



Our Ref: 18.037

Your Ref: 2020HCC001; SCC_2019_PORTS_001_00

22 July 2020

James Shelton – Senior Planner
Central Coast and Hunter region
Department of Planning Industry and Environment

By Email

Dear James

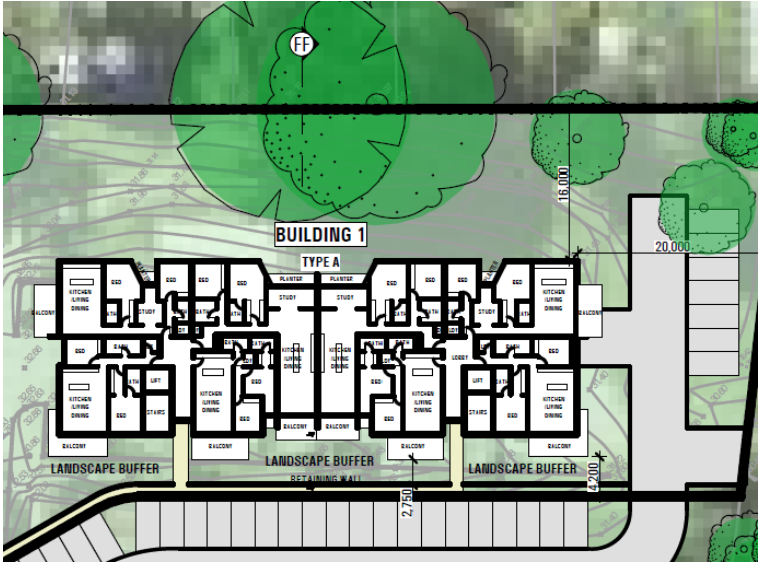
Re: Site Compatibility Certificate – 7 Walker Crescent, Raymond Terrace

I refer to our previous discussions, meeting, and correspondence in relation to the above matter.

At the outset we would like to express our appreciation and thank the Department and the Panel Chair for the additional time provided to respond to the matters raised. The level of detail that the Panel considered this matter in was not something we had experienced with other successful Site Compatibility Certificate (SCC) applications, and so the time was needed to prepare the attached plans. Whilst we believe the SCC process should be more strategic in its function, we have had to proceed to a level of documentation more akin to a Development Application, however we believe this process has proven worthwhile for the project and in providing acceptable responses to the Panel's concerns.

On 15 April 2020, the Panel issued a Record of Decision that listed several matters it considered should be addressed before progressing the application and made specific recommendations on design amendments. While most of these have been adopted, the detailed design process has justified the retention of some aspects of the original proposal, and we hope the Panel can recognise the effort invested to date in this process. The responses to each of the matters raised benefit from a more detailed analysis of the site and its relationship with adjoining properties. We have tabulated the Panel's Recommendations below, along with our client's response¹.

¹ Please note that the new architectural plans refer to the proposed buildings as 'Building 1, Building 2...etc', as opposed to 'Building A, Building B...etc' in the set of plans lodged with the SCC application.

	Panel Recommendation	Client response as a result of detailed design
1	Block A to be reduced in scale by one (1) storey	<p>Given the Panel's concern on this matter related to privacy and overlooking, the attached plans now clearly show the following:</p> <ul style="list-style-type: none"> • Internal layouts designed to Development Application level with no 'active' rooms directly overlooking the adjoining property to the north. Bedrooms have instead been positioned along the north face. • Type A units have deep planter boxes along the boundary edge. This prohibits unit residents overlooking the northern neighbourhood properties. • The plans clearly indicate where the existing vegetation is located and, importantly, the size of those trees. • Building setbacks from the northern boundary have been confirmed at 16m. Additional dense landscaping can be accommodated within this setback as part of any Development Application. This would include a high number of canopy trees suited to this locale.  <p>Figure 1 Floorplan layout Building 1</p> <p>It is considered the combination of the substantial building setback, the reconfiguration of internal areas so that no 'active' rooms face the northern boundary, and the presence of the existing substantial vegetation on the boundary, would provide an appropriate amount of separation between the development and adjoining properties to the north, ensuring their privacy and amenity was maintained.</p> <p>It is noted that Building 2 has been lowered and moved towards Walker Crescent and reduced its bulk form when viewed from the street and to provide an address to that street. Detailed landscaping of this setback, including pathways, letterboxes and the like, can be provided at the time of a Development Application.</p> <p>The fourth level on Buildings 3, 4, 5 and 6 has been deleted. There is a total reduction of eight (8) apartments across the proposed development.</p>

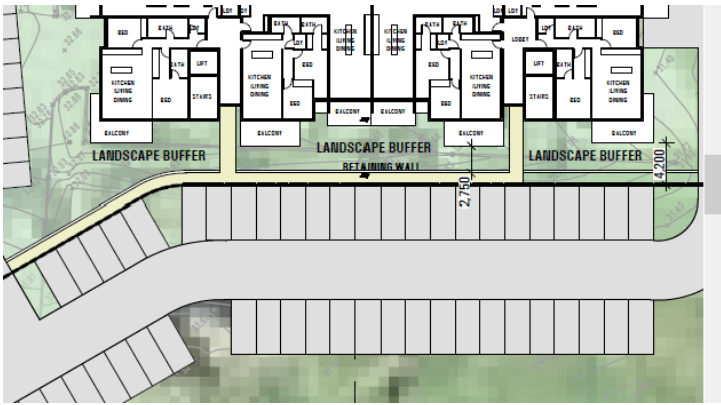
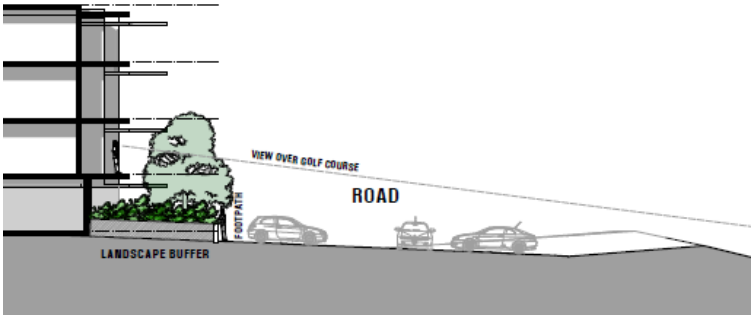
2	<p>Greater separation to be provided between the golf course carpark and Block A to mitigate use conflicts</p>	<p>The landscape buffer has been increased. It should be noted that there is a level change of between 1.0 metre and 1.25 metres between the golf course car park level and the ground level/car park level of the apartments. This level change requires a retaining wall which physically separates the two uses. A person standing at apartment ground level is looking over the cars parked in the golf course parking area which are below their feet level. Residents in the first-floor apartments have an uninterrupted view over the golf course and district views towards Newcastle.</p> <p>The Clubhouse has no active rooms (bars, gaming or function rooms) facing the development therefore there is minimal noise transmission from the Club towards Building 1 or 2.</p>  <p style="text-align: center;">Figure 2 Interface between Building 1 and Golf Course carpark</p>  <p style="text-align: center;">Figure 3 Section through Building 1 and Golf Course car park</p> <p>The plan extracts above detail the level changes and interface between the golf course car park area and the proposed residences.</p>
3	<p>Block B is to provide an address to Walker Crescent. Block B is to be reduced by one (1) storey.</p>	<p>Building 2 has been redesigned providing for a partially excavated car park which in turn reduces the height of Building 2, providing apartments with a ground level address to Walker Crescent.</p>



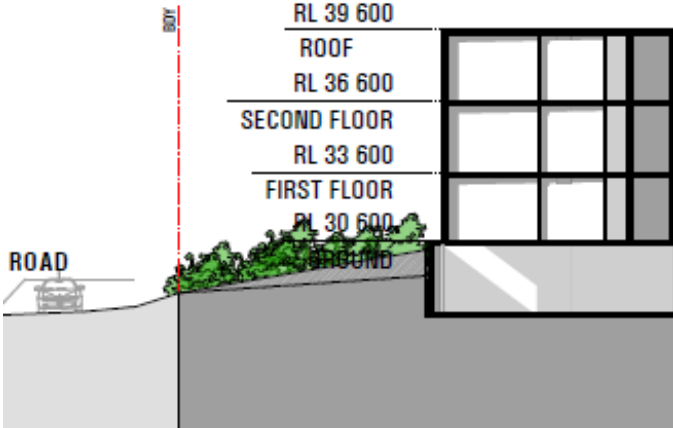
Figure 4 Building 2 layout as per SCC considered by Panel


Figure 4 shows the layout of Building 2 as lodged originally. In that scheme the setback from the northern boundary was only 4.65m, and 7.7m from Walker Crescent. At grade parking was proposed.

Figure 5 shows the layout of Building 2 in response to the Panel's comments. Amendments include completely relocating the building to the southwest which has resulted in increased setbacks of 8m to the north, and 11m to Walker Crescent. It has also prompted a reconfiguration of the golf course entry road. Importantly, the building has been lowered into the sloping ground to 'sink' the parking, and to improve the interface with Walker Crescent.



Figure 5 Building 2 layout as now proposed

		 <p>Figure 6 Section through Building 2 showing interface with Walker Crescent</p> <p>Figure 5 is extracted from the plans as now amended and details the increased street and boundary setbacks, and reconfiguration of the golf course entry road.</p> <p>The Panel made particular note of ensuring Building 2 'addressed' Walker Crescent. In this regard we note the following:</p> <ul style="list-style-type: none"> • The substantial setback will allow for detailed landscaping, including letter boxes, pathways and the planting of canopy trees. All of these features can be detailed at Development Application stage. • The 'sinking' of the building provides for an improved relationship with Walker Crescent, creating a human scale between the two. <p>Figure 6 details the above.</p>
4	Blocks C, D, E & F are to be set back from the adjoining SP2 zoned land the equivalent of a street width – 17-20m.	Buildings 3 and 6 have been relocated over 20 metres from the western boundary. Buildings 4 and 5 are a minimum of 15 metres from the western boundary. A dedicated landscape zone with a minimum depth of 4.0 metres has been allowed along the entire western boundary that will accommodate dense planting and small trees to improve the separation between the two zones.
5	This separation is to accommodate road access for vehicles, including emergency vehicles and landscape treatment to provide amenity and outlook to the units and retention of existing trees. Existing trees between the depot site and the proposed building areas needs to be retained.	<p>The proposed roadway complies with the width required for access by emergency vehicles, refuse collection vehicles and general delivery vehicles.</p> <p>Dedicated landscaping zones have been incorporated on both sides of the access roadway providing a buffer to the depot and a pleasant outlook for first floor occupants.</p>

6	Removal of existing trees within the Site Compatibility Certificate area is to be minimised. This will involve reduction in depth and / or length of building blocks.	<p>Agreed. Buildings 4, 5 and 6 have been relocated and spaced to preserve existing trees. The initial plans submitted for consideration did not clearly identify the retention of the trees along the fairway edge. All trees along the fairway edge are preserved as indicated on the amended plans.</p>  <p>Figure 7 Amended plans confirming retention of trees</p>
7	Proposed villas to be deleted.	The client has requested these villas remain as part of the development. The villas provide an alternate form of accommodation and are in no danger of golf ball damage. The retention of existing trees and the redesign of the golf hole negates the need for any artificial protection such as netting.
8	The above ground carparking needs to be appropriately treated and not be converted to residential use.	Agreed. The external areas surrounding Building 1 carpark will be landscaped. Building 2 has been lowered with a partially submerged carparking level providing a street address to Walker Crescent which will have landscaping to match the existing street scape. Buildings 3, 4, 5 and 6 are all accessed from a joint driveway between the buildings providing the opportunity to establish landscaping along the western (roadside) and eastern (golf course) frontages
Amended Application Additional Information		
i	Clearly dimensioned plans of the Site Compatibility Certificate Area	The revised plans by Prescott Architects indicate the SCC boundary via a heavy black line. A full detailed survey of this area will be produced at Development Application stage when subdivision is proposed.
ii	An overlay identifying what trees are proposed to be removed – noting that tree removal is to be minimised	The Prescott Architect's plan notes all trees within the SCC area. Trees that are coloured green are to remain. Trees that are outlined are to be removed and will be replaced by additional planting. All trees facing the ninth fairway are preserved.

iii	An assessment of what, if any safety measures or redesign to the golf course will be required as a result of the movement of Blocks C, D, E, & F. The Panel is unlikely to support a four (4) storey safety fencing	The ninth (9 th) hole will have the following amendments; 1. The tee box will be moved approximately 20 metres back from current location, new bunkers will be located on the edge of the fairway in front of the proposed villas with the green relocated from adjacent to the Clubhouse to a position on the eastern side of the existing fairway opposite Building 5 some 50 metres away. These amendments will make it both difficult and undesirable to reach anywhere near the villas on the tee shot with the second and any subsequent shot aimed away from the buildings as the green is nestled between existing trees away from the development. The hole is converted to a Par 4 from a Par 5 requiring golfers to strategically place the ball rather than attempt the longest drive.
iv	Demonstration that Apartment Design Guide separation requirements have been met	Please refer to the accompanying statement from the architect, and the plans showing the separation distances between buildings.
Response to Point A of the 'Decision'		
i	Points 1 to 8 as outlined above	Addressed above in this submission.
ii	Clearly dimensioned plans of the Site Compatibility Certificate area	The revised plans by Prescott Architects indicate the SCC boundary via a heavy black line. The proposed development sits within an irregularly shaped area, totalling some 18,380sqm.
iii	An overlay of the scheme identifying what trees are proposed to be removed-noting that tree removal is to be minimised.	The Prescott Architect's plan notes all trees within the SCC area. Trees that are coloured green are to remain. Trees that are outlined are to be removed and will be replaced by additional planting. All trees facing the ninth fairway are preserved.
iv	An assessment of what, if any, safety measures or redesign to the golf club will be required as a result of the movement of Blocks C, D, E and F.	The ninth hole is to be adjusted only slightly (reposition the tee box, relocate the green) to realign the hole. These works are considered minor in the context of the golf course and will ensure that no safety measures will need to be implemented as a result of the proposed development.
v	Koala habitat trees are to be identified and retained	The Koala habitat trees have been retained, however it should be noted that the construction of the Freeway (Raymond Terrace bypass) cut off Koala access to the course and no koalas have been sighted on the course in the past decade.
	Other Amendments / Matters	In addition to the matters highlighted by the Panel car parking numbers have increased to 283 being 157 for Club use and 126 for residents. The amended plan also separates delivery vehicles and staff parking from golf course and residential traffic by providing access to the existing loading dock and a staff car park on the western side of the clubhouse building.



We trust the above and attached information assists the Panel in supporting this initiative. If there are any concerns or queries, we would be more than happy to meet with the Panel to respond.

Please contact me on 0401 449 101 if you would like any further information.

Sincerely

Stimson Urban & Regional Planning

Warwick Stimson RPIA
Director

Email: warwick@stimson.com.au

Att: Amended Plans
SEPP 65/ADG Statement