       |
|   |               |       |

Project  
**ST. CATHERINES VILLAS, GRAFTON**

Drawing Title  
**SITE ANALYSIS PLAN**

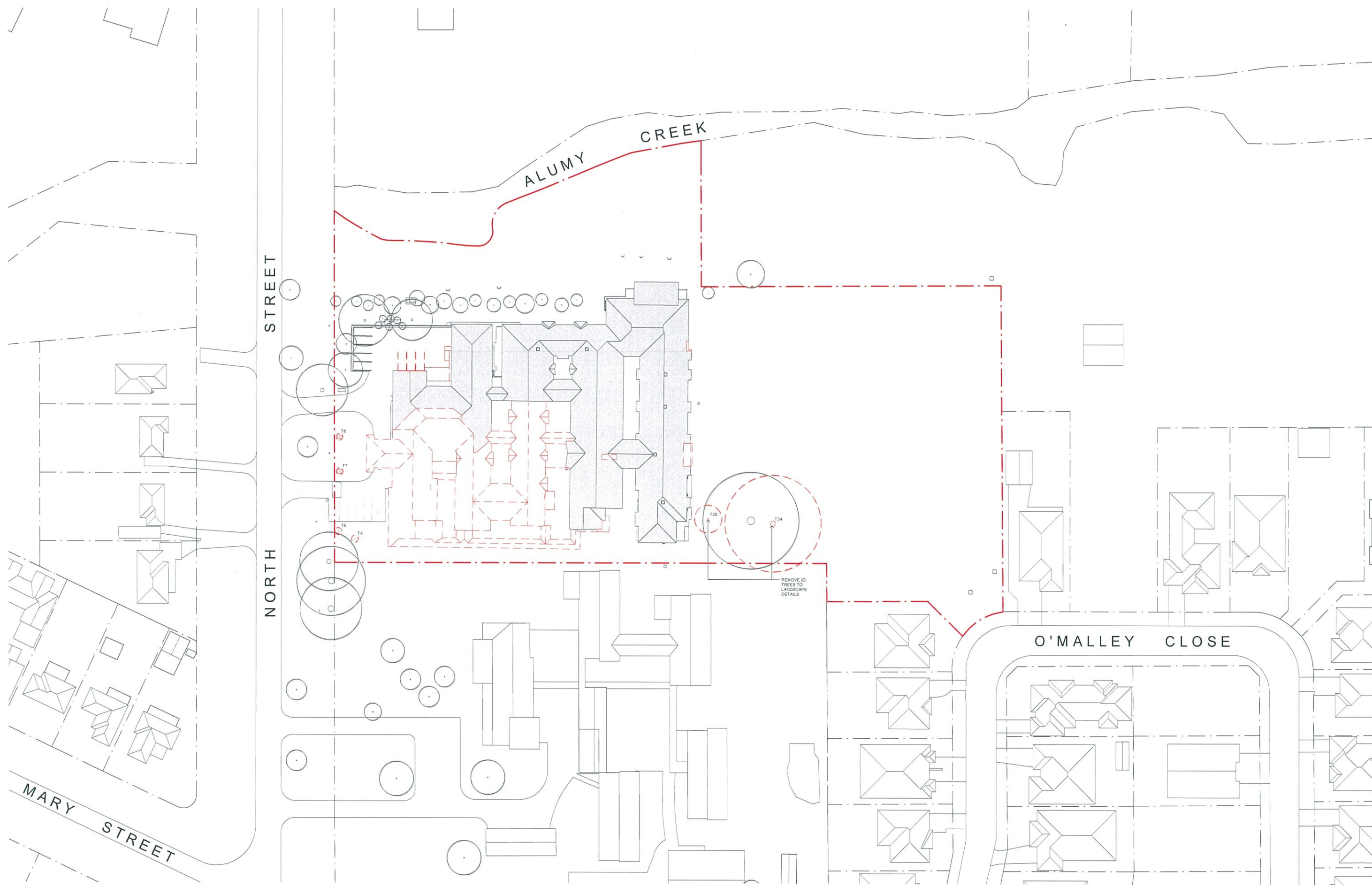
Drawing No.  
**AR.DA.1003**

Revision  
**A**

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|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

| Legend / Abbreviations |                               |
|------------------------|-------------------------------|
| AL                     | Aluminium                     |
| AW                     | Aluminium window              |
| BAL                    | Balustrade                    |
| BK/B                   | Brickwork - bagged            |
| BK/F                   | Brickwork - face              |
| BU/F                   | Blockwork - face              |
| COS                    | Confirm on site               |
| DP                     | Downpipe                      |
| (E)                    | Existing                      |
| EBD                    | Electrical distribution board |
| FHR                    | Fire hose reel                |
| FIP                    | Fire indicator panel          |
| G                      | Glass                         |
| GD                     | Glazed door                   |
| GL                     | Glazed louvers                |
| GLOB                   | Glass obscured                |
| MRS                    | Metal roof sheeting           |
| MSF                    | Metal screen fixed            |
| MWS                    | Metal wall sheeting           |
| (N)                    | New                           |
| PC                     | Prefinished cladding          |
| RC                     | Reinforced concrete           |
| TB                     | Timber balustrade             |
| TBC                    | To be confirmed               |
| TDK                    | Timber decking                |
| TLF                    | Tile floor                    |
| TME                    | To match existing             |
| TYP                    | Typical                       |

|           |            |       |
|-----------|------------|-------|
| Proj. Dir | Proj. Arch | Drawn |
| MM        | DE         | TS    |
| Job No.   | Scale      | Sheet |
| 180142    | 1 : 500    | A1    |

NSW Nominated Architects:  
Robert Denton Reg. No. 5782  
Alex Kibble Reg. No. 6015

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10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
DEMOLITION SITE PLAN

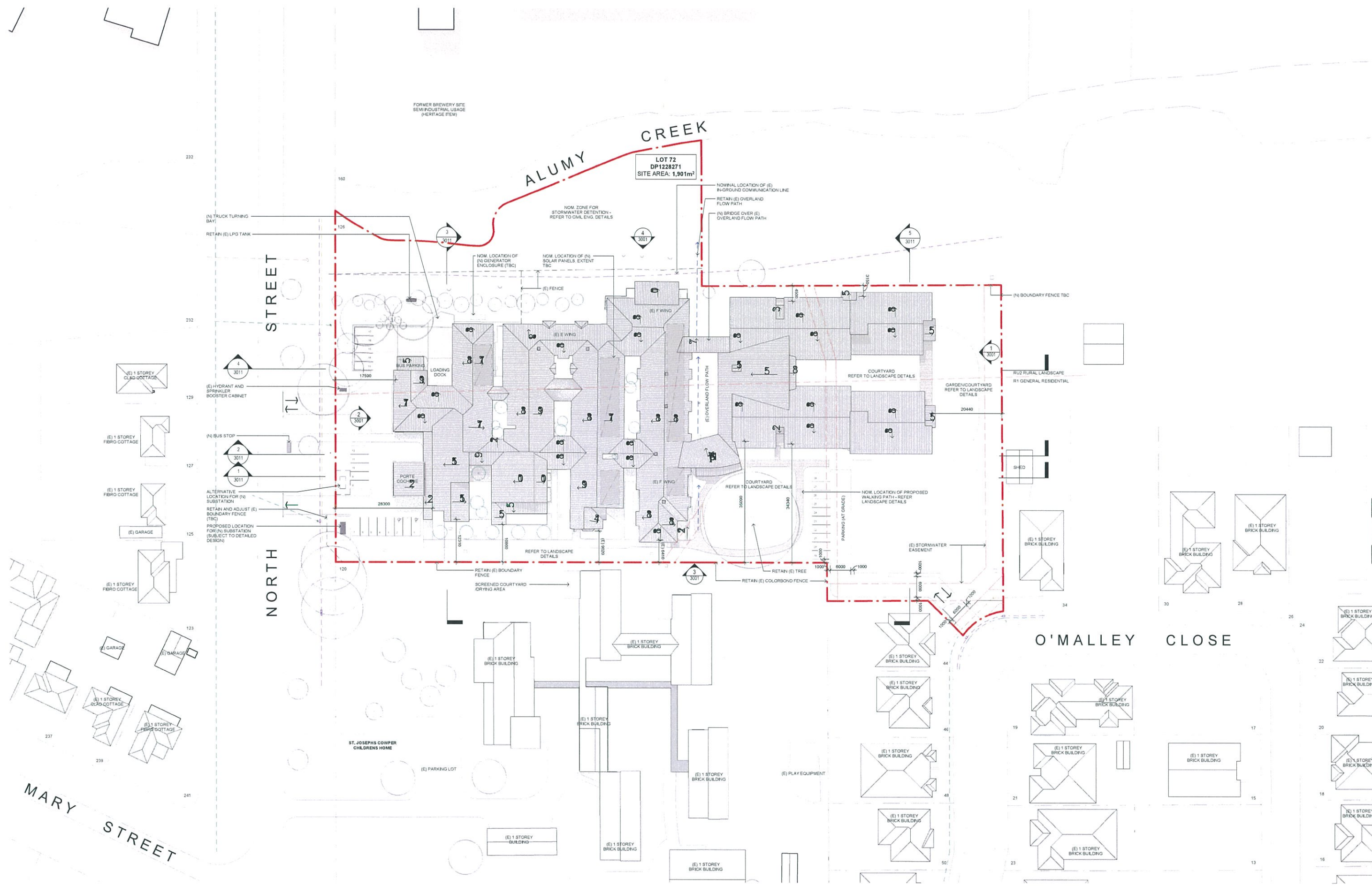
Drawing No.  
AR.DA.1011

Revision  
A

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| Rev | Date     | Description | Checked | Auth. |
|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

- Legend / Abbreviations
- SITE BOUNDARY
  - EASEMENT
  - TREE PROTECTION ZONE
  - STRUCTURAL ROOT ZONE
  - EXISTING TREE
  - ⊗ PROPOSED TREE
  - ▨ EXISTING BUILDING

|                   |                  |             |
|-------------------|------------------|-------------|
| Proj. Dir<br>MM   | Proj. Arch<br>DE | Drawn<br>TS |
| Job No.<br>180142 | Scale<br>1 : 500 | Sheet<br>A1 |

NSW Nominated Architects:

|                                |                              |
|--------------------------------|------------------------------|
| Robert Denton<br>Reg. No. 5782 | Alex Kibble<br>Reg. No. 6015 |
|--------------------------------|------------------------------|

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
PROPOSED SITE PLAN

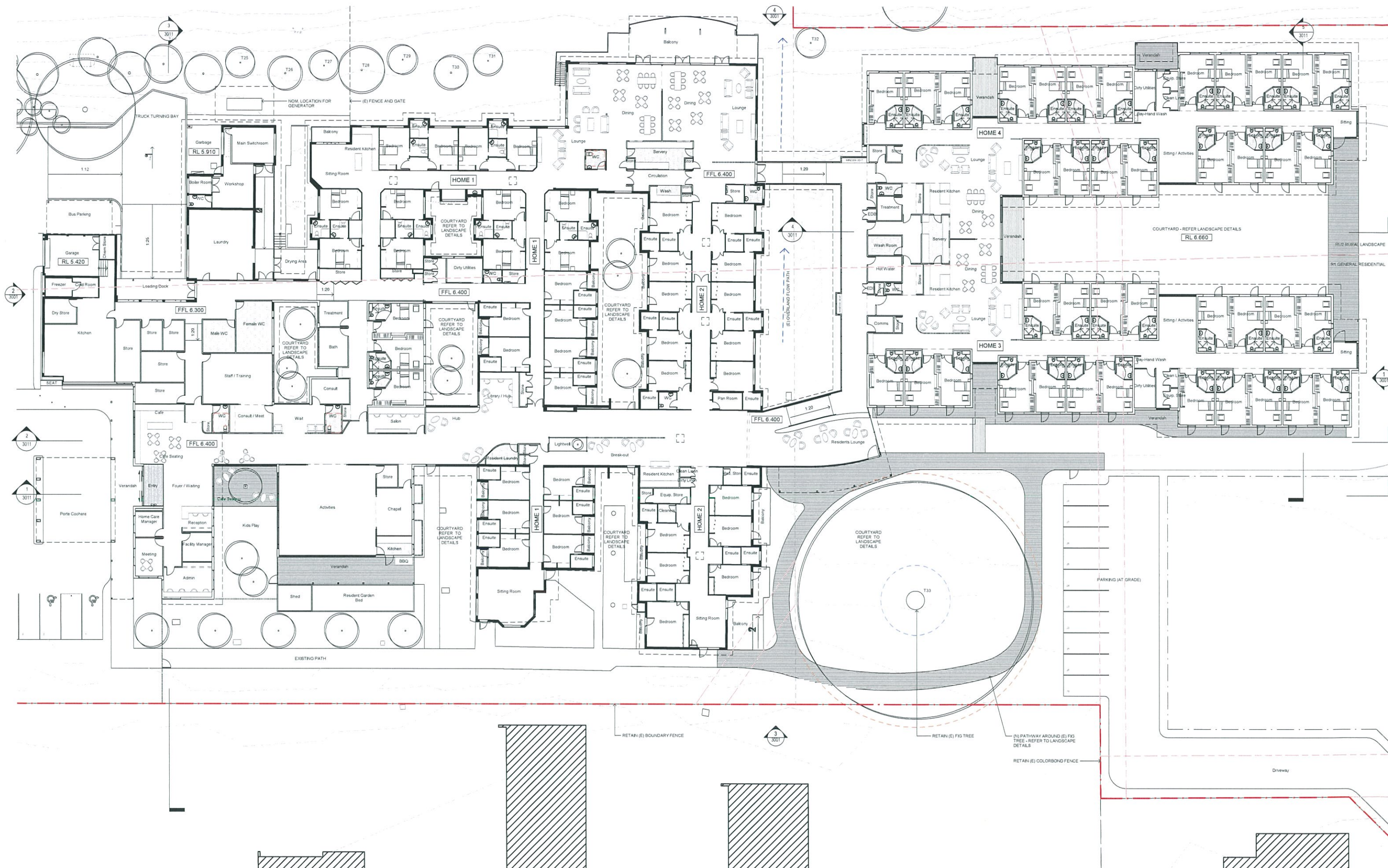
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| Rev | Date     | Description | Checked | Auth. |
|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

Legend / Abbreviations

|      |                               |      |                      |
|------|-------------------------------|------|----------------------|
| AL   | Aluminium                     | GL   | Glazed louvers       |
| AW   | Aluminium window              | GLOB | Glass obscured       |
| BAL  | Balustrade                    | MRS  | Metal roof sheeting  |
| BK/B | Brickwork - bagged            | MSF  | Metal screen fixed   |
| BK/F | Brickwork - face              | MM/S | Metal wall sheeting  |
| BL/F | Blockwork - face              | (N)  | New                  |
| COS  | Confirm on site               | PC   | Prefinished cladding |
| CP   | Downpipe                      | RC   | Reinforced concrete  |
| (E)  | Existing                      | TB   | Timber batten        |
| EBD  | Electrical distribution board | TBC  | To be confirmed      |
| PHR  | Fire hose reel                | TDK  | Timber decking       |
| FIP  | Fire indicator panel          | TUF  | Tile floor           |
| G    | Glass                         | TME  | To match existing    |
| GD   | Glazed door                   | TYP  | Typical              |

|           |            |       |
|-----------|------------|-------|
| Proj. Dir | Proj. Arch | Drawn |
| MM        | DE         | TS    |
| Job No.   | Scale      | Sheet |
| 180142    | 1 : 200    | A1    |

NSW Nominated Architects:  
Robert Denton Reg. No. 5782  
Alex Kibble Reg. No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
PROPOSED GROUND FLOOR

Drawing No.  
AR.DA.2001

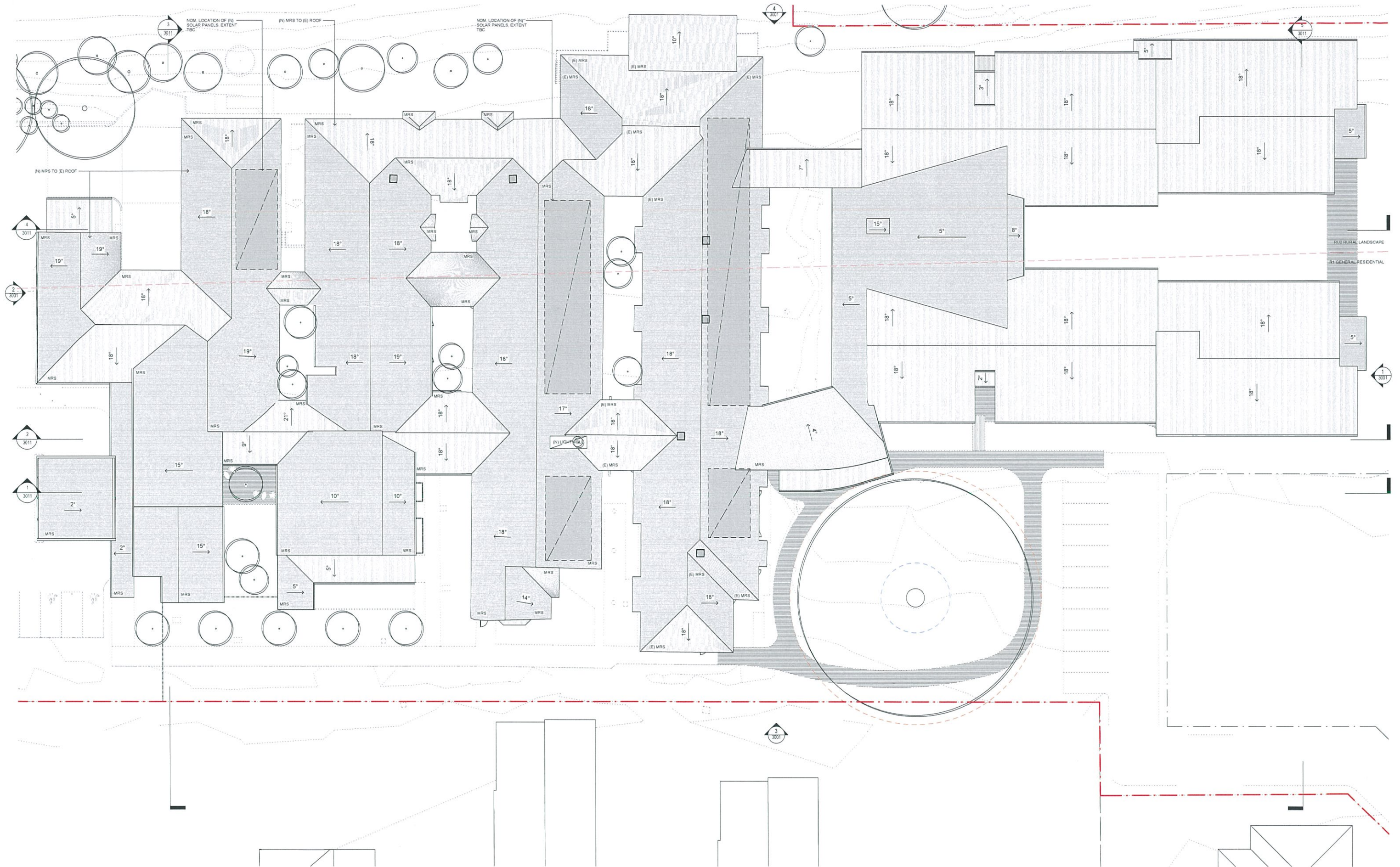
Revision  
A

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|-----|----------|-------------|---------|-------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |

| Legend / Abbreviations |                               |
|------------------------|-------------------------------|
| AL                     | Aluminum                      |
| AW                     | Aluminum window               |
| BAL                    | Balustrade                    |
| BK/B                   | Brickwork - bagged            |
| BK/F                   | Brickwork - face              |
| BLF                    | Blockwork - face              |
| COS                    | Confirm on site               |
| DP                     | Downpipe                      |
| (E)                    | Existing                      |
| EBD                    | Electrical distribution board |
| FHR                    | Fire hose reel                |
| FIP                    | Fire indicator panel          |
| G                      | Glass                         |
| GD                     | Glazed door                   |
| GL                     | Glazed louvre                 |
| G/OB                   | Glass obscured                |
| MRS                    | Metal roof sheeting           |
| MSF                    | Metal screen fixed            |
| MWS                    | Metal wall sheeting           |
| (N)                    | New                           |
| PC                     | Prefinished cladding          |
| RC                     | Reinforced concrete           |
| TB                     | Timber batten                 |
| TBC                    | To be confirmed               |
| TOK                    | Timber decking                |
| TUF                    | Tile floor                    |
| TME                    | To match existing             |
| TYP                    | Typical                       |

|   |               |       |
|---|---------------|-------|
| Proj. Dir   | Proj. Arch    | Drawn |
| MM  | DE            | TS    |
| Job No.   | Scale         | Sheet |
| 180142  | 1 : 200       | A1    |
| NSW Nominated Architects:   |               |       |
| Robert Denton   | Reg. No. 5782 |       |
| Alex Kibble   | Reg. No. 6015 |       |
| Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies |               |       |
| 10  | 20            | 30    |
| 40  | 50            |       |

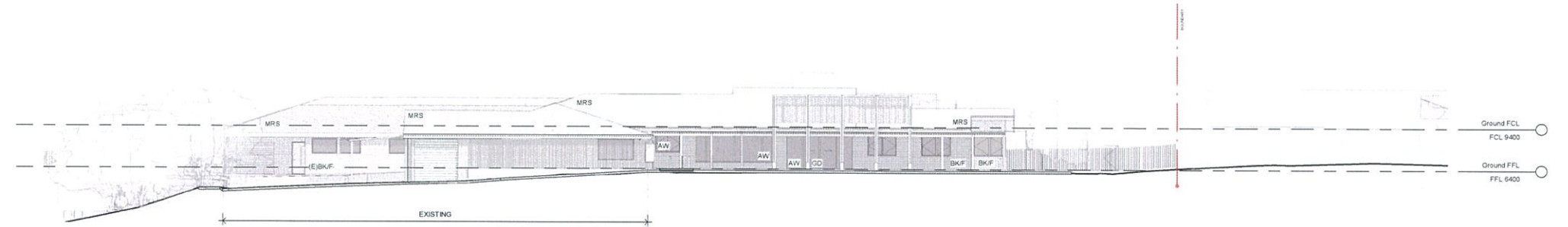
Project  
**ST. CATHERINES VILLAS, GRAFTON**  
Drawing Title  
**PROPOSED ROOF PLAN**  
Drawing No.  
**AR.DA.2002**  
Revision  
**A**

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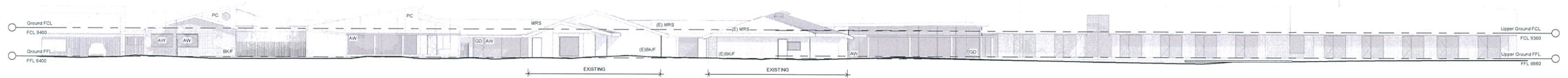




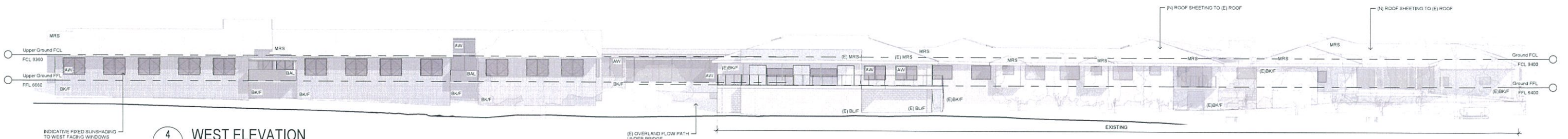
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1:200



2 SOUTH ELEVATION  
1:200



3 EAST ELEVATION  
1:200



4 WEST ELEVATION  
1:200

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A 22.01.19 DA Issue

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MM DE

Legend / Abbreviations

|      |                               |      |                      |
|------|-------------------------------|------|----------------------|
| AL   | Aluminium                     | GL   | Glazed louvers       |
| AW   | Aluminium window              | GLOB | Glass obscured       |
| BAL  | Balustrade                    | MRS  | Metal roof sheeting  |
| BK/B | Brickwork - bagged            | MSF  | Metal screen fixed   |
| BK/F | Brickwork - face              | MWS  | Metal wall sheeting  |
| BLUF | Blockwork - face              | (N)  | New                  |
| CD   | Confirm on site               | PC   | Prefinished cladding |
| DP   | Downpipe                      | RC   | Reinforced concrete  |
| (E)  | Existing                      | TB   | Timber battens       |
| EBD  | Electrical distribution board | TBC  | To be confirmed      |
| FHR  | Fire hose reel                | TDK  | Timber decking       |
| FIP  | Fire indicator panel          | TUF  | Tile floor           |
| G    | Glass                         | TME  | To match existing    |
| GD   | Glazed door                   | TYP  | Typical              |

Proj. Dir  
MM

Proj. Arch  
DE

Drawn  
TS

Job No.  
180142

Scale  
1:200

Sheet  
A1

NSW Nominated Architects:

Robert Denton Reg. No. 5782  
Alex Kibble Reg. No. 5015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
PROPOSED ELEVATIONS

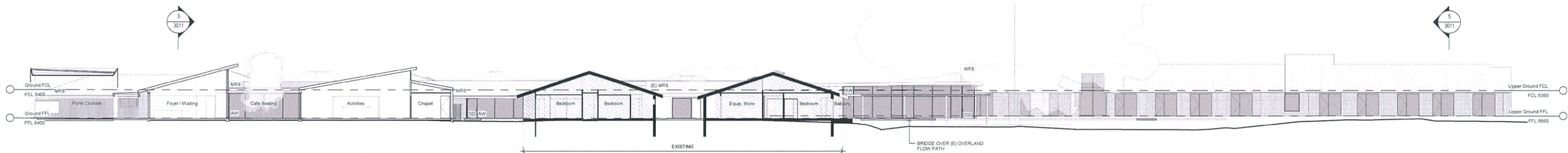
Drawing No.  
AR.DA.3001

Revision  
A

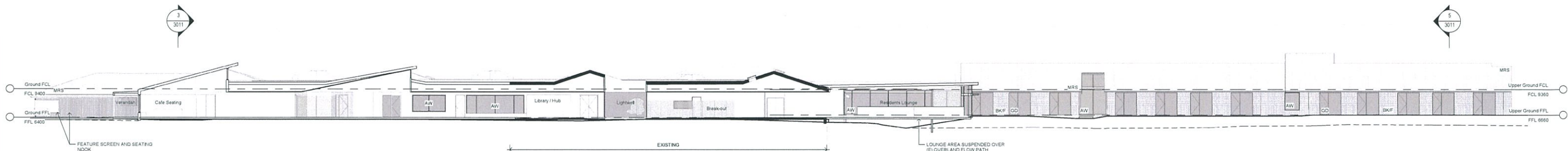
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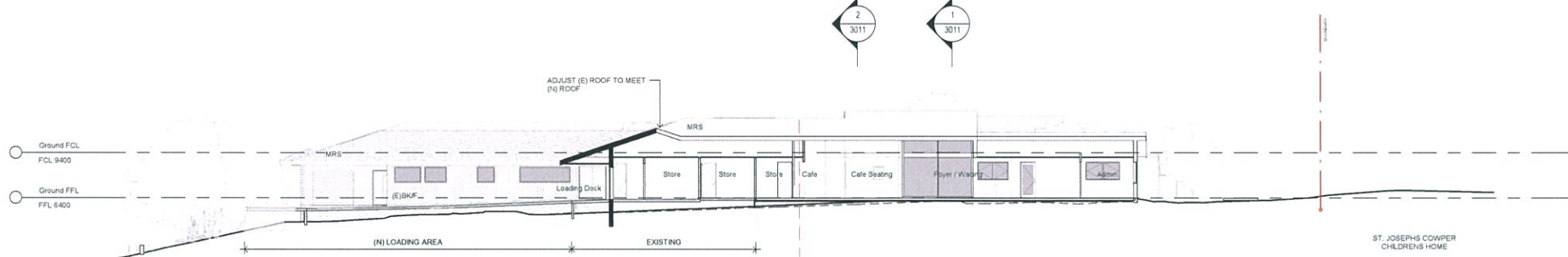




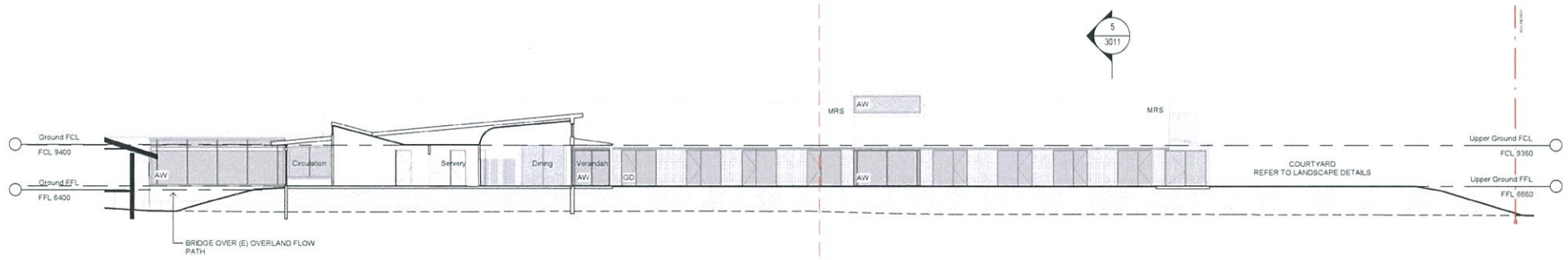
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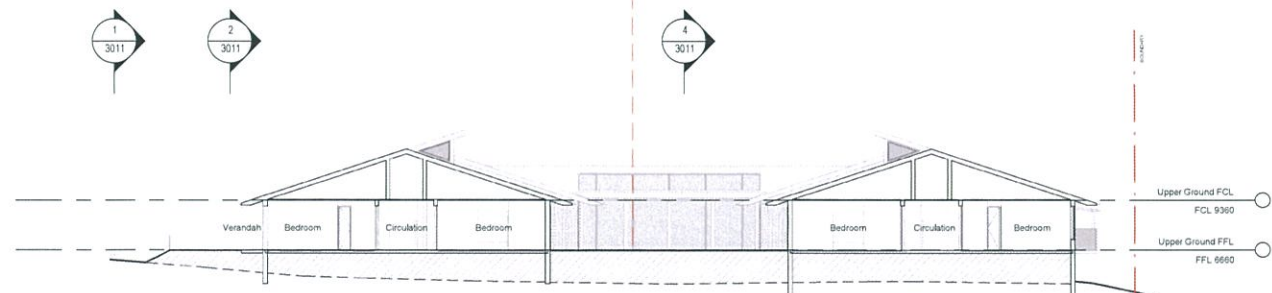
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3 SECTION 3  
1 : 200



4 SECTION 4  
1 : 200



5 SECTION 5  
1 : 200

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Rev Date Description Checked Auth.  
A 22.01.19 DA Issue MM DE

| Legend / Abbreviations |                               |      |                      |
|------------------------|-------------------------------|------|----------------------|
| AL                     | Aluminium                     | GL   | Glazed louvers       |
| AW                     | Aluminium window              | G/OB | Glass obscured       |
| BAL                    | Balustrade                    | MRS  | Metal roof sheeting  |
| BK/B                   | Brickwork - bagged            | MSF  | Metal screen fixed   |
| BK/F                   | Brickwork - face              | MWS  | Metal wall sheeting  |
| BLUF                   | Blockwork - face              | (N)  | New                  |
| COB                    | Confirm on site               | PC   | Prefinished cladding |
| COS                    | Downpipe                      | RC   | Reinforced concrete  |
| DP                     | Existing                      | TB   | Timber batten        |
| EBD                    | Electrical distribution board | TBC  | To be confirmed      |
| FHR                    | Fire hose reel                | TDK  | Timber decking       |
| FIP                    | Fire indicator panel          | TUF  | Tile floor           |
| G                      | Glass                         | TME  | To match existing    |
| GD                     | Glazed door                   | TYP  | Typical              |

| Proj. Dir   | Proj. Arch    | Drawn    |
|---|---------------|----------|
| MM  | DE            | TS       |
| Job No.   | Scale         | Sheet    |
| 180142  | 1 : 200       | A1       |
| NSW Nominated Architects:   |               |          |
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| Alex Kibble   | Reg. No. 6015 |          |
| Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies |               |          |
| 10  | 20            | 30 40 50 |

Project  
**ST. CATHERINES VILLAS, GRAFTON**

Drawing Title  
**PROPOSED SECTIONS**

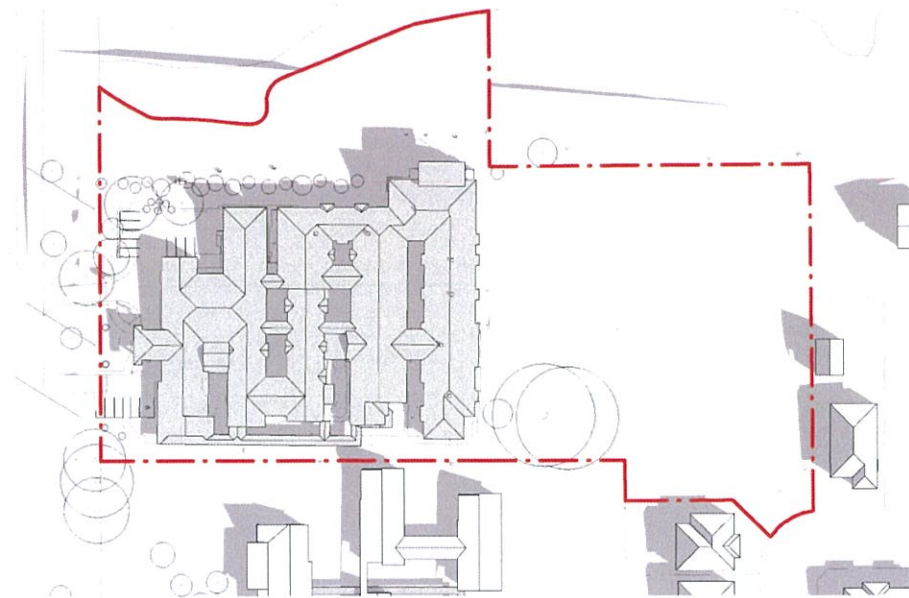
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**AR.DA.3011**

Revision  
**A**

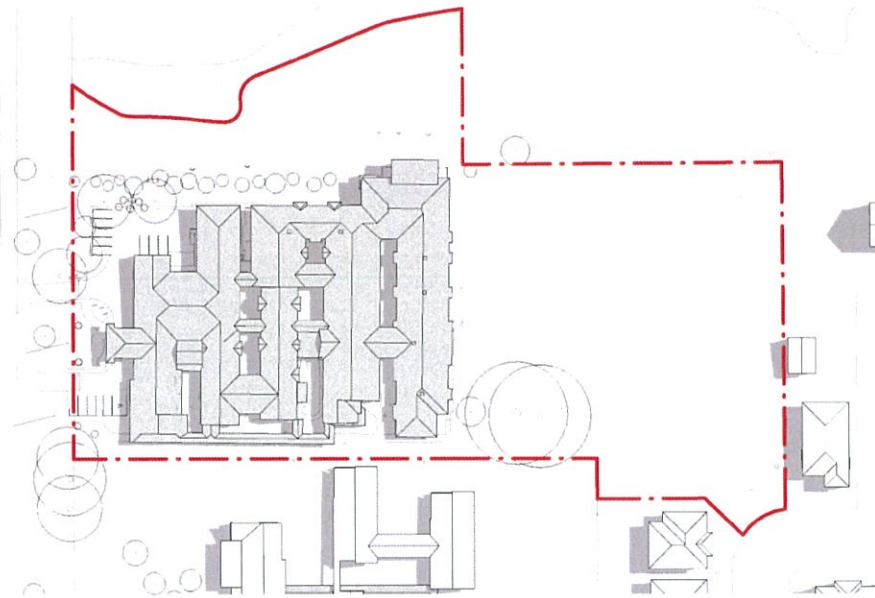
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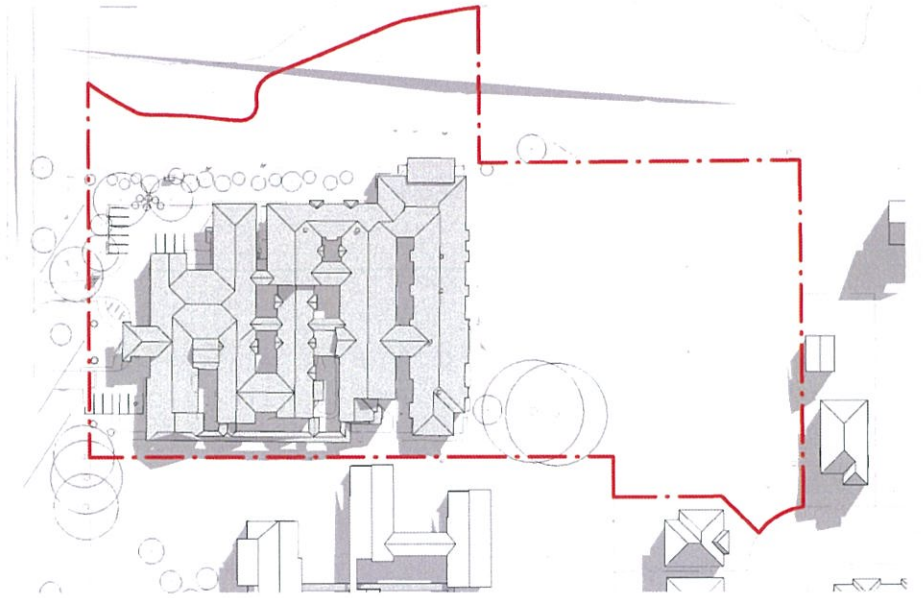




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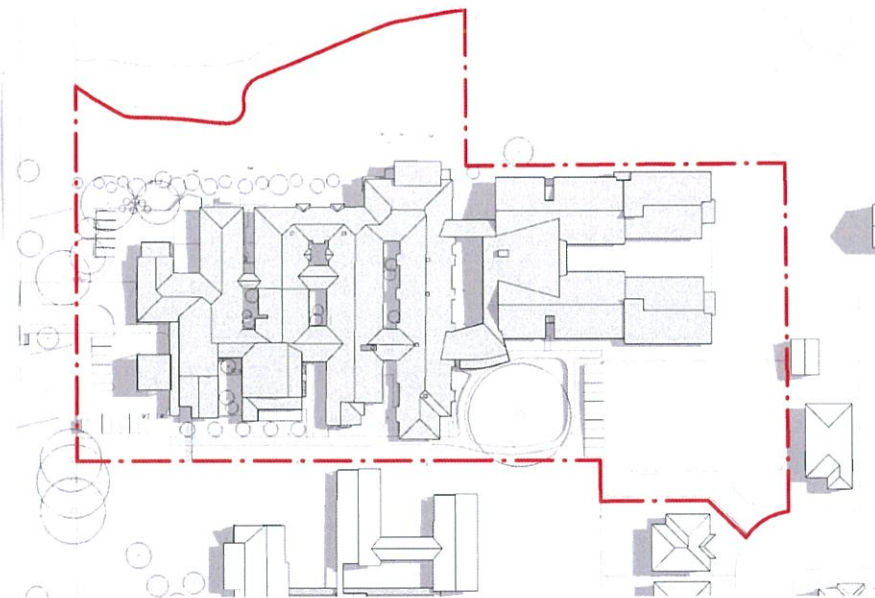
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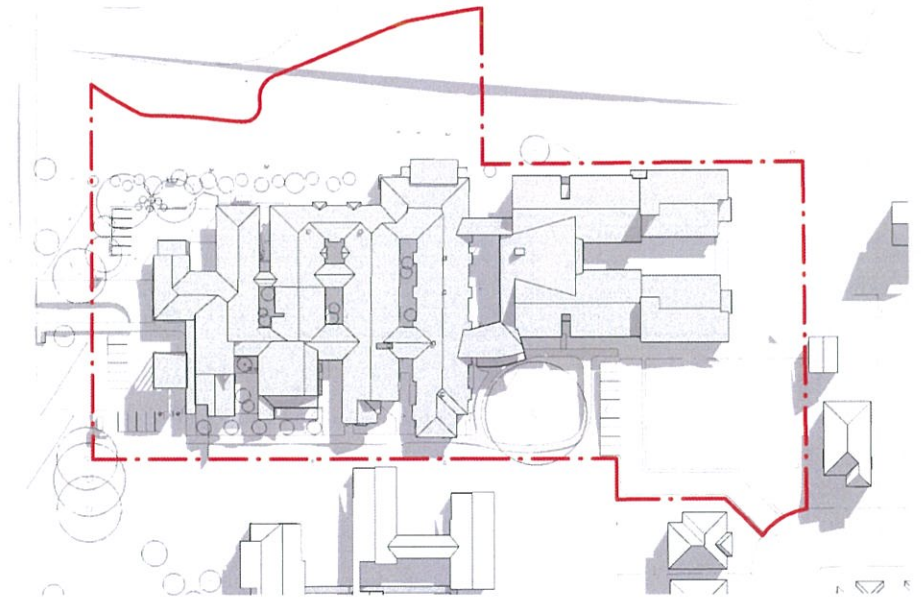
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4 PROPOSED 21 JUNE - 12PM  
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6 PROPOSED 21 JUNE - 3PM  
1:1000

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|-----|----------|-------------|---------|-------|------------------------|
| A   | 22.01.19 | DA Issue    | MM      | DE    |                        |

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| Proj. Dir | Proj. Arch | Drawn |
| MM        | DE         | TS    |
| Job No.   | Scale      | Sheet |
| 180142    | 1:1000     | A1    |

NSW Nominated Architects

Robert Denton  
Alex Kiddle

Reg. No. 5782  
Reg. No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
SHADOW DIAGRAMS - JUNE 21  
9AM, 12PM AND 3PM

Drawing No.

AR.DA.7001

Revision

A

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1 View of Entry from South-East  
1:1



2 View of New Wing from North-East  
1:1

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| A   | 22.01.19 | DA Issue    | MM      | DE    |

Legend / Abbreviations

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| MM        | DE           | TS    |
| Job No.   | Scale        | Sheet |
| 180142    | As indicated | A1    |

NSW Nominated Architects:

Robert Denton Reg. No. 5782

Alex Kibble Reg. No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON  
Drawing Title  
PERSPECTIVES

Drawing No.  
AR.DA.7101

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A

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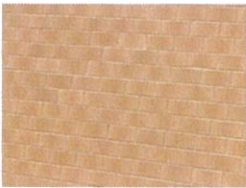
EXISTING MATERIALS AND FINISHES



(E) MRS  
EXISTING ROOF SHEETING



(E) BK/F  
EXISTING BRICK - E WING



(E) BK/F  
EXISTING BRICK - F WING



(E) BL/F  
EXISTING BLUESTONE - F WING

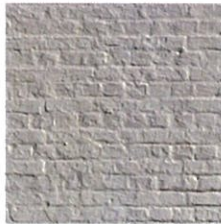
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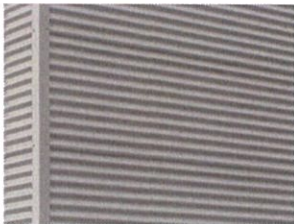
MRS  
METAL ROOF SHEETING - TO MATCH EXISTING F WING



BK/F  
BRICKWORK FACE



BK/B  
BRICKWORK BAGGED



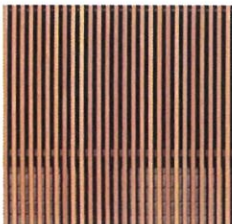
MWS  
METAL WALL SHEETING



PC  
PREFINISHED CLADDING



TB  
TIMBER BATTEN SCREEDS



CLEAR FINISH



PAINTED FINISH



MSF  
METAL SCREENING FIXED



AW  
ALUMINIUM FRAMED WINDOWS & DOORS



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| A   | 22.01.19 | DA Issue    | MM      | DE    |                        |

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| MM        | DE           | TS    |
| Job No.   | Scale        | Sheet |
| 180142    | As indicated | A1    |

NSW Nominated Architects:  
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Alex Kibble Reg. No. 6015  
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

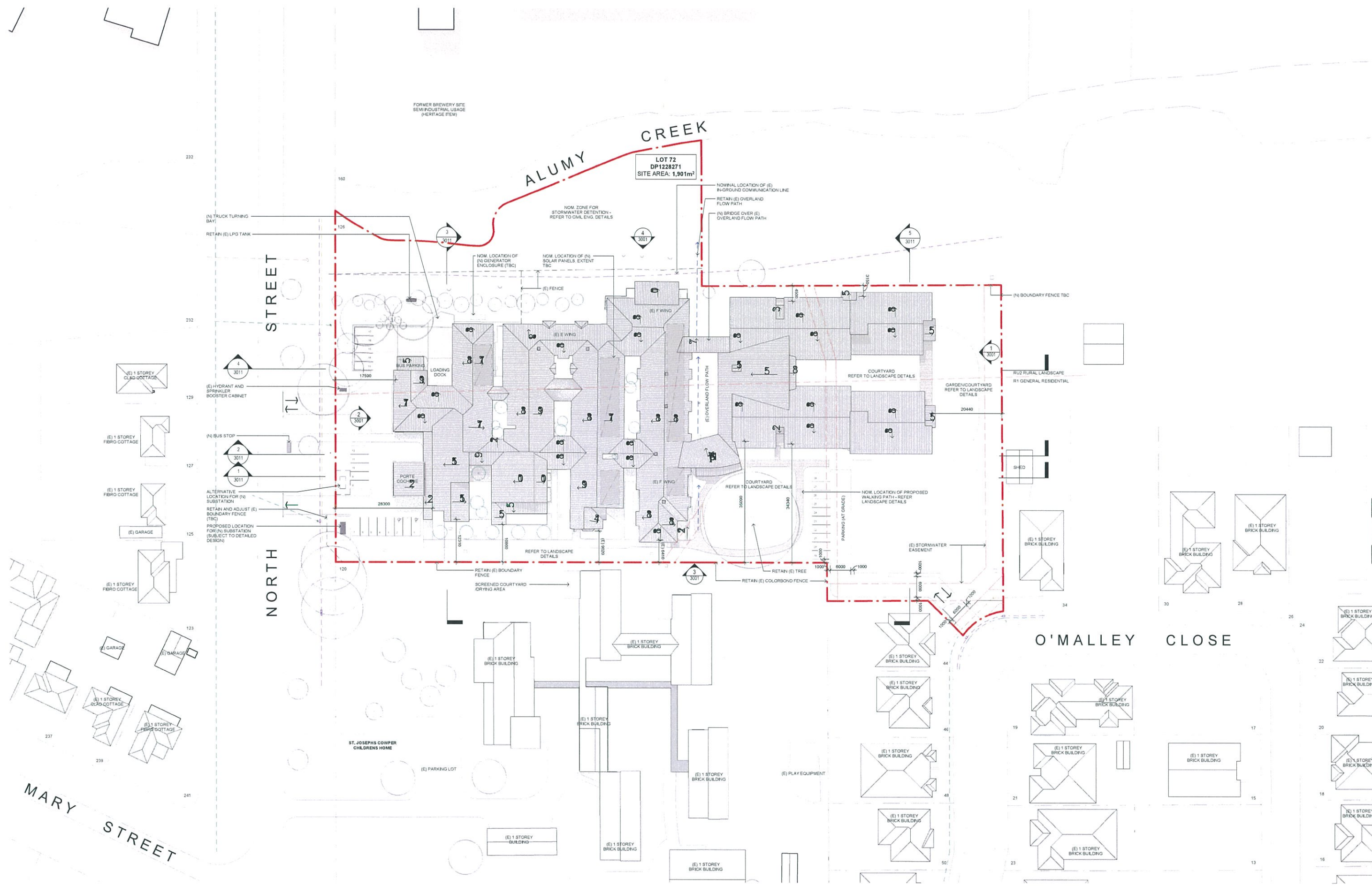
Project  
ST. CATHERINES VILLAS,  
GRAFTON  
Drawing Title  
MATERIALS AND FINISHES

Drawing No.  
AR.DA.7201  
Revision  
A

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|-----|----------|-------------|---------|-------|
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- Legend / Abbreviations
- SITE BOUNDARY
  - EASEMENT
  - TREE PROTECTION ZONE
  - STRUCTURAL ROOT ZONE
  - EXISTING TREE
  - ⊗ PROPOSED TREE
  - ▨ EXISTING BUILDING

|           |            |       |
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| Proj. Dir | Proj. Arch | Drawn |
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| Job No.   | Scale      | Sheet |
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NSW Nominated Architects:

|               |               |
|---------------|---------------|
| Robert Denton | Reg. No. 5782 |
| Alex Kibble   | Reg. No. 6015 |

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project  
ST. CATHERINES VILLAS,  
GRAFTON

Drawing Title  
PROPOSED SITE PLAN

Drawing No.  
AR.DA.1021

Revision  
A

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Tanner Kibble Denton





4 September 2019

Reference: DA2019/0044  
Contact person: Carmen Landers  
Your Ref: IRF19/5677

Ms Rebecca Carpenter  
NSW Department of Planning & Environment  
Locked Bag 9022  
GRAFTON NSW 2460

Dear Rebecca,

**RE: SITE COMPATIBILITY CERTIFICATE SCC\_2019\_CLARE\_001\_00 FOR LOT 72  
DP1228271 No. 126 NORTH STREET, GRAFTON**

Reference is made to your letter dated 27 August 2019, seeking Council comment on an application for a Site Compatibility Certificate over the above-described land.

It is noted that the existing Southern Cross Care for St Catherine's partially encroaches onto RU2 Rural Landscape zoned land. The proposed extensions will also be located on land zoned RU2 and as such a Site Compatibility Certificate is required to enable approval of an extension to the site under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The proposed development was subject to consideration under Development Application DA2018/0044 to extend the existing facility to provide an additional 20 beds. Due to the delay in determination of DA2019/0044, the original Site Compatibility Certificate issued by your Department on 19 June 2017 lapsed prior to determination.

The development has been considered under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* and no matters of significance or objection is raised by Council to the issue of the Certificate. The matter was reported to the August 2019 Council Meeting and the development was approved in principle subject to the issue of the SCC. A copy of the Council minutes is attached for your information.

Should you require further information, please contact me on (02) 6645 0287.

Yours faithfully

**Carmen Landers  
Development Planner (Systems)**



**State Environmental Planning Policy (Housing for Seniors or People with a  
Disability) 2004  
Certificate of Site Compatibility**

---

I, the Executive Director, Regions as delegate of the Secretary of the Department of Planning and Environment have determined the application made by Ardill Payne and Partners, on behalf of Southern Cross Care (NSW & ACT) by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- a) the site described in Schedule 1 is suitable for more intensive development;
- b) the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b); and
- c) that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

Date certificate issued: 19 JUNE 2017

**Please note:** This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

---

**SCHEDULE 1**

**Site description:** Land zoned RU2 Rural Landscape on Lot 72 DP 1228271, 126 North Street, Grafton.

**Project description:** To undertake alterations and additions to expand an existing residential aged care facility to a total of 87 beds with associated infrastructure.



## **SCHEDULE 2**

**Application made by:** Ardill Payne and Partners, on behalf of Southern Cross Care (NSW & ACT).

**Requirements imposed on determination:**

1. The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
  - flooding;
  - acid sulfate soils; and
  - servicing, stormwater management, car parking and access requirements for the site.



Mr Paul Snellgrove  
Ardill Payne and Partners  
PO Box 20  
BALLINA NSW 2478

Our ref: 17/07118

Dear Mr Snellgrove

**Determination of application for a site compatibility certificate for Lot 72 DP 1228271, North Street, Grafton - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004***

I refer to your application dated 9 May 2017 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) in relation to Lot 72 DP 1228271, 126 North Street, Grafton.

I, the Executive Director, Regions as delegate of the Secretary, have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

If you have any questions in relation to this matter, please contact Mr Craig Diss, Acting Director Regions, Northern of the Department's Northern Region office on (02) 6641 6600.

Yours sincerely

**Stephen Murray**  
Executive Director, Regions  
Planning Services

19 June 2017

Enc: SCC certificate





Mr Ashley Lindsay  
Acting General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Our ref: 17/07118

Dear Mr Lindsay

**Determination of application for a site compatibility certificate for Lot 72 DP 1228271, North Street, Grafton - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004***

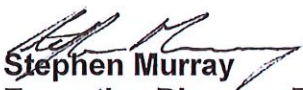
I refer to the above application and Council's comments dated 2 June 2017.

I, the Executive Director, Regions as delegate of the Secretary, have determined the application under clause 25(4)(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

In issuing this Certificate, I have determined that the site is suitable for more intensive development and that the concept alterations and additions to the existing residential aged care facility are compatible with the surrounding environment and land uses.

If you have any questions in relation to this matter, please contact Mr Craig Diss, Acting Director Regions, Northern of the Department's Northern Region office on (02) 6641 6600.

Yours sincerely

 19 June 2017  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

Enc: SCC certificate

## Planning and Assessment

### Site inspection report

|               |   |
|---------------|---|
| <b>LGA</b>    | Clarence Valley   |
| <b>PPA</b>    | Clarence Valley Council                                   |
| <b>NAME</b>   | Site compatibility certificate, 126 North Street, Grafton |
| <b>NUMBER</b> | SCC_2019_CLARE_001_00                                     |

### Introduction

Departmental officers carried out a site inspection on 6 September 2019 at 126 North Street, Grafton and surrounding environment. Map 1 shows photo points for each of the figures.



Map 1: Photo locality map with view paths of each figure location.





Figures 1 and 2: Western boundary adjoining Alummy Creek. Photos depict the steep slope from the site to the creek.



Figure 3: Looking east along North Street, with the subject site on the left-hand side of the road.





Figure 4: Site frontage.



Figure 5: Eastern boundary of the site adjoining St Joseph's Cowper Homes.





Figure 6: O'Malley Close frontage of the site looking south.



Figure 7: Vacant part of land to be developed.

Contact Officer: Rebecca Carpenter  
Planning Officer, Northern  
Phone: 6643 6421