Stimson & Baker PLANNING

Planning Report

Application for Site Compatibility Certificate

Muree Golf Club, Walker Crescent, Raymond Terrace

May 2019

Lincoln Place

Planning Report

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Client and Land Details

Client and Address:	Lincoln Place Lot 202 DP610043 Lot 33 DP40136 Lot 1, Sec 22 DP758871 Lot 31, DP753161 Muree Golf Club, Walker Crescent, Raymond Terrace
Proposal:	Application for Site Compatibility Certificate

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1 Introduction

1.1 Purpose of this Report

This report and accompanying documentation form an application to the NSW Department of Planning and Environment for a Site Compatibility Certificate (SCC) under Clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP).

The Muree Golf Club, situated in the Port Stephens Local Government Area, is an 18-hole public golf course which forms an important part of the fabric of the township of Raymond Terrace. The Club was formed in the 1930's and comprises an area of some 36 hectares. The Club contains a registered Clubhouse, which has been in continuous operation since the late 1950's. The Club is situated on the periphery of an established urban area.

1.2 The Proposal

The proposal is for a self-contained seniors living development and associated facilities, and the concept is detailed in the accompanying plans. In summary, the development would result in some 109 dwellings, over 6 buildings, with 3 of these dwellings being stand-alone villas.

Works will be proposed to improve community facilities in addition to the function that the Club already provides, to ensure there is a diverse level of amenity for future residents.

The concept plan forming part of this application has been developed on sound urban design principles that include retaining and emphasising established linkages to existing urban areas as well as recognising the established built form of the locality, along with the existing topography and other natural attributes that benefit the site. Careful analysis of existing natural systems has been undertaken to respond to the surrounding environment and to ensure such attributes are not compromised by the proposal.

1.3 The Site

The Muree Golf Club site comprises four allotments in the same ownership having a total land area of approximately 36 hectares and is described as follows:

- Lot 202, DP 610043
- Lot 33, DP 40136
- Lot 1, Sec 22, DP 758871
- Lot 31, DP 753161

The allotments comprising the site contain all improvements associated with golf club operations, including 18 holes, the Clubhouse building, 116 parking spaces, ancillary buildings and structures associated with green keeping operations, vegetation screens generally running parallel with the alignment of golf holes, man-made dams, an ephemeral watercourse traversing the site from north to south at the eastern end of the site, and other minor ephemeral drainage lines which transect the site. The site falls from a natural high point around the existing Clubhouse building and car park. Overland flow and site drainage is directed to the ephemeral

watercourse which connects with the Grahamstown drain. The site represents a highly modified environment as a result of the current use, however the vegetation 'screens' which traverse the site act as modified habitat corridors

1.4 Permissibility and the Seniors SEPP

The development relies on obtaining a SCC to ultimately allow the lodgement of a Development Application with Port Stephens Council. The application to be lodged with Port Stephens Council will likely take the form of a Concept DA, with detail being provided over a number of stages.

1.5 Previous SCC Application

On 9 August 2016 the Department of Planning and Environment issued a SCC for the development of 61 self-contained seniors housing dwellings. That approval is appended to this report. The development was proposed by an alternative developer who did not proceed with its construction.

The Club has since moved forward with a new partner (Lincoln Place) with this application. Whilst this application is for a development with increased density, that density will ensure the development proposed is a viable one and is one in which the Club will be able to rely on for its future operations and own viability.

The 2016 SCC relied on a number of supporting consultant reports. Given there have been very few changes to the site or its surrounding characteristics, some of those reports continue to be relied upon for this application and have been resubmitted. It was considered onerous and unnecessary to re-do that body of work. The Planning Report submitted with the 2016 SCC has also been used for some of the information within this application and in that regard APP Corporation is acknowledged.

1.6 Engagement with Port Stephens Council

A meeting was held with Council on 26 September 2018 where the proposal was presented. Council indicated broad support for the scheme and referred us to comments provided by them on the previous 2016 scheme.

Once the detailed design was further progressed, and it was apparent that increased density was required to support the long-term viability of the overall project, Council were again invited to comment. Council provided comments on 3 May 2019 and their response is appended to this report.

1.7 Conclusion and Justification

This application seeks approval of a SCC to ultimately allow for the lodgement of a Development Application to be lodged with Port Stephens Council. The site is well serviced by utilities and will, when developed, be serviced by a dedicated village resident bus for informal transit as required and on request.

We are of the view that the site of the proposed development is suitable for more intensive development, and that the development as proposed in the concept is compatible with the surrounding area and surrounding land uses having regard to the criteria within the Seniors SEPP.

2 The Site and Surrounds

The subject site and its surrounds have the following characteristics.

Site Address	1A Freeth Street & Walker Crescent, Raymond Terrace
Lot/DP	Lot 202, DP 610043 Lot 33, DP 40136 Lot 1, Sec 22, DP 758871 Lot 31, DP 753161
Site Area	36 hectares (approx.)
Local Government Area	Port Stephens
Zoning	RE2 Private Recreation
Current Land Use	Golf Club & Golf Course
Proposed Land Use	Self-contained seniors living housing
Surrounding Land Uses	Urban residential to the north-west, north, south and east. Boomerang Park, a large open space area adjoins the Club to the south-west.
Vegetation and Landscape	The site represents a highly modified landscape arising from previous and current land uses including sandstone quarrying, orchards and golf course operations, all of which have combined to reduce the extent of native biota and introduced a number of exotic species. Council records (LHCREMS Mapping) indicate that the site contains Endangered Ecological Community *Hunter Lowlands Redgum Community,* however investigations undertaken by consulting ecologists *Firebird Consultants* indicate that this mapping is incorrect and have emphasised the highly modified nature of the site.
Heritage	There are no heritage issues relevant to the proposed development.
Bushfire	The site is partially impacted by mapped bushfire prone land.

Figure 1 Subject Site - Aerial

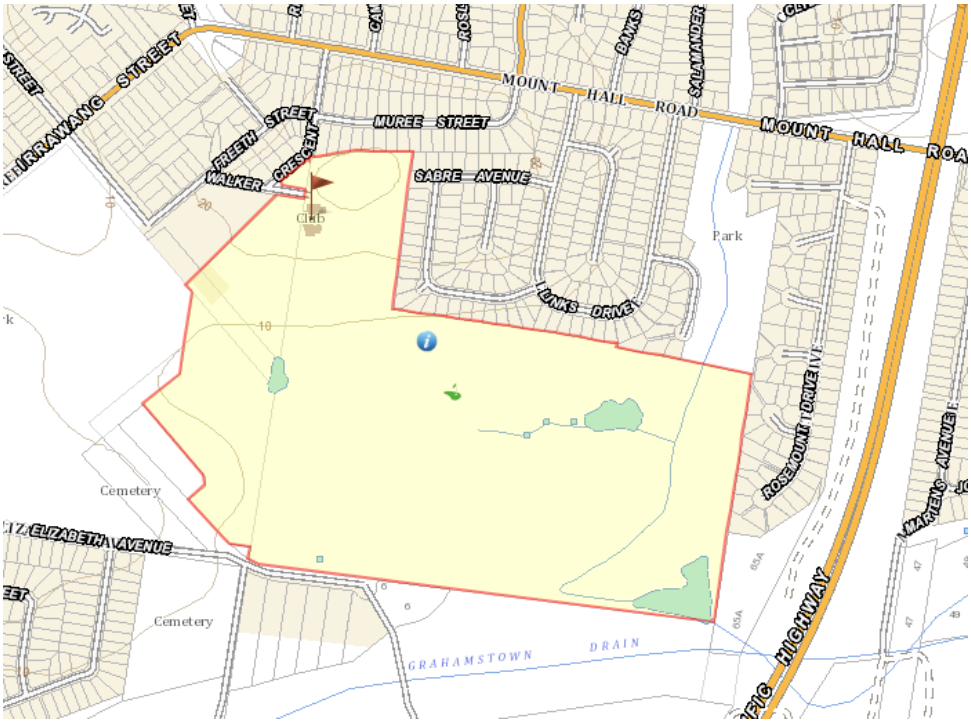

Figure 2 Subject Site - Cadastre

2.1 The Wider Locality

The site forms part of the township of Raymond Terrace within the Port Stephens Local Government Area, which has a population of around 13,000. The development pattern of Raymond Terrace is typical for a town supporting this population and radiates from the commercial centre surrounding William Street, which acts as a central axis supporting retail and commercial development either side running down to the Hunter River. The town centre offers a wide variety of retailing as well as other services including banking, postal, ambulance and medical services. The nearest hospital services are currently found at Maitland approximately 24 km to the west.

A regular bus service operates within Raymond Terrace, connecting parts of the town with the commercial centre, as well as providing connectivity to larger centres such as Newcastle CBD, Charlestown and Maitland. Bus Route 140 and 137 represent the closest available public transport service to the site, with a stop found on Mt Hall Road, 250 metres from the site.

Adelaide Street, which is part of the Old Pacific Highway, forms the eastern boundary to commercial development and connects the township to the highway network at Heatherbrae to south and at Ferodale to the north. To the east of Adelaide Street, the land rises and transitions to a low-density residential environment typified by single, detached dwellings interspersed with small scale villa unit developments. Much of the constraint free land available for urban purposes within the township has been developed, limiting future development opportunities to small scale infill developments typically undertaken on larger, or consolidated residential blocks.

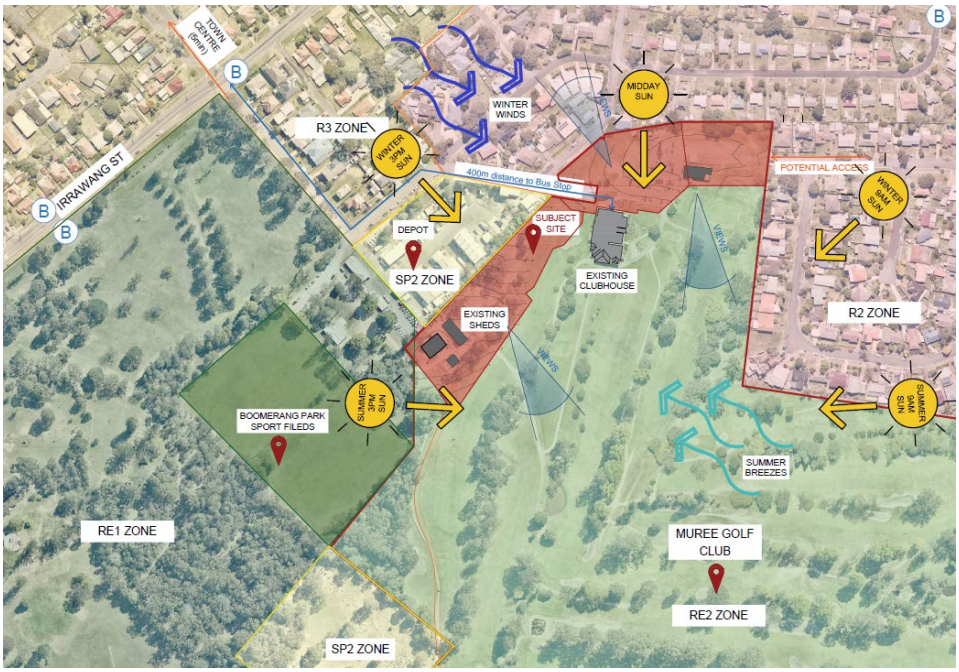

Figure 3 Site Analysis

2.2 Existing Improvements and Current Club Operations

Existing improvements, in the form of the golf course, the Clubhouse, car parking spaces and reticulated services and infrastructure, will assist in the integration of seniors housing onto the site. Current services offered at the club include a restaurant and cafe, which could be utilised by future residents. The Clubhouse also presents as an opportunity to house other services, depending on the needs of the community and mix of services available in Raymond Terrace.

2.3 Port Stephens Council Depot

The Port Stephens Council Depot is found on adjoining Lot 1, DP 842479 and to the immediate west of proposed Blocks C-F. The depot is used to house plant and equipment when not being utilised by Council in the field for maintenance, construction or civil works undertaken across the LGA. Ancillary service and maintenance activities also take place on site. While the depot is bound by residential development to the north and east and is understood to operate with minimal impact on the surrounding environment. We also understand there is some longer term thought for redevelopment of the site by Council.

As it is intended to orientate the proposed nearby units to the east, this will allow the design of the units and selection of building materials to mitigate noise generated from the depot. As such this constraint can be fully resolved during the design and development assessment phase with input from an acoustic consultant. In this way it is felt that the proposal can remain compatible with the surrounding development.

3 Project Description

3.1 The Concept

The aesthetics of the site, elevated location, proximity to services and the community minded ethos of the Muree Golf Club offers a unique opportunity for an exceptional urban design that makes clear connections between people and places, public and private space, the natural and the built environment, movement and urban form and between the social and economic purposes for which the urban space is used. This thinking enables a simple set of urban design objectives against which the architectural concept for the project can be tested. The objectives are:

- **Character:** Creating a distinct sense of place and character that responds to, and reinforces, local landscape, development and land use patterns.
- **Continuity** Defining public and private spaces that are clearly articulated by the continuity of built frontages, the enclosure of space and connectivity with the public realm.
- **Quality of the public realm:** Initiating attractive, safe, uncluttered spaces that work effectively for all, including the elderly and disabled.
- **Ease of movement:** Ensuring accessibility and local permeability is promoted by integrating land uses and transport.
- **Legibility:** Designing and developing spaces that have a clear image and provide recognisable routes.
- **Adaptability:** Ensuring changing social, technological and economic conditions can be effectively and economically accommodated.

The response to each of these objectives is briefly discussed below.

Character - The concept clearly recognises the importance of maintaining the functionality of the Golf Club as well as the opportunity to make the Clubhouse a focal point of the development through the siting and orientation of the built form. Casual observation of the day to day club activities including golf play and green keeping from the units will become a part of the lifestyle experience of living within, or as a part of a golf course. In this regard the proposal will allow residents to become a part of the well documented 'Tee Change' concept or lifestyle choice.

Continuity - The accompanying concept establishes a clear intent to define built form and provide visual connectivity with the fairways while maintaining continuity of club operations through siting and orientation of units to minimise conflict.

Quality of the public realm - This will be subject to detailed landscape and building design at future development application stage; however, the concept shows that integrating built form with the natural features of the site and nearby Boomerang Park will provide a strong framework for creating a high-quality public realm. There have been recent concepts published by Council for the long-term potential development of Boomerang Park.

Figure 4 Boomerang Park Concept

Ease of movement - The siting of the proposed buildings will allow occupants to capitalise on internal access paths and existing road infrastructure to provide ease of movement either to club facilities and amenities, or when traveling to Raymond Terrace via private vehicle or the public transport network. It is important to note that a bus service providing access to all services found at Raymond Terrace is within a very easy 250m maximum walk from the site.

Legibility - The concept planning issues noted above clearly indicate that development of a part of the Muree Golf Club for seniors housing will result in the development of a community with a clear image, recognisable movement routes and one which will complement the existing fabric of Raymond Terrace. This is particularly important for older people, and those with a disability, who may have problems navigating complex street patterns and building forms, and who also desire a strong sense of place and community.

Diversity - The development, as a whole will contribute to the demographic mix of Raymond Terrace by offering a housing typology with additional choice and a lifestyle concept which is likely to attract local seniors looking to downsize, along with others from elsewhere seeking to integrate with an established golfing community as part of a lifestyle choice.

3.2 Built Form

The development comprises 109 dwellings over 2x3 (excluding car parking) level, 4x4 (excluding car parking) level and 3 villas, community facilities, including village green, playground, community room and associated car parking. The development is detailed in the following Figure.

	Ground Floor			Level 1			Level 2			Level 3			Level 4			TOTAL		
	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	**Units**	**GFA m2**	**NSA m2**
BLOCK A	-	-	-	8	817	724	8	817	724	8	817	724				**24**	**2451**	**2172**
BLOCK B	-	-	-	5	530	460	5	530	460	4	420	360				**14**	**1480**	**1280**
BLOCK C	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK D	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK E	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK F	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
VILLAS	3	237	237		261	261										**3**	**498**	**498**
TOTAL	3	237	237	33	3664	3233	33	3403	2972	32	3165	2748	8	1308	1172	**109**	**11777**	**10362**

Figure 5 Development Data

It is likely that the sequencing of the development will be undertaken in the above order. The development application ultimately lodged with Port Stephens Council would most likely be a Concept Development Application with a number of stages included.

We note the comments provided by Council in relation to the setbacks of the proposed buildings. Council advised:

> *Consideration should also be given in relation to the setback of Blocks C, D, E and F from the western boundary. It is noted that an approximate setback of 11.5m is provided which includes a carriageway of approximately 6-8m for a private road. Further consideration should be given for a building height to street width ratio of 1:1. For instance, the proposed building height at 15.5m should complimented by an adjoining road reserve width of 15-16m. This width would be consistent with Council's Engineering Specification requirements for local streets prescribed between 16-17m wide. At a minimum, the proposal should demonstrate how future widening of the road may be possible to meet Council's minimum road width for local streets and provide access to surrounding allotments in the locality.*

We are of the view that these matters can be explored in more detail through the Development Application process where more detailed analysis can be presented to Council for further consideration.

3.3 Community Facilities and Access to Services

There are obvious synergies between a seniors living community and infrastructure that already exists at Muree Golf Club. It is intended that future residents will be able to readily utilise that infrastructure, thus contributing to its viability. We also note the intention is to service the development with a dedicated village resident bus for informal transit as required and on request.

3.4 Golf Course Works

As a result of this proposal, the 9th green is to be relocated in front of the Club house. It is also likely that some trees along the border of the 9th and 10th fairways, and adjacent to the 10th tee box will need to be removed. Some minor realignment of the ninth hole will be carried out, however this will likely be delivered through altered fairway mowing and tee alignment.

Figure 6 Concept Plan showing development

3.5 Relevant Demographics

A substantial percentage of residents of a seniors living development on the site are likely to come from the local population and who are downsizing family homes within the Port Stephens area. This then frees up housing stock to assist in building up a younger population without the delay of new releases, thereby enabling the younger population to stay local.

Housing NSW surveys have shown that people tend and prefer to stay in the area they grew up in, if possible. This is important as Raymond Terrace has an ageing population compared with the Sydney Statistical Region (source www.planning.nsw.gov.au/Research-and-Demography). This is evident in Table 1, which also shows a population profile which is predicted to support a larger aging population and shows an increasing 'age dependency ratio'. The aged dependency ratio measures the ratio between the number of older people (65 and older) to the number of people aged 15 - 64 years and is utilised to assess how much demand there will be for services in an area in relation to the population likely to provide those services.

LGA	Age Group	2001	2011	2021	2031
Port Stephens	<15	13050	13000	14800	15850
Port Stephens	15- 44	22500	23250	25700	27600
Port Stephens	45- 64	14350	18200	20400	21400
Port Stephens	65-84	7950	11400	16250	20700
Port Stephens	85+	650	1400	2050	3300

These figures demonstrate that there will be a continued and increasing demand for housing types which can accommodate the needs of an aging population in the LGA.

Importantly, there will be a greater reliance on associated support services, which in the context of providing seniors housing suggests that proximity to suitable services should be prioritised.

4 Strategic and Statutory Context

4.1 Strategic Context

4.1.1 Hunter Regional Plan 2036

The Hunter Regional Plan 2036 is a blueprint for the future that reflects community and stakeholder aspirations, the significance of the region's contribution to Gross State Product and its location on the fastest growing population corridor in the State. Through various Directions within the Plan, greater housing choice and availability throughout the Hunter is called for.

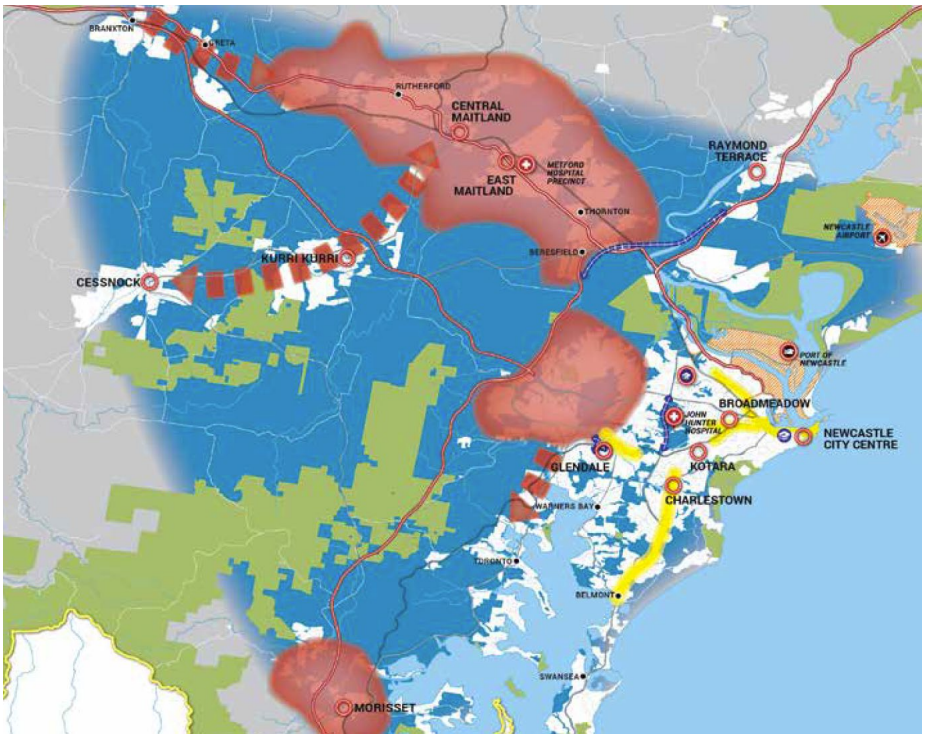

Figure 7 Extract from Hunter Regional Plan

Goal 3 within the Plan shows the ageing population expectations of the Region, with significant increases in aged persons leading out to 2036.

Goal 4 within the Plan identified greater housing choice as a key priority, identifying an additional 70,000 dwellings will be required in the Region by 2036. Housing supply is expected to be influenced by the community's desire for greater housing choice. By 2016, it is expected the percentage of people aged over 65 years is projected to increased from 19% to 25%.

The proposed development is consistent with the Plan in that it proposes to concentrate new, seniors housing development, within the bounds of the existing strategic centre of Raymond Terrace, and focuses the development on existing community infrastructure in the Muree Golf Club.

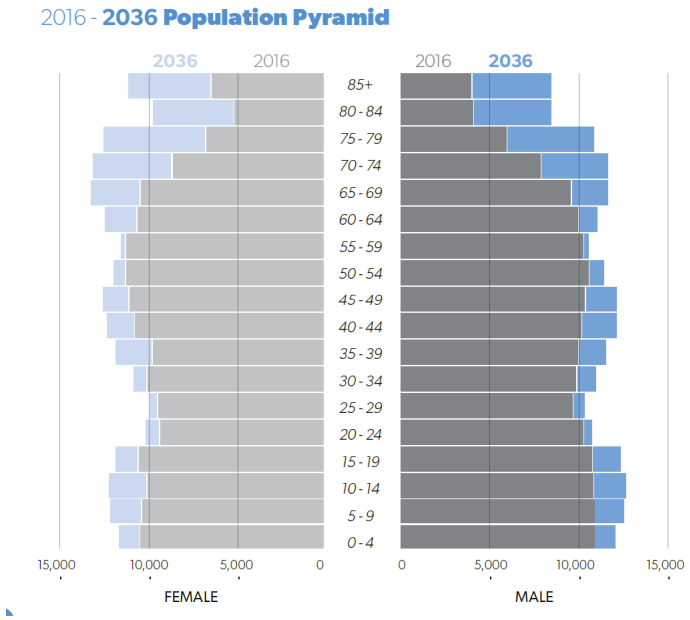

Figure 8 Population Data from Hunter Regional Plan

4.1.2 Greater Newcastle Metropolitan Plan 2036

The Plan aligns with the vision and goals of the Hunter Regional Plan 2036, and it also details an outcome (Outcome 3) to deliver housing close to services. Demographic household changes, including the ageing population, are creating the need for more diverse housing opportunities to meet a wide range of lifestyle choices. The proposed development would contribute to the 11,050 dwellings targeted to be provided within the Port Stephens LGA.

4.1.3 Community Strategic Plan 2018-2028

The Community Strategic Plan (CSP) is a document prepared by every local Council in New South Wales. The CSP identifies community aspirations and priorities over a ten-year period. It is submitted that the proposed development is consistent with the following Delivery Program tasks.

- Support needs of an ageing population.
- Provide recreation and leisure facilities.
- Provide land use plans, tools and advice that sustainably supports the community.

It is considered that the proposed concept is consistent with the CSP.

4.1.4 Port Stephens Planning Strategy

The Port Stephens Planning Strategy is the overarching land use strategy for the LGA providing future direction for Port Stephens over a 25-year period. Port Stephens LGA is identified as facing a range of opportunities and challenges, which include:

- An ageing of the population profile

- A declining supply of land with urban potential
- A dispersed settlement pattern

The Planning Strategy responds to those challenges by focusing urban growth around centres and directing urban expansion to suitable areas near centres. The proposed development is consistent with this Strategy given it directly responds to the opportunities and challenges identified above.

4.1.5 Raymond Terrace and Heatherbrae Strategy

The Raymond Terrace and Heatherbrae Strategy 2015-2031 was adopted by Council on the 24 November 2015. The Strategy contains four goals to achieve the future vision of Raymond Terrace and Heatherbrae. Each of these goals are provided with strategic directions that are linked to tangible actions that will be implemented within the life of this strategy.

Action 15 in the Strategy proposes a review of the building heights in the R3 zone. Action 15 states:

> *Investigate options to increase the maximum height of building from 9 to 15 metres at locations zoned R3 Medium Density Residential and B3 Commercial Core within the town centre to support opportunities for increased density.*

Given the nature of the development proposed is consistent with medium density housing, the proposed height at approximately 15m is considered consistent with the strategic direction identified in the Strategy. We submit that the concept is consistent with the following commentary from the Strategy.

> *This aging population presents a major opportunity for Raymond Terrace as it is well positioned to become an innovative leader in the implementation of adaptable housing and aged care accommodation. Integration of diverse housing types provides significant social and economic benefits. Housing options to be explored may include seniors living accommodation and aged care accommodation. Sites in and around the centre of Raymond Terrace have many attributes required for this kind of affordable accommodation, including:*
>
> - *Close proximity to services, such as shops, business and medical facilities which is important for not only health reasons, but also social well-being. Housing for older persons should be located within reasonable walking distance of a town centre (i.e. 200-400m)*
> - *A safe walking environment that is level (or has a modest gradient) both on the site and to services/centres. Increasingly sites or locations suitable for use by scooters (i.e. low-gradient, wide paved footpaths) is required to accommodate these movements and enable independence*
> - *Pleasant surroundings with access to a range of outdoor and indoor recreation/leisure facilities*
> - *Access to existing sewerage, electricity and reticulated water services along with adequate road and transport services*

The preference for seniors living and affordable housing is illustrative of the trending demographic data, the availability of affordable land, existing social infrastructure and services.

The proposal is consistent with these characteristics.

4.2 Statutory Context

4.2.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

SEPP Seniors aims to increase the supply and diversity of residences that meet the needs of seniors or people with a disability. In providing this housing, developments should seek to make efficient use of existing infrastructure and services and be of good design.

This aim is facilitated by the provisions of SEPP Seniors which sets aside local planning controls that would prevent the development of housing for seniors or people with a disability (that meets the development criteria and standards specified), nominates design principles to be addressed to achieve built form that responds to the characteristics of the site, and seeks to ensure that future developments on land adjoining land zoned primarily for urban purposes will be provided with support services for seniors or people with a disability.

SEPP Seniors applies to land within the state of NSW where the land is zoned for urban purposes or adjoins land zoned for urban purposes and where dwelling houses are permissible with development consent, or where the land is being used for the purpose of an existing registered club. As the subject site is being used for the purpose of a registered club, that being the Muree Golf Club, SEPP Seniors applies to the land.

An assessment against the relevant clauses of the SEPP is provided below.

Provision	Comment
2 Aims of Policy	
(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:	
(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and	Objective satisfied by proposal.
(b) make efficient use of existing infrastructure and services, and	Objective satisfied by proposal.
(c) be of good design.	The proposal will be documented in detail at DA stage, however, will be of high-quality architectural design.
(2) These aims will be achieved by:	
(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and	Objective satisfied by proposal.
(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and	Objective satisfied by proposal.

(c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.	Objective satisfied by proposal.
4 Land to which Policy applies	
(1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:	
(a) development for the purpose of any of the following is permitted on the land: (i) dwelling-houses, (ii) residential flat buildings, (iii) hospitals, (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or	N/A
(b) the land is being used for the purposes of an existing registered club.	The site is currently being used as a registered club.
(5) Application of Policy to land zoned for special uses and existing registered clubs For the purposes of this Policy (and for the avoidance of doubt), a consent authority must not treat:	
(a) land on which development for the purposes of special uses is permitted, or	N/A
(b) land that is being used for the purposes of an existing registered club, as being land zoned primarily for urban purposes unless it is satisfied that most of the land that it adjoins is land zoned for urban purposes.	The club adjoins land zoned for urban purposes.
10 Seniors housing	
In this Policy, ***seniors housing*** is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:	
(a) a residential care facility, or	It is proposed to develop self-contained dwellings.
(b) a hostel, or	
(c) a group of self-contained dwellings, or	
(d) a combination of these,	
but does not include a hospital.	
23 Development on land used for the purposes of an existing registered club	
(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that is used for the purposes of an existing registered club unless the consent authority is satisfied that:	
(a) the proposed development provides for appropriate measures to separate the club from the residential areas of the proposed development in order to avoid land use conflicts, and	The proposal provides for appropriate separation between the land uses. That said, it is intended that future residents will utilise club facilities and amenities.

(b)	an appropriate protocol will be in place for managing the relationship between the proposed development and the gambling facilities on the site of the club in order to minimise harm associated with the misuse and abuse of gambling activities by residents of the proposed development.	Gambling facilities will obviously be limited to the area of the existing Club. This physical separation is considered to satisfy this objective.
(2)	For the purposes of subclause (1) (a), some of the measures to which a consent authority may have regard include (but are not limited to) the following:	
(a)	any separate pedestrian access points for the club and the residential areas of the proposed development,	Provided for in the design.
(b)	any design principles underlying the proposed development aimed at ensuring acceptable noise levels in bedrooms and living areas in the residential areas of the proposed development.	The physical separation of the land uses will ensure there is appropriate acoustical separation between the Club and living areas within the development.
24 Site compatibility certificates required for certain development applications		
(1)	This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:	
(a)	the development is proposed to be carried out on any of the following land to which this Policy applies:	
(i)	land that adjoins land zoned primarily for urban purposes,	N/A
(ii)	land that is within a zone that is identified as "special uses" under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted),	N/A
(iii)	land that is used for the purposes of an existing registered club, or	The site is currently used as a registered club.
(b)	the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.	N/A
(1A)	Despite subclause (1), this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing if the proposed development is permissible with consent on the land concerned under the zoning of another environmental planning instrument.	N/A
(2)	A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the relevant panel has certified in a current site compatibility certificate that, in the relevant panel's opinion:	
(a)	the site of the proposed development is suitable for more intensive development, and	A SCC has been previously issued on this site.
(b)	development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).	A SCC has been previously issued on the site. The plans accompanying the application demonstrate the proposal is of an appropriate size and scale, particularly noting the Council's Strategy for Raymond Terrace. Appropriate services are in place and this was demonstrated with the previously approved application.
25 Application for site compatibility certificate		
(1)	An application for a site compatibility certificate for the purposes of clause 24 may be lodged with the Department:	This application is made by Lincoln Place on behalf of Muree Golf Club, both being partners in a joint venture relationship for the proposed development.
(a)	by the owner of the land on which the development is proposed to be carried out, or	

(b)	by any other person, with the consent of the owner of that land.	
(2)	An application:	
(a)	must be:	Noted and provided.
(i)	in writing, and	
(ii)	in the form (if any) approved by the Planning Secretary from time to time, and	
(iii)	accompanied by such documents and information as the Planning Secretary may require, and	
(b)	specify, in the manner required by the Planning Secretary, whether any site compatibility certificates have previously been issued in respect of the land (or any part of the land) to which the application relates, and	A SCC has previously been issued on the site however it has expired. No action was taken in respect of that Certificate.
(c)	for land that is next to proximate site land—must be accompanied by a cumulative impact study that has been prepared in accordance with any guidelines issued by the Planning Secretary from time to time.	The subject site is not next to proximate land.
(5)	The relevant panel must not issue a site compatibility certificate unless the relevant panel:	
(a)	has taken into account the written comments (if any) concerning the consistency of the proposed development with the criteria referred to in paragraph (b) that are received from the relevant General Manager within 21 days after the application for the certificate was made, and	Noted.
(b)	is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:	
(i)	the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,	The site and locality are not the subject of significant environmental or natural hazards. The land is not subject to landslip, coastal erosion or flooding. The site is not constrained by any item of Indigenous or European heritage. While it is subject to a minor bushfire risk this can be managed in the design phase and is not an impediment to development nor does it pose a threat to the safety of future residents. It has also been established that the portion of the site which would be the subject of future development applications does not contain any endangered ecological communities, and is not known to support any threatened species, populations or their habitats. As such the likelihood of future development having a significant effect on flora and fauna is low. The gentle slope of the site, vegetation and watercourses have been identified as site attributes and incorporated into the current Concept Plan. The natural features of the site are to be retained and enhanced by the proposal and the low scale of development at the perimeter will ensure that it blends with the adjoining urban landscape. A SCC has previously been issued on this site for a seniors development. We submit the scale of this current proposal can be adequately accommodated on the site with no significant negative impacts arising.

(ii)	the impact that the proposed development is likely to have on the uses that, in the opinion of the relevant panel, are likely to be the future uses of that land,	The site is situated in the RE2 - Private Recreation Zone under the Port Stephens LEP, 2013. The site is not earmarked as being suitable for, or intended for any other use within any other adopted or draft planning strategy. In this regard it can be said that the current use of the site is also the likely future use of the site.
(iii)	the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,	Raymond Terrace provides the services required for this type of development that will meet the needs of future residents. The subject site is located within 400 metres of a transport service which will take residents to Raymond Terrace, which has available a range of services capable of supporting the occupants of the development. This includes but is not limited to a range of retail and commercial services, community and recreational facilities and medical services including several general practitioners. We also note the intention is to service the development with a dedicated village resident bus for informal transit as required and on request. In summary it is considered that the site is compatible in terms of accessibility to key services. **Reticulated Services-** The site is currently serviced by reticulated water, sewer, electricity and telecommunications infrastructure. While an assessment of the capacity of the services has not been undertaken at this stage this would be considered in the preparation of a development application. **Stormwater-** detention facilities to be provided to ensure that the downstream flow of surface water will not be increased. It is proposed that roof water will be collected and recycled for garden irrigation and non-potable uses.
(iv)	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 and special uses in the vicinity of the development,	The land is currently used as a golf course. Any changes to the course arising from this proposal are considered to be minor.
(v)	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,	There will be no impact on the use of the golf course as a result of the scale of the proposed development.
(vi)	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,	Within the previous SCC application, the following was provided in response to this issue: *Consideration of the proposed development concept and site attributes in the context of Clause 5, Clause 12 and Schedule 1 of the Native Vegetation Act, 2003, indicate that approval under this act will be required. As described in the Firebird Ecology report, which describes the site has having limited habitat values, the proposal is unlikely to have a significant impact on the conservation and management of native vegetation. Notwithstanding this, a 7-part test would be undertaken in accordance with the requirements of the EP&A Act. The assessment process, including 7-part test, would extend to address those matters relevant under Clause 14 of the Native Vegetation Act, 2003.* It is considered that this advice would not change since the time of the previous SCC application and that it still stands.
(vii)	the impacts identified in any cumulative impact study provided in connection with the application for the certificate, and	N/A
(c)	in relation to an application that applies to land in respect of which a site compatibility certificate has previously been issued (the ***previously certified land***) and other land (the ***additional land***)—is of the opinion that:	This application applies to the same land as that which was covered by the previous SCC. This clause is therefore not applicable.
(i)	the additional land (independently of the previously certified land) adjoins land zoned primarily for urban purposes or subclause (5A) applies, and	N/A

(ii)	if a site compatibility certificate was issued in respect of the previously certified land on the basis that the land adjoined land zoned primarily for urban purposes—the previously certified land continues to adjoin land zoned primarily for urban purposes.	The SCC was issued on the basis of there being a registered club on site, and its location adjoining urban land. This remains the case.

4.2.2 Other Environmental Planning Instruments

The following State Environmental Planning Policies are also considered relevant to the proposal but can be fully addressed through the course of any future development application.

- State Environmental Planning Policy No 55 – Remediation of Land
- Port Stephens Local Environmental Plan 2013

5 Matters for Consideration

The following matters have been specifically considered for this stage of the project.

5.1 Flora and Fauna

According to regional scale mapping in the Port Stephens LGA which was undertaken by NPWS (2000) and House (2003) for the Lower Hunter and Central Coast Regional Environmental Management Strategy, the Muree Golf Course and surrounding areas contain a number of naturally occurring vegetation communities including:

- Hunter Lowland Redgum Forest (which is commensurate with the endangered ecological community (EEC) listed under the Threatened Species Conservation Act 1995 (TSC Act) "Hunter Lowland Redgum Forest in the Sydney Basin and NSW North Coast Bioregions");
- Lower Hunter Spotted Gum - Ironbark Forest (commensurate with the EEC "Lower Hunter Spotted Gum-Ironbark Forest in the Sydney Basin Bioregion");
- Swamp Mahogany - Paperbark Forest (commensurate with the EEC "Swamp Schlerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Comer Bioregions");
- Swamp Oak Rushland Forest (commensurate with the EEC "Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions");
- Coastal Sand Apple - Blackbutt Forest

Consulting ecologists FireBird Econsultants have undertaken a field survey exercise and ground-truthing of vegetation mapping (appended to this report) and identified that this regional scale mapping is not accurate and that no EECs listed under the TSC Act occur within the areas proposed for redevelopment. Field surveys indicate that vegetation within the proposed redevelopment areas comprise a mix of exotic and native planted trees and shrubs. Two species, Swamp Mahogany *(Eucalyptus robusta)* and Forest Red Gum *(Eucalyptus tereticornis)* were found to occur within the site. According to the Port Stephens Comprehensive Koala Plan of Management (CKPoM), both are preferred koala feed trees. The opportunity exists to retain these trees in the siting and development of the proposed buildings.

5.2 Contamination

As the proposal would involve the demolition and relocation of the existing green keepers workshop, there is a possibility, as a result of the nature of the activities undertaken and goods stored within, that ground material has been affected. A Phase 1 investigation undertaken in accordance with the relevant guidelines referred to in SEPP 55 - Remediation of Land would be prepared and submitted as part of any future development application. It is not expected that this potential constraint would have any impact on determining the compatibility of the site for seniors housing.

5.3 Access and Movement

5.3.1 Site Accessibility

It is proposed that vehicular and pedestrian access to the buildings would be provided via an internal road network which would connect with the external road network at Walker Crescent. Access would also be provided via Sabre Avenue. While a detailed traffic impact assessment has not been undertaken, it is expected that there is sufficient capacity within the local road network to accommodate the predicted increase in vehicular movements associated with the proposed development. Further, the increase in vehicle movements is unlikely to impact on the amenity of the area which is serviced by the local road network.

A journey via private motor vehicle to Raymond Terrace is predicted to take in the order of four minutes.

5.3.2 Access to Public Transport

The subject site fs situated approximately 250 metres from a bus service which provides direct access to Raymond Terrace. While at this point in time the suitability of the access pathway to the bus stop has not been assessed, it is expected that it can be modified in such a way to provide acceptable gradients for the length of the pedestrian journey. On average a bus service frequents the bus stop on Mount Hall Road every half hour during daylight hours.

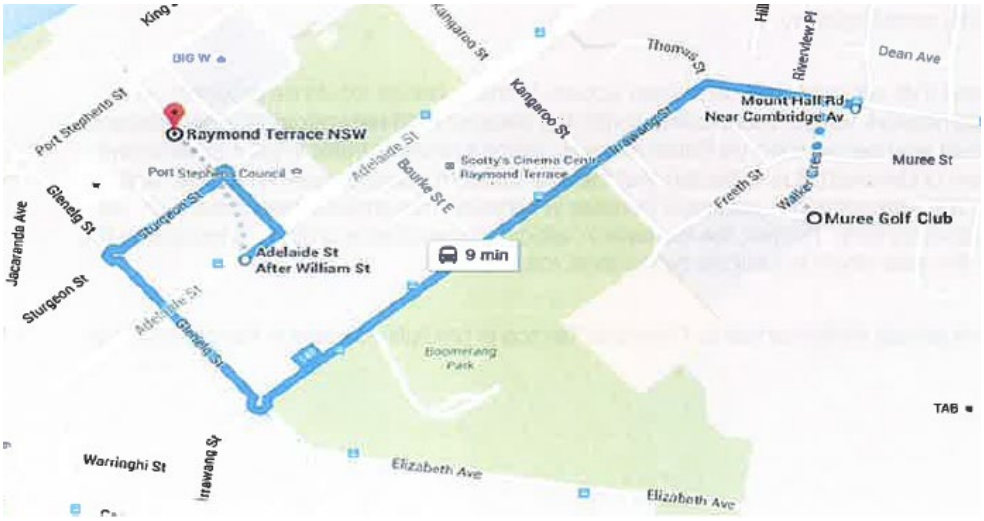

Figure 9 Local Bus Route

5.4 Bushfire

Port Stephens Council Bushfire vegetation mapping has identified parts of the western and southern boundaries as being within a bushfire vegetation buffer or being bushfire prone as shown below.

Figure 10 Port Stephens Bushfire Prone Land mapping

The development would be a continuation of existing housing to the west and north of the site. The detailed design of residential buildings and landscaping would take into account requirements of *Planning for Bush Fire Protection* to reduce potential risk from bush fires. The development application will detail the Bushfire Attack Level and the level of building construction in accordance with *AS 3959-2009 Construction of Buddings in Bushfire Prone Areas* and Planning for Bush Fire Protection 2006, asset protection zones and will include an Emergency and Management, which will detail an Evacuation Plan. Consultation with the NSW Rural Fire Service would be undertaken during the preparation of the development application and formally during the development assessment process as integrated development.

FireBird Econsultants have undertaken a preliminary bushfire threat assessment. This assessment has considered the concept layout against the six key Bushfire Protection Measures contained in *Planning for Bushfire Protection, 2006,* which are listed below:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel reduced APZ (and their subsets, inner and outer protection and defendable spaces);
- Construction Standards and Design;
- Appropriate Access standards for residents, fire fighters, emergency service workers and those involved in evacuation;
- Adequate water supply and pressures;
- Emergency management arrangements for fire protection and / or evacuation; and
- Suitable landscaping, to limit fire spreading to a building

In summary, the assessment report finds that the concept layout is capable of addressing and complying with the key measures provided in *Planning for Bushfire – Protection, 2006.*

5.5 Heritage

A review of the State Heritage Register, the Council's listing of local heritage items and the AHIMS register reveal that there are no identified items of European heritage or Aboriginal significance located on the site. Further there are no items within close proximity to the site that would be adversely impacted by the development of the site for a Seniors Housing development. It is also noted that the site is not shown as a heritage conservation area or a place of Aboriginal Significance on Council's Heritage Map.

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) in relation to the site has shown that:

- No Aboriginal sites are recorded in or near the site; and
- No Aboriginal places have been declared in or near the site.

A copy of the AHIMS search has been appended to this report.

6 Conclusion and Recommendation

The seniors living development concept developed for the Muree Golf Club is based on sound design principles which will enable integration with the existing golf club and surrounding urban environment. Analysis of existing natural attributes has been undertaken to allow future development to respond to its surrounds and minimise the overall footprint.

The site will be accessible to a range of community, retail and medical facilities found within Raymond Terrace. Proximity to such services and public transport will encourage the development of a community which will not be reliant or dependent on private vehicles to access such services.

The site is considered suitable for the proposed redevelopment in relation to the capacity of the infrastructure that will be available to meet the demands of the Seniors Living development. Full details would be documented in future development applications for the proposed development. This would include measures to satisfy the requirements of SEPP Seniors, and any applicable development contributions.

Redevelopment of the site as proposed is considered to be appropriate for the site given its location and relevant strategic planning considerations. It is considered that the proposal will not have significant impact upon the existing, proposed or likely uses in the surrounding area and it is unlikely that any adverse effect on the environment will result from the proposal. The proposal is considered to be a compatible use for the site and the present and future surrounding land uses.

Stimson & Baker PLANNING

APPENDIX A

Concept Plans and SEPP 65 Statement

SCC - SITE COMPATIBILITY CERTIFICATE
MUREE GOLF CLUB

DRAWING LIST

No.	TITLE	SCALE
SCC0.00 PRELIMINARIES		
SCC0.00	COVER SHEET	NTS
SCC1.00 SITE PLANS		
SCC1.01	SITE ANALYSIS	1:1750@A1
SCC1.02	SITE PLAN	1:500@A1
SCC2.00 FLOOR PLANS		
SCC2.01	GROUND FLOOR PARKING	1:500@A1
SCC2.02	LEVEL 1	1:500@A1
SCC2.03	LEVEL 2	1:500@A1
SCC2.04	LEVEL 3	1:500@A1
SCC2.05	LEVEL 4	1:500@A1
SCC2.06	ROOF LEVEL	1:500@A1
SCC3.00 ELEVATIONS		
SCC3.01	ELEVATIONS	1:500@A1
SCC4.00 SECTIONS		
SCC4.01	SECTIONS 1&2	1:200@A1
SCC4.02	SECTION 3	1:400@A1
SCC5.00 DIAGRAMS		
SCC5.01	SOLAR ACCESS & CROSS VENTILATION	NTS
SCC5.02	SHADOW ANALYSIS	NTS

DEVELOPMENT DATA

	Ground Floor			Level 1			Level 2			Level 3			Level 4			TOTAL		
	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	Units	GFA m2	NSA m2	**Units**	**GFA m2**	**NSA m2**
BLOCK A	-	-	-	8	817	724	8	817	724	8	817	724				**24**	**2451**	**2172**
BLOCK B	-	-	-	5	530	460	5	530	460	4	420	360				**14**	**1480**	**1280**
BLOCK C	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK D	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK E	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
BLOCK F	-	-	-	5	514	447	5	514	447	5	482	416	2	327	293	**17**	**1837**	**1603**
VILLAS	3	237	237		261	261										**3**	**498**	**498**
TOTAL	3	237	237	33	3664	3233	33	3403	2972	32	3165	2748	8	1308	1172	**109**	**11777**	**10362**

PARKING	
BLOCK A	22
BLOCK B	15
BLOCK C	17
BLOCK D	17
BLOCK E	17
BLOCK F	17
VISITORS	20
CLUB	110 * includes 16 tandem
TOTAL	235

SITE LOCATION N.T.S.

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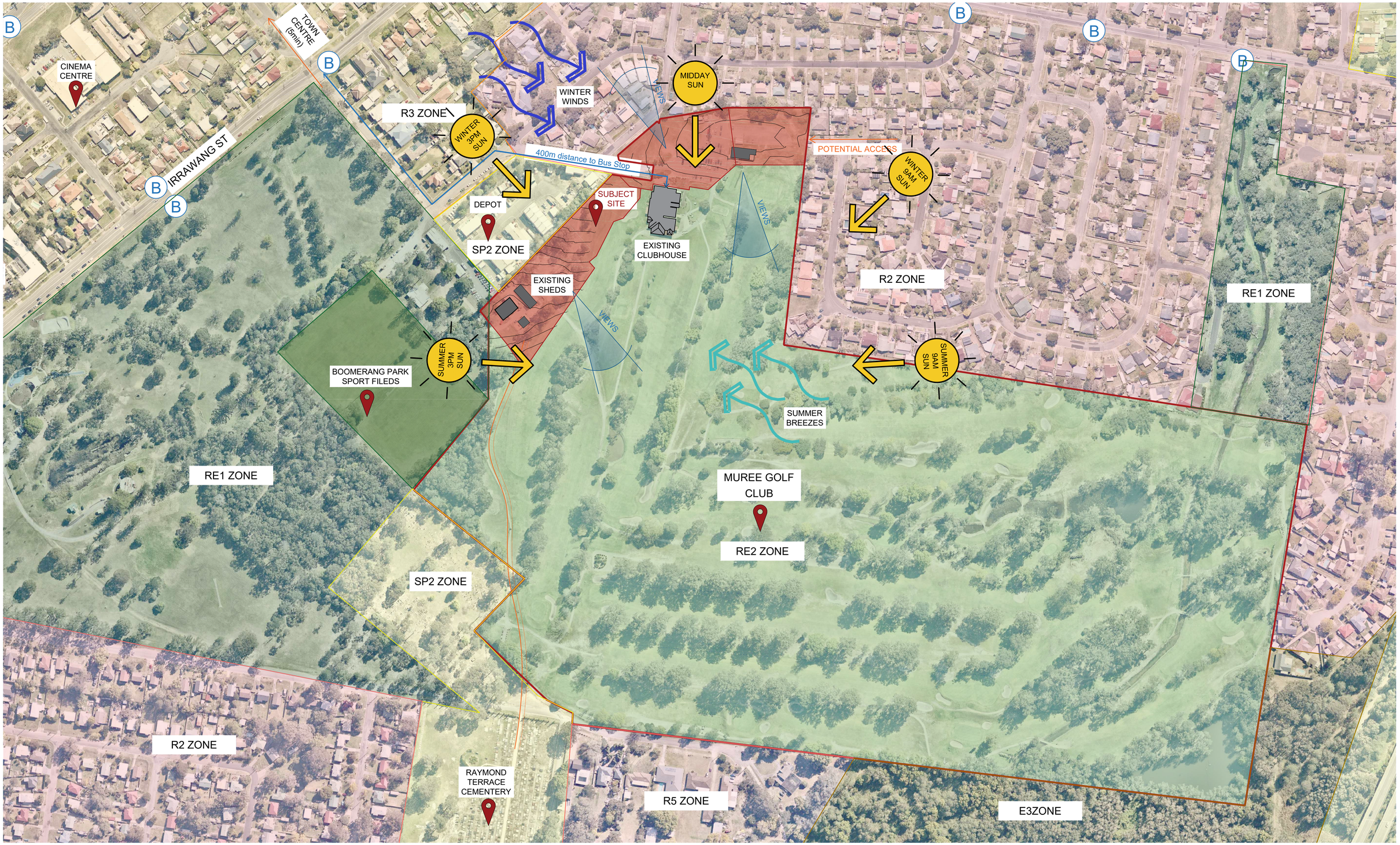
CLIENT
LINCOLN PLACE

PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
NTS -	MAR 2019	PL	EB
JOB 18099	DRAWING SCC0.00		REVISION A



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PROJECT
MUREE GOLF CLUB
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DRAWING TITLE
SITE ANALYSIS

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
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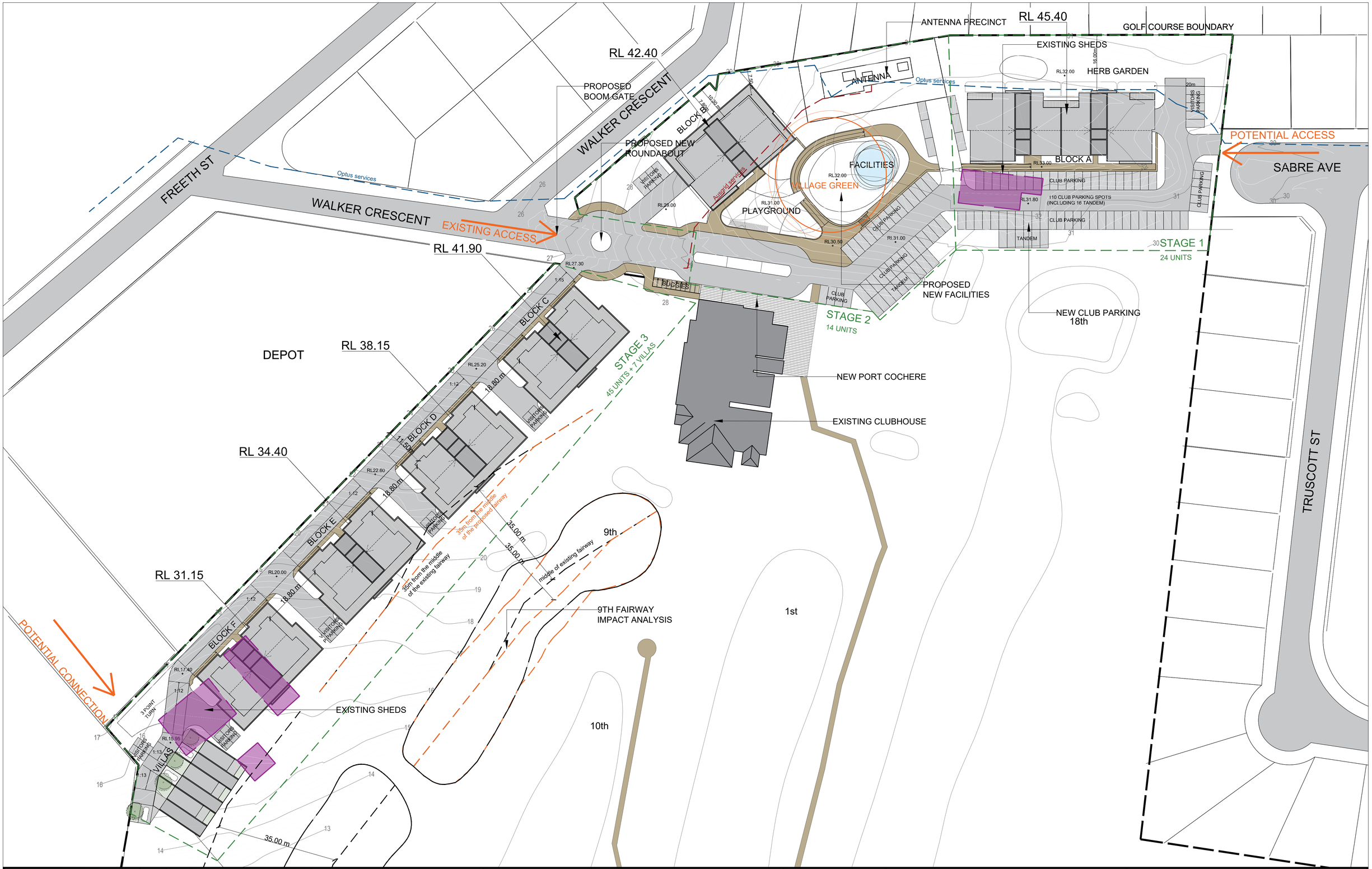

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PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:500@A1 1:1000@A3	MAR 2019	LT	EB
JOB	DRAWING		REVISION
18099	SCC1.02		A

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DRAWING TITLE
GROUND FLOOR PARKING

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
18099	SCC2.01		A

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PROJECT
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7 WALKER CRESCENT

DRAWING TITLE
LEVEL 1

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
18099	SCC2.02		A

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PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
LEVEL 2

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
18099	SCC2.03		A

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LINCOLN PLACE

PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
LEVEL 3

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
18099	SCC2.04		A

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A	2019.02.05	ISSUED FOR COORDINATION	LT

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CLIENT
LINCOLN PLACE

PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
LEVEL 4

SCALE	DATE	DRAWN	CHECKED
1:500@A1 1:1000@A3	MAR 2019	LT	EB
JOB	DRAWING		REVISION
18099	SCC2.05		A

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PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
ROOF LEVEL

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
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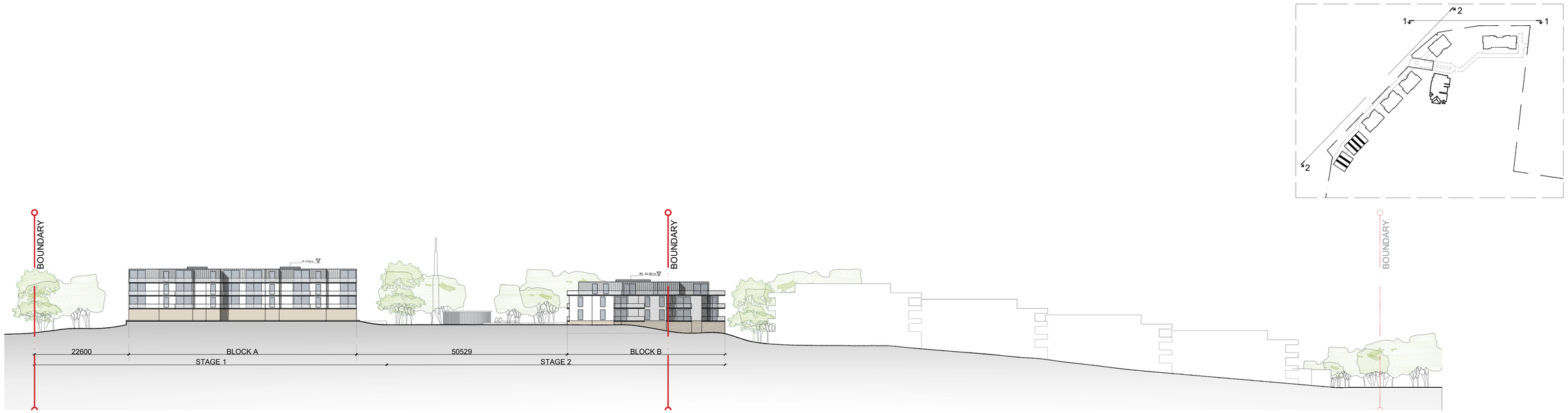
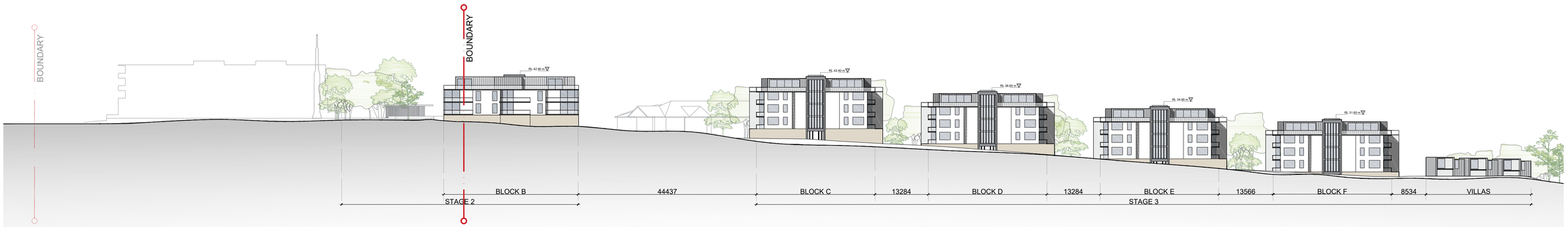


NORTH ELEVATION 1-1



WEST ELEVATION 1-1

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MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
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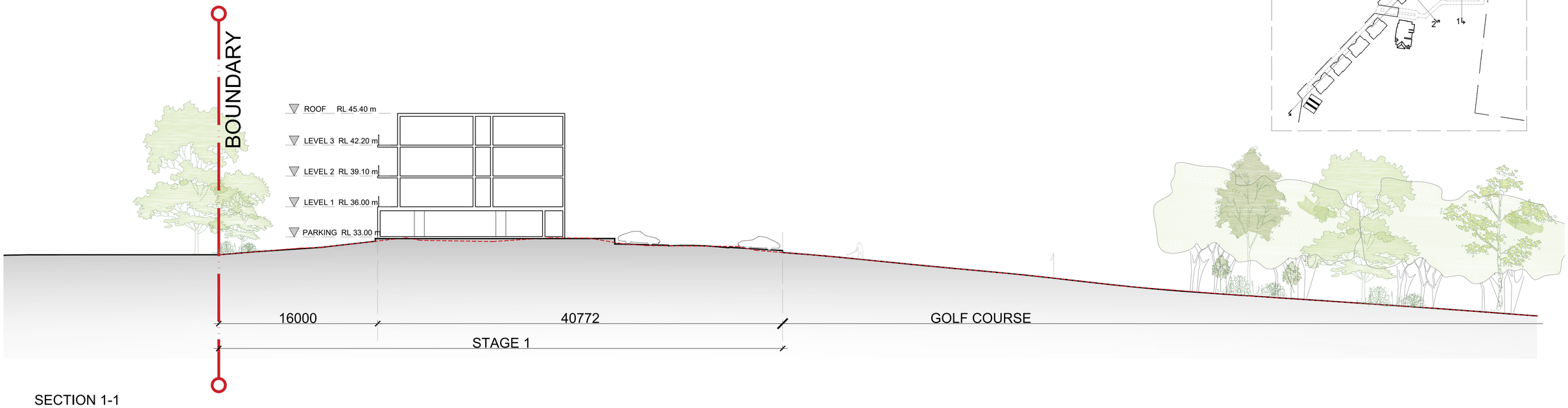
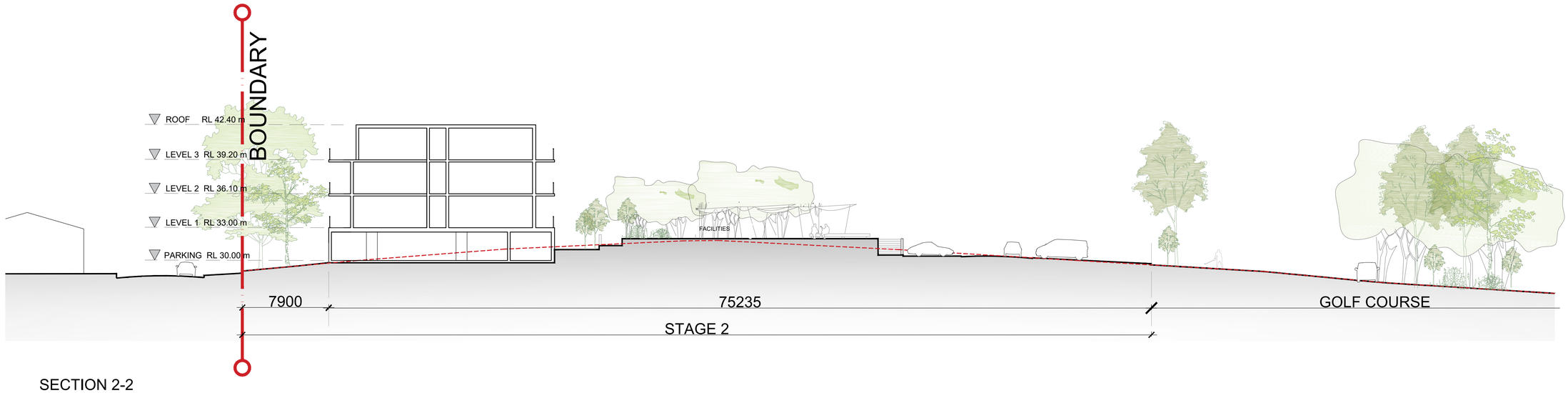
JOB	DRAWING		REVISION
18099	SCC3.01		A



SECTION 1-1



SECTION 2-2

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PROJECT
MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
SECTIONS 1&2

SCALE	DATE	DRAWN	CHECKED
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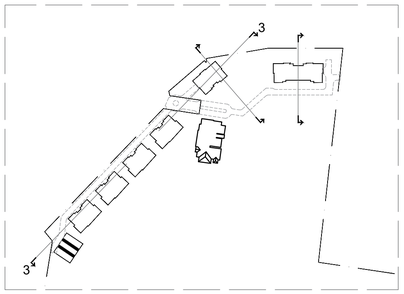
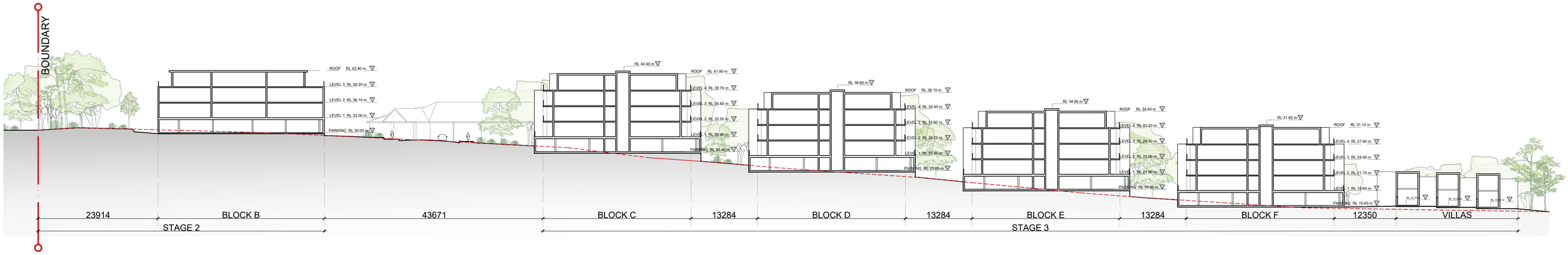
JOB	DRAWING		REVISION
18099	SCC4.01		A





SECTION 3-3

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MUREE GOLF CLUB
7 WALKER CRESCENT

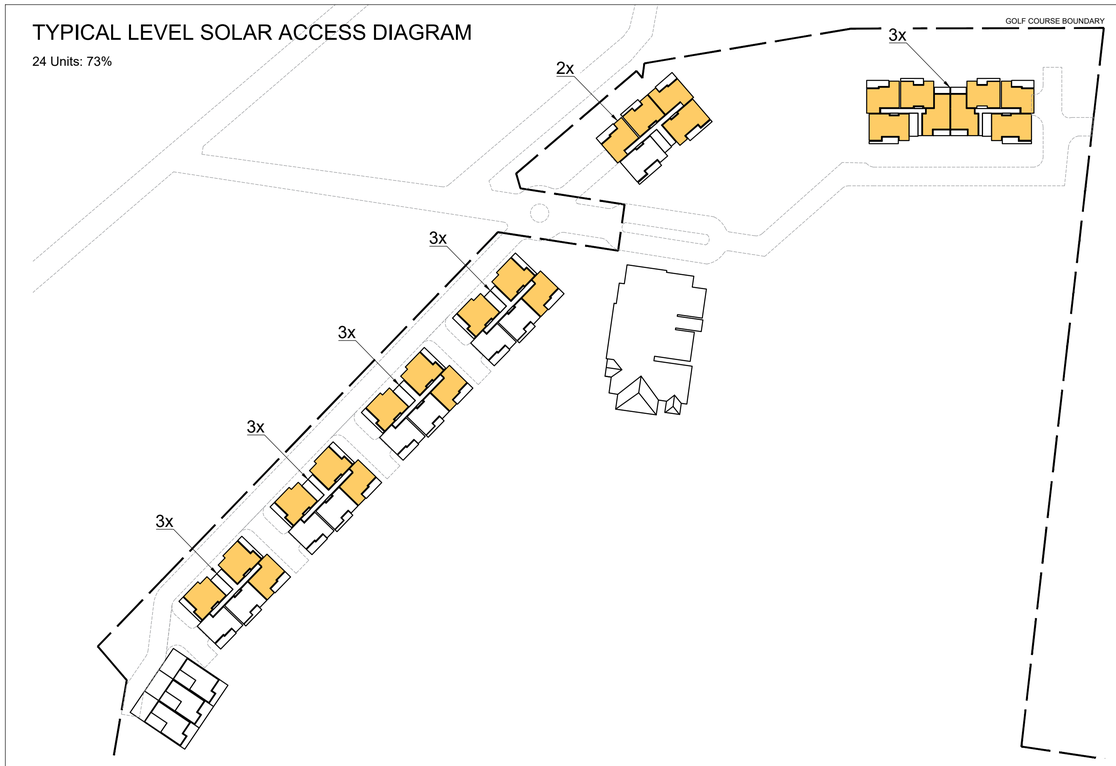
DRAWING TITLE
SECTION 3

SCALE	DATE	DRAWN	CHECKED
1:400@A1 1:800@A3	MAR 2019	LT	EB

JOB	DRAWING	REVISION
18099	SCC4.02	A

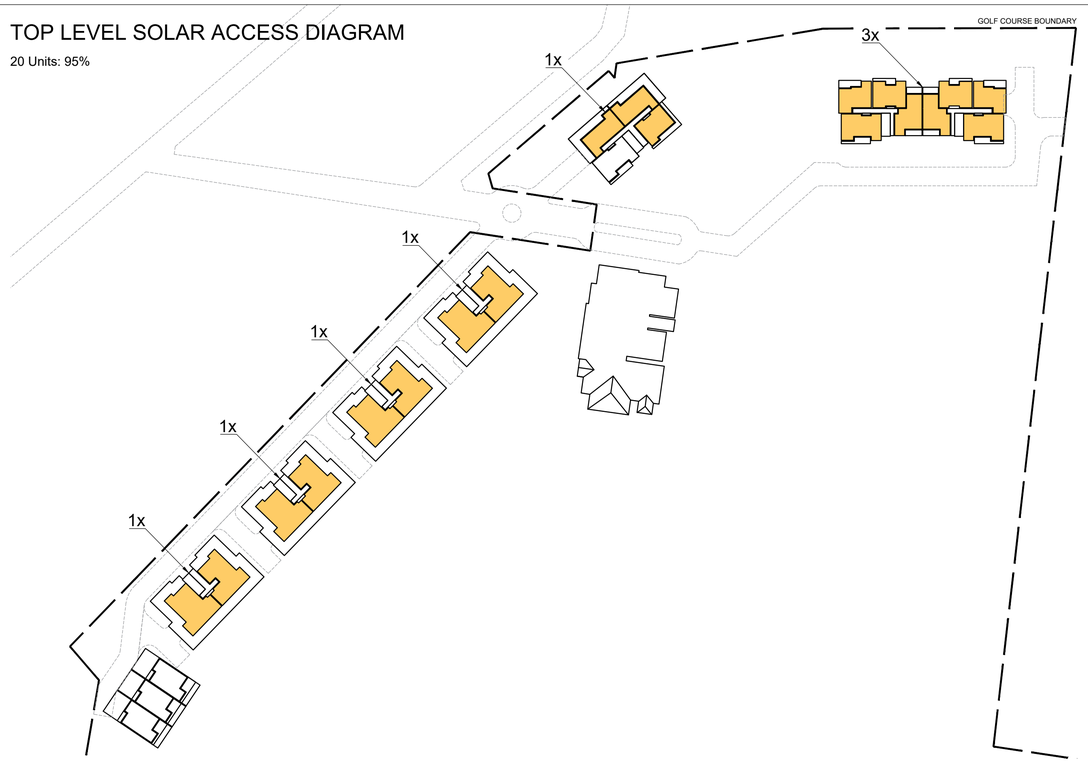
TYPICAL LEVEL SOLAR ACCESS DIAGRAM

24 Units: 73%



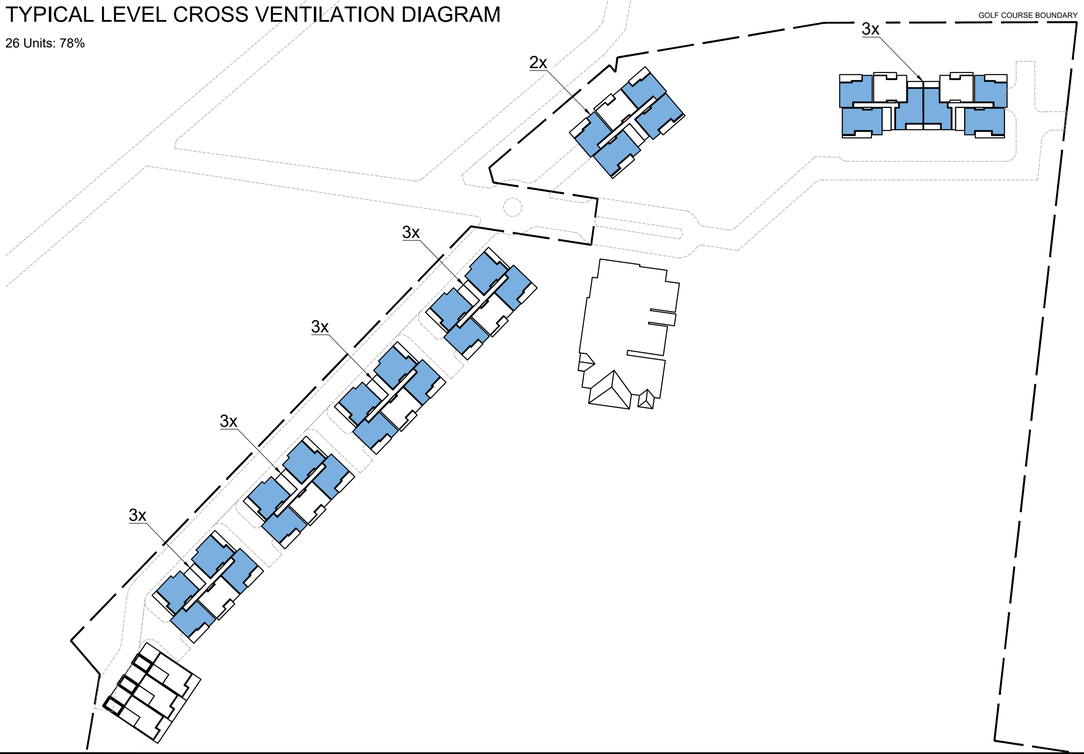
TOP LEVEL SOLAR ACCESS DIAGRAM

20 Units: 95%



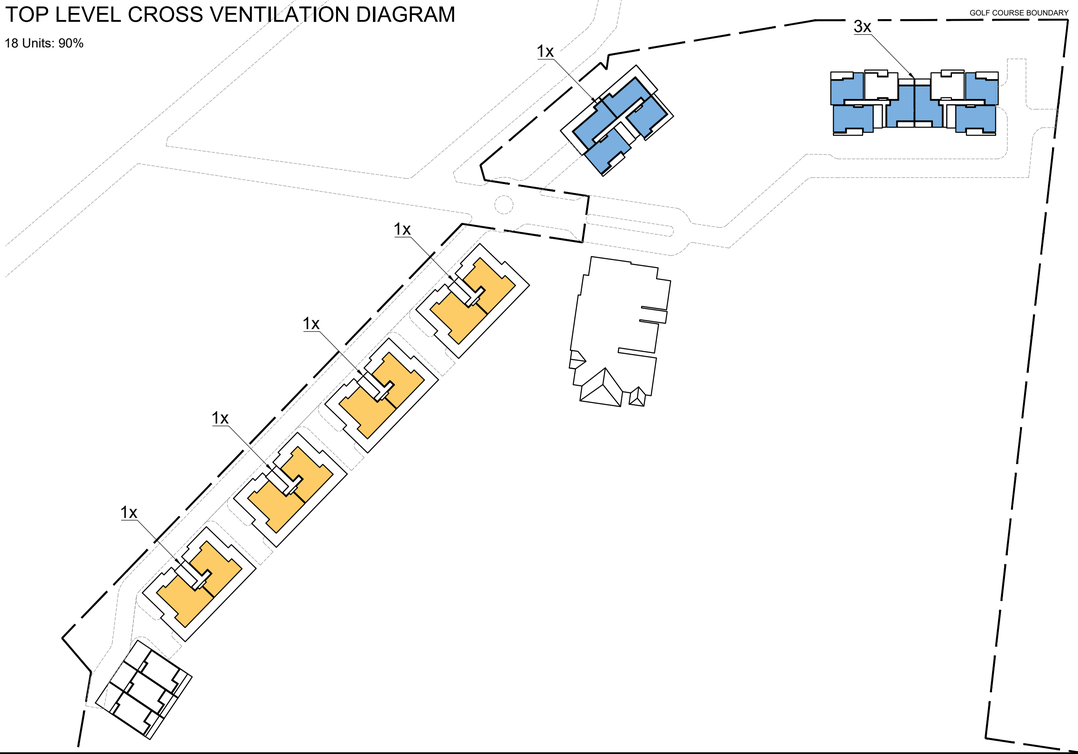
TYPICAL LEVEL CROSS VENTILATION DIAGRAM

26 Units: 78%



TOP LEVEL CROSS VENTILATION DIAGRAM

18 Units: 90%



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PROJECT
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DRAWING TITLE
SOLAR ACCESS & CROSS VENTILATION

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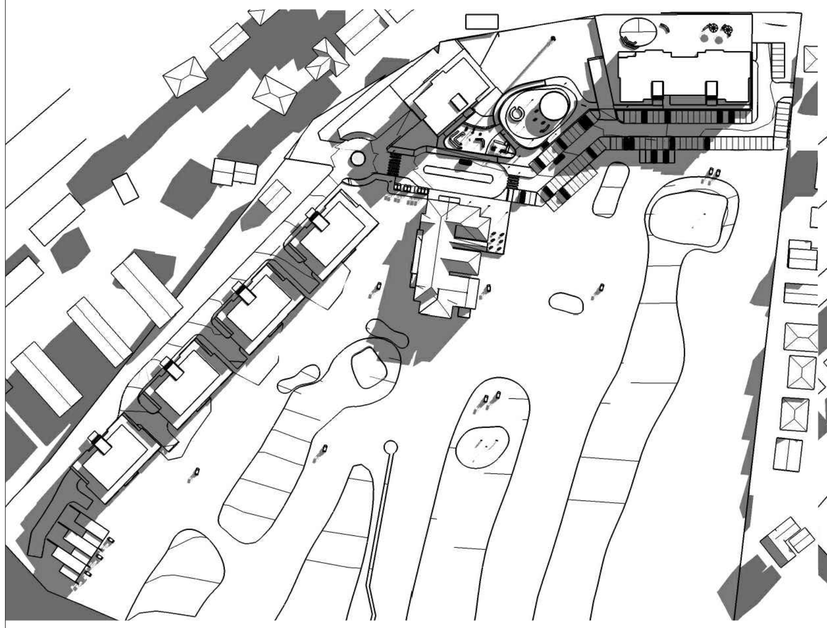
NTS ----	MAR 2019	LT	EB
JOB	DRAWING		REVISION
18099	SCC5.01		A



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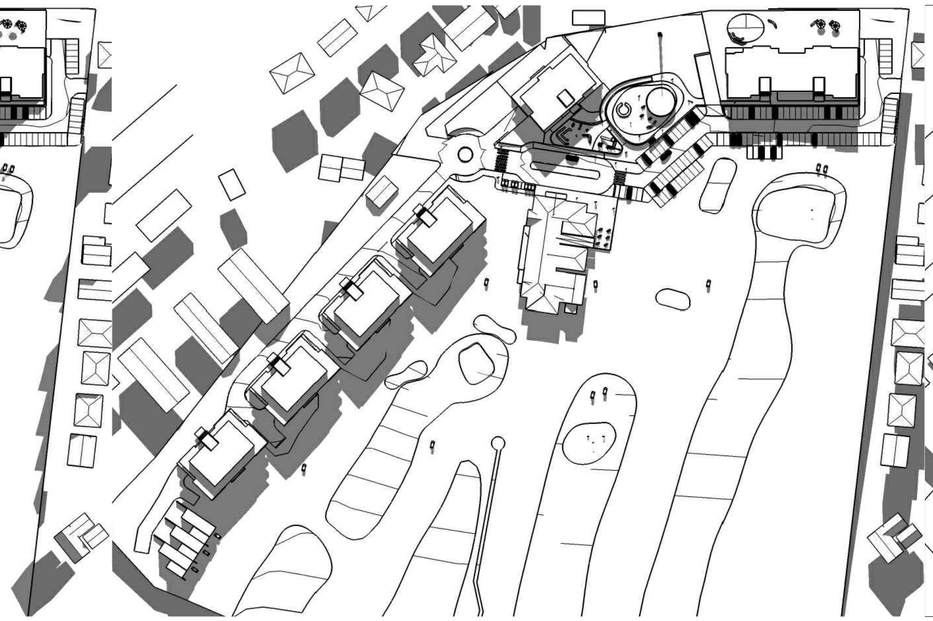

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MUREE GOLF CLUB
7 WALKER CRESCENT

DRAWING TITLE
SHADOW ANALYSIS

SCALE	DATE	DRAWN	CHECKED
NTS ----	MAR 2019	BM	EB
JOB 18099	DRAWING SCC5.02		REVISION A

marchesepartners

15th March 2019

DESIGN STATEMENT

Prepared to accompany an Site Compatibility Certificate

PROPOSED SENIORS LIVING at

MUREE GOLF CLUB

Issue A 15/03/2019

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Simon Johnson b.des (hons)

Associates
Peter McMillan
Peter Sinn

Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth • Kuala Lumpur • Auckland • London

DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site for this development is located within the north -western portion of Muree Golf Club

The proposal sits within the context of the golf course. Walker Crescent will provide the entry point to the proposed development. Topographically the site first rises steeply from the densely wooded road boundary and fairways to the south. To the north, the land is at the same grade but to the south the wooded land falls away from a fairway with varying degrees of slope.
Any development in this location of the site would be screened by the existing and proposed trees and woodland to the north, west and east. New planting to complement the existing vegetation is envisaged to effectively screen all views into the development site.

The proposed building forms of the Independent Living Units have been strongly defined by the desire to reinforce the architectural style in the area with large verandas, a combination of pitch and flat roofs and local materials like sandstone and timber.

The proposed buildings have been designed to be compatible with the local character of the neighbourhood incorporating in the design the essential elements that make up the character of the surrounding environment and greater setbacks to the residential than the existing buildings' average setback. Also, the proposed development will harmonise well with the desired future context through the use of natural materials and a muted, natural colour palette, whilst providing contemporary seniors accommodation which is much needed in the area.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct meaning:

- The design, siting, scale, and materiality result in an overall development with an appearance which will exist together in harmony with its immediate and wider environment.
- Recognise it is not the 'same' as the existing development in immediate context – but a contemporary response to Seniors Living developments. The design has sought to emphasise the desired elements of the character of the area and emphasise those through the development (significant landscaping, a reduced scale of development and minimised site coverage).
- Harmony is achieved as the siting and relationship of the proposed built form to surrounding space.
- The proposal includes building tones and materials which are harmonious with the surrounding landscape and area

PRINCIPLE 2 – BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The built form, height and the scale of the development have been carefully considered in the current design and envisaged to harmonise through the following strategies:

- The current design comprises 3-4 storey buildings with building heights across the whole development terracing down the slope of the site.
- The proposal provides significant communal open space and much needed amenity at the ground plane.
- Further to the reduction of heights and taking advantage of the steepness of the topography, the site is proposed to be recontoured to help reduce the visual bulk from the perimeter with an appropriate cut and fill strategy that will encourage accessibility for seniors across the whole site.
- The seniors buildings have been well articulated with deep recesses along their lengths, providing legibility to the building entries and interest along the common areas.
- The separation between buildings will break up the bulk of the development and will help the buildings nestle into slope of the land.
- The proposed development is significantly landscaped around its edge so will be consistent with the character of the area.

The proposed buildings will be screened within the existing natural vegetation while providing articulated elements which add variety and interest to the internal communal areas. The completed development will sit comfortably within the site and will form an appropriate scale to suit the local character of the area.

PRINCIPLE 3 – DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

There is no prescribed density control for the site. The design and configuration of the buildings on the site also provides an appropriate response to the site and ensures the proposed dwellings will have adequate light ventilation, privacy and amenity.

Further, the proposal is consistent in terms of density with other seniors housing developments in the area, achieving a scale, bulk and height appropriate to the existing and desired future character of the area.

PRINCIPLE 4 – SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

A seniors housing development that has immediate proximity to their own transport, on-site facilities for residents and provides for local employment opportunities, is in itself an efficient use of resources by minimising the reliance on the local infrastructure and individual motor vehicle use.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- Solar access and cross ventilation is achieved to a significant proportion of the apartments, meaning that the internal spaces will not be reliant on-air conditioning to maintain thermal comfort.

- 3 hours of solar access in the middle of winter is provided over 70% of the self-contained dwellings. All units will have access to a substantial common open space, with considerable amenity, situated in the north of the development, to receive maximum solar exposure.

- Natural cross ventilation is provided to over 70% of the units, well in excess of the minimum rule of thumb of 60%.

- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.

- BASIX compliance will be achieved and demonstrated.

PRINCIPLE 5 – LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

The proposed development incorporates substantial areas of landscaping in both the private and common areas, as well as to the site's perimeter with endemic species.

The current design allows for deep soil areas within all the gaps in-between buildings to supplement the existing tall vegetation to mitigate any privacy or visual impacts. The development benefits of an extra amenity sitting within a landscaped setting in a golf course due to its prominent location.

Planted areas have been maximised throughout the rest of the site and within the common areas of the buildings, providing a high level of planting for the development in this precinct. The proposal allows for over 40% of the site of landscaped area and 25% of the site of deep soil area.

A line of tall vegetation will screen any potential visual impact from the proposal to the north and east, where there is a pocket of houses approximately 25 m away. To the south is the eastern portion of Muree Golf Course and Club House providing excellent amentity to the future residents.

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development

.**PRINCIPLE 6 – AMENITY**

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposed development is for seniors housing comprising 6 buildings and 3 villas and sleeved car parking on levels ground. Each Independent Living Unit lobby provides access to a maximum of four to five apartments which provides intimacy for the residents, and the individual personalisation of each entry will reflect the culture and character of their resident's life history through personal pieces, colour, texture, forms and materials.

The proposed apartments will all have excellent amenity. All apartments will meet the cross-flow ventilation SEPP 65 requirements and ADG design criteria. ADG and Seniors SEPP Solar

access requirements of 3 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will also be met.

Large areas of (shaded) glass are provided to living spaces, providing generous natural light and views. All apartments have balconies or courtyards as their private open space. The depth and width of balconies will allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

The communal areas and the gardens have been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends. In addition to that, a selection of on-site existing services have been incorporated to accommodate the needs of residents, family and friends. This will ensure that the residents will remain connected to their greater community.

A large, central and well landscaped communal open space with various amenities is situated in the centre portion to the north of the development and will be provided for the enjoyment of residents.

The beautiful setting within a golf course environment provides additional amenity for the development with fantastic views to the renewed landscape of the golf course.

Lift access will be provided to all apartment levels and the parking, linking every floor with ground level parking. The lobbies at ground level will present as clearly articulated entries to the residential buildings, providing a welcoming and secure environment for residents and their guests.

The existing club building provides an outstanding level of amenity for the residents to enjoy and a great opportunity to engage with the broader community, family and friends with a café, a la carte restaurant, lounge areas, etc.

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The village has been designed to create a very clear sense of arrival into the site and into each building.

- The drop off area creates an impressive arrival point that defines a very familiar sense of public gathering .
- The self-contained dwellings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.

- Ground floor car parking areas will be accessed via electronic security devices.
- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The site is located close to public transport.

Retirement Villages provide a diversity of suitable housing for the ageing population that is not served by traditional housing types or apartment buildings.

The existing club within this project will provide an exceptional level of amenity for the residents to enjoy and engage with friends, family and the broader community.

PRINCIPLE 9 – AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed development achieves design excellence through the careful modulation of building forms, the use of a similar palette of materials to the buildings in the surroundings and through the deliberate architectural articulation of elements.

The design and detailing of the residential buildings is deliberately simple and clean to create a modernist and timeless aesthetic.

The buildings play with contrasts as a way of providing articulation to the simple facades. The facades comprise solid earthy colour balconies which are contrasted with the wall texture. A sense of drama is achieved by emphasising the depths of the balconies, especially at the corners where they break down the corners of the building. The use of different sun shading devices to the various facades has given them a dramatic and varied character.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.

Stimson & Baker PLANNING

APPENDIX B

Original Site Compatibility Certificate 9 August 2016

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Certificate of Site Compatibility

I, the Executive Director, Regions, as a delegate of the Secretary of the Department of Planning and Environment, determine the application made by APP Group Pty Ltd on 17 June 2016 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:

- the site described in Schedule 1 is suitable for more intensive development; and
- 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).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

Stephen Murray

Executive Director, Regions

Planning Services

Date certificate issued: 9 August 2016

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

SCHEDULE 1

Site description: Part of Muree Golf Club including Parts of Lot 202 DP 610043, Lot 33 DP 40136, Lot 31 DP 753161 and Lot 1 Section 22 DP 758871, known as 7 Walker Crescent, Raymond Terrace.

Local Government Area: Port Stephens

Project description: 61 self-contained dwellings and car parking.

SCHEDULE 2

Application made by: APP Consultant Pty Ltd on behalf of Muree Golf Course

Requirements imposed on determination:

The proposed dwellings are to be generally located as depicted in the Project Report (dated 10 June 2016).

The final number of dwellings permitted on site shall be determined through the assessment of the development application, with consideration of the need to mitigate noise and dust impacts from the adjoining Council depot and maintain koala habitat.

NSW GOVERNMENT | Planning & Environment

Mr Anthony Williams
APP Corporation P/L
Level 2, 426 King Street
Newcastle NSW 2300

Our ref: 16/11927
Your ref: 12999

Dear Mr Williams

Determination of application for a site compatibility certificate for part of Muree Golf Course being 7 Walker Crescent, Raymond Terrace - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to a site compatibility certificate under clause 25(1) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) issued on 9 August 2016 for part of Muree Golf Course.

Please be advised than an incorrect reference was made in describing the proposed development on the site compatibility certificate. Please find enclosed a replacement certificate that I, the Executive Director, Regions, as a delegate of the Secretary, have determined under clause 25(4)(a) of the SEPP (Seniors Housing).

If you have any questions in relation to this matter, please contact Mr James Shelton, Senior Planner, of the Department of Planning and Environment's Newcastle Office on (02) 4904 2713.

Yours sincerely

10 October 2016

Stephen Murray
Executive Director, Regions
Planning Services

Encl: Certificate of Site Compatibility

Stimson & Baker PLANNING

APPENDIX C

Comments from Port Stephen Council 3 May 2019

Warwick Stimson

From: William Oxley <William.Oxley@portstephens.nsw.gov.au>
Sent: Friday, 3 May 2019 4:14 PM
To: Warwick Stimson
Cc: Kate Drinan; Elizabeth Lamb
Subject: RE: Re: Proposed Site Compatibility Certificate - Muree Golf Club

Hi Warwick,

I refer to your email below requesting Council's comment on the proposal for seniors housing at Muree Golf Club. My apologies for the delayed response.

Should Council be formally provided a copy of the proposal via the NSW Department of Planning and Environment (DPE), Council will assess the proposal against the following criteria derived from Clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*:

> *(i) 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,*
> *(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the relevant panel, are likely to be the future uses of that land,*
> *(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,*
> *(iv) 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 and special uses in the vicinity of the development,*
> *(v) 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,*
> *(vi) 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,*
> *(vii) the impacts identified in any cumulative impact study provided in connection with the application for the certificate, and*

As discussed earlier this morning I've reviewed the architectural drawings you've submitted and focused primarily on the Blocks C, D, E and F situated along the western boundary of the site and adjoining Council's depot. The following comments relate to criterion (v) mentioned above.

It is noted that these Blocks are four storeys in height at approximately 15.5m overall (measured from ground level to roof).

While no Height of Building (HOB) restriction applies to the land under the *Port Stephens Local Environmental Plan 2013*, this is typical of sites zoned RE2 Private Recreation such as the subject site. As the RE2 zone does not permit residential accommodation, it is appropriate to consider the maximum building height allowable under the R2 Low Density Residential zone or R3 Medium Density Residential zone.

Nearby land within Raymond Terrace zoned R2 and R3 is accompanied by a HOB restriction of 9m.

However, Action 15 in the Raymond Terrace and Heatherbrae Strategy (p. 28) proposes a review of the building heights in the R3 zone. Action 15 states:

Investigate options to increase the maximum height of building from 9 to 15 metres at locations zoned R3 Medium Density Residential and B3 Commercial Core within the town centre to support opportunities for increased density.

Given the nature of the development proposed is consistent with medium density housing, the proposed height at 15.5m may be considered consistent with the strategic direction identified in the RT&H Strategy. As no formal planning proposal has been prepared at this time, the development should demonstrate consistency with the objectives of the RT&H Strategy in relation to residential development including increasing densities surrounding the town centre and providing opportunities for seniors/retirement living.

Consideration should also be given in relation to the setback of Blocks C, D, E and F from the western boundary. It is noted that an approximate setback of 11.5m is provided which includes a carriageway of approximately 6-8m for a private road. Further consideration should be given for a building height to street width ratio of 1:1. For instance, the proposed building height at 15.5m should complimented by an adjoining road reserve width of 15-16m. This width would be consistent with Council's Engineering Specification requirements for local streets prescribed between 16-17m wide. At a minimum, the proposal should demonstrate how future widening of the road may be possible to meet Council's minimum road width for local streets and provide access to surrounding allotments in the locality.

If you have any questions please do not hesitate to contact me.

Regards,

William

PORT STEPHENS COUNCIL

William Oxley
Acting Principal Strategic Planner

p 02 4988 0251 | w portstephens.nsw.gov.au

From: Elizabeth Lamb
Sent: Wednesday, 24 April 2019 2:52 PM
To: warwick@stimsonandbaker.com.au
Cc: Kate Drinan; William Oxley
Subject: Re: Proposed Site Compatibility Certificate - Muree Golf Club

Hi Warwick,

Apologies for the delay in providing a response, we are preparing some preliminary comments for you with reference to Council's Raymond Terrace and Heatherbrae Strategy 2015, and in particular around the goals and directions in that Strategy to provide housing choice in Raymond Terrace, including seniors living accommodation.

One of our planners will be in touch next week, but you may give me a call if you would like to discuss further in the meantime. I note that you can proceed to lodge your application with the Department in advance of receiving any

preliminary comments from Council, the Department will always refer the application to council as part of their assessment process.

Kind regards,

Liz Lamb

PORT STEPHENS COUNCIL

Elizabeth Lamb
Strategic Planning Co-ordinator

p 02 4988 0293 | m 0407 451 123
w portstephens.nsw.gov.au

CHANGE YOUR outlook
Come work with us

From: Warwick Stimson [mailto:warwick@stimsonandbaker.com.au]
Sent: Wednesday, 24 April 2019 2:03 PM
To: Kate Drinan <Kate.Drinan@portstephens.nsw.gov.au>
Subject: FW: Proposed Site Compatibility Certificate - Muree Golf Club
Importance: High

HI Kate, just wanting to confirm you received this email below? Can you advise?
Cheers

Warwick Stimson
Director

Stimson & Baker Planning
Suite 5, 488 High Street, Penrith
108 Brisbane Street, Tamworth

T 02 4731 2730 M 0401 449 101

www.stimsonandbaker.com.au

From: Warwick Stimson
Sent: Wednesday, 17 April 2019 8:55 PM
To: Kate.Drinan@portstephens.nsw.gov.au
Subject: Proposed Site Compatibility Certificate - Muree Golf Club
Importance: High

Hi Kate,

You may recall our previous meeting in relation to a proposed seniors development on the Muree Golf Course, utilising the Site Compatibility Certificate provisions of the Seniors SEPP. Well we have now finalised a proposal and have the authority to proceed with the application to the Department of Planning.

We wanted to consult with Council one last time prior to lodgement with these final plans. They are located at the following link.

https://www.dropbox.com/s/d3hibtn6cbkf7g8/Latest%20Drawings%20Muree.pdf?dl=0

The major change with this scheme is that there is an additional level on the buildings located down the hill adjacent to the golf holes. No change is proposed to the buildings on the top of the hill. The additional yield is required to make the project feasible and this is the main reason (feasibility) as to why the project never commenced previously.

It would be appreciated if you or your staff could do a final review and provide any comments. We are looking to lodge with the Department next week. I am happy to discuss and can be contacted on 0401 449 101 for a chat.

Thanking you in advance.

Warwick Stimson
Director

Stimson & Baker Planning
Suite 5, 488 High Street, Penrith
108 Brisbane Street, Tamworth

T 02 4731 2730 M 0401 449 101

www.stimsonandbaker.com.au

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Stimson & Baker PLANNING

APPENDIX D

Preliminary Flora and Fauna Report

Firebird Ecosultants Pty Ltd
ABN-16 105 985 993
Level 1, 146 Hunter Street, Newcastle NSW 2300
PO Box 354 Newcastle NSW 2300
T: 02 49103939 E: sarah@firebirdeco.com.au

Date: 20 April 2016

Attention:
Simon Blount
Development Director
Touchstone Property Solutions Pty Ltd
PO Box 3700
TUGGERAH NSW 2259

Dear Simon,

RE: Preliminary Ecological Assessment – Muree Golf Course, Raymond Terrace

Introduction

Firebird ecoSultants Pty Ltd has been engaged by Touchstone Property Solutions Pty Ltd to undertake a preliminary ecological assessment over Muree Golf Course, Raymond Terrace (Lot 1 DP758871, Lot 202 DP610043), within the Port Stephens Local Government Area (referred to as the site).

The preliminary ecological report has been undertaken to support a site compatibility application to Department of Planning and Environment for proposed redevelopment over part of the golf course. Refer to Appendix A for proposed Master Plan. The land is zoned RE2 Private Recreation under the Port Stephens Local Environmental Plan 2013.

Methods and Scope of Study

To inform this preliminary ecological assessment the following field surveys and desktop-based assessments were undertaken:

- A brief diurnal inspection of the land was undertaken on 7 April 2016 to confirm the vegetation, threatened species and habitat values of the property.

  Approximately 2.5 hours were spent on site undertaken random meander flora surveys and obtaining incidental observations of fauna and habitat values;
- Collation and review of existing ecological data on the site (e.g. database searches such Atlas of NSW Wildlife (BioNET) and Port Stephens Council vegetation mapping);

- Consideration of relevant ecological survey and assessment policy guidelines;
- Description of the biodiversity values of the land and initial assessment of the potential impacts on native vegetation and threatened species as a result of the proposed development; and
- Identification of the biodiversity constraints / opportunities.

Flora

According to regional scale mapping in the Port Stephens LGA which was undertaken by NPWS (2000) and House (2003) for the Lower Hunter and Central Coast Regional Environmental Management Strategy, the Muree Golf Course and surrounding areas contain a number of naturally occurring vegetation communities including:

- Hunter Lowland Redgum Forest (which is commensurate with the endangered ecological community (EEC) listed under the *Threatened Species Conservation Act 1995* (TSC Act) "Hunter Lowland Redgum Forest in the Sydney Basin and NSW North Coast Bioregions")
- Lower Hunter Spotted Gum - Ironbark Forest (commensurate with the EEC "Lower Hunter Spotted Gum-Ironbark Forest in the Sydney Basin Bioregion")
- Swamp Mahogany - Paperbark Forest (commensurate with the EEC "Swamp Schlerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions")
- Swamp Oak Rushland Forest (commensurate with the EEC "Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions"
- Coastal Sand Apple - Blackbutt Forest

The field survey and ground-truthing of vegetation mapping which was undertaken on the 7 April 2016 identified that this regional scale mapping is not accurate and that no EECs listed under the TSC Act occur within the areas proposed for redevelopment.

The vegetation was instead found to be a mixture of exotic and native planted trees/shrubs. A further description of the vegetation within the proposed building envelopes is provided below. A complete list of the flora and fauna species recorded during the field survey is provided in Appendix B.

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Building 1

The proposed Building 1 footprint is located primarily over the top of an existing carpark and does not contain any areas of native vegetation. The development would potentially result in the removal of 5 planted trees in this area, including a Silky Oak (*Grevillea robusta*), Macadamia (*Macadamia* sp.), Jacaranda (*Jacaranda* sp.), African Olive (*Olea europaea subsp. cuspidata*), and a Citrus tree (*Citrus* sp.). The area surrounding the carpark is dominated by exotic grasses and herbs.

Building 2

The proposed Building 2 footprint is located in a partially vegetated area in the west of the golf course where the current green keeper sheds are positioned. The vegetation in this area, and in the area immediately to the southwest, is dominated by exotic species, with the canopy / overstorey consisting of Pine trees (*Pinus* sp.) and Camphor Laurel (*Cinnamomum camphora*), and an understory of weeds such as Lantana (*Lantana camara*), African Olive, Small-leaved Privet (*Ligustrum sinense*) and Large-leaved Privet (*Ligustrum lucidum*).

Several native eucalypts occur alongside the fairway including Forest Red Gum (*Eucalyptus tereticornis*) and Swamp Mahogany (*Eucalyptus robusta*). Besides the planted trees alongside the golf course in this area, native species were limited to Common Couch (*Cynodon dactylon*), Weeping Grass (*Microlaena stipoides*), Sydney Golden Wattle (*Acacia longifolia*), Port Jackson Fig (*Ficus rubiginosa*) and Sweet Pittosporum (*Pittosporum undulatum*).

Two potential habitat trees occur within this area, both *Pinus* sp., one with an old termites nest suitable for arboreal fauna or birds, and the other with dead branches suitable for microbats.

Green Keeper

The proposed area for the relocation of the Green Keeper sheds consists of a managed grassy understorey with planted mature trees. Trees within this area include Silky Oak (*Grevillea robusta*), Spotted Gum (*Corymbia maculata*), Blackbutt (*Eucalyptus pilularis*), Swamp Mahogany (*Eucalyptus robusta*), Bottlebrush (*Callistemon* sp.), Brush Box (*Lophostemon confertus*), Broad-leaved Paperbark (*Melaleuca quinquenervia*), Sweetgum (*Liquidambar sp.*), and Camphor Laurel

(*Cinnamomum camphora*). A number of exotic herbs and grasses and weeds such as Lantana (*Lantana camara*) were also found to be prevalent in parts of the site.

Fauna and Threatened Species Habitat Assessment

Large parts of the site are cleared of native vegetation and contain grassed fields or areas of physical ground disturbance and due to the existing recreational / residential land uses and other factors such as the adjacent residential areas, the site contains relatively limited habitat values.

Fauna species recorded during the initial site inspection are provided in Appendix A, and mainly consisted of common widespread bird species that occur in partially vegetated landscapes.

A review of the OEH Atlas of NSW Wildlife (BioNet) identified that approximately 14 threatened fauna species have been recorded within the Raymond Terrace township, including Wallum Froglet, Green and Golden Bell Frog, Superb Fruit-Dove, Black-necked Stork, Australian Painted Snipe, Glossy Black-Cockatoo, Little Lorikeet, Swift Parrot, Masked Owl, Spotted-tailed Quoll, Koala, Squirrel Glider, Grey-headed Flying-fox, and Eastern Bentwing-bat.

A number of these species have only been recorded on several occasions or are historical records (e.g. Green and Golden Bell Frog) and these species may no longer exist within the peri-urban areas of Raymond Terrace.

There is also a record of the vulnerable plant Tall Knotweed (*Persicaria elatior*) from the Grahamstown Dam Canal off Joseph Sheen Drive. This species normally grows in damp places, especially beside streams and lakes. Occasionally in swamp forest or associated with disturbance. The recently listed orchid Tall Rustyhood (*Pterostylis chaetophora*) has also been recorded from the Grahamstown catchment area. The preferred habitat of *P. chaetophora* is seasonally moist, dry sclerophyll forest with a grass and shrub understorey. At Columbey National Park, a small population was found in regrowth *Eucalyptus amplifolia* subsp. *amplifolia* forest (Bell 2009).

The only threatened species to have been previously recorded within Muree Golf Course and the adjacent Boomerang Park is the Koala, although due to the close proximity of the flying-fox maternity camp at Newbury Park in Raymond Terrace, the Grey-headed Flying-fox would also be a regular seasonal visitor to the site.

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A review of the Koala Habitat Planning Map for the Port Stephens Local Government Area identifies that the Muree golf course has areas of Preferred Koala Habitat mapped between the fairways.

Biodiversity Constraints and Assessment

Field surveys identified that vegetation on proposed redevelopment areas is mainly a mixture of exotic and native planted trees/shrubs. No endangered ecological communities listed under the *Threatened Species Conservation Act 1995* were found to occur.

Two species of preferred koala food trees, according to the Port Stephens Comprehensive Koala Plan of Management (CKPoM) were found to occur within the site, including Swamp Mahogany (*Eucalyptus robusta*) and Forest Red Gum (*Eucalyptus tereticornis*). Opportunities exist to retain these trees during the siting and development of Building 2 and the green keeper sheds.

The golf course supports some minor areas of potential habitat for threatened fauna species such as the Koala, Swift Parrot, Little Lorikeet, Squirrel Glider and various micro-bats. It is considered that these features provide the primary biodiversity constraints to the proposed development of the land. However, any potential removal of native vegetation on the site would result in the minor incremental loss of biodiversity values within the wider locality.

To support the development application, additional ecological assessments can be undertaken, including assessments of significance (7-part tests) under Section 5A of the *Environmental Planning and Assessment Act 1979*. This report could also provide recommendations to ensure that the development of the land minimises any potential impacts on the environment.

Yours faithfully
Firebird EcoSultants Pty Ltd

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

Sarah Jones
B.Env.Sc., G.DIP.DBPA (Design for Bushfire Prone Areas)
Ecologist / Bushfire Planner

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Bibliography

Bell SAJ (2009) Vegetation and floristics of Columbey National Park, lower Hunter Valley, New South Wales. *Cunninghamia* 11, 241–275.

House, S (2003). Lower Hunter & Central Coast Regional Biodiversity Conservation Strategy, Technical Report, Digital Aerial Photo Interpretation & Updated Extant Vegetation Community Map. Report to Lower Hunter & Central Coast Regional Environmental Management Strategy, Callaghan, NSW, May 2003.

NPWS – NSW National Parks and Wildlife Service (2000). Vegetation Survey, Classification and Mapping, Lower Hunter and Central Coast Region, Version 1.2. Lower Hunter and Central Coast Regional Environmental Management Strategy, Thornton, NSW.

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APPENDIX A: Proposed Masterplan

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Appendix B RECORDED SPECIES LISTS

FLORA

CLASS PINOPSIDA (Conifers)

PINACEAE	
Pinus sp.	Pine

CLASS MAGNOLIOPSIDA (Flowering Plants)

AMARYLLIDACEAE	
*Agapanthus spp.**	Agapanthus
ARALIACEAE	
Hedera sp.	Ivy
*Schefflera actinophylla**	Umbrella Tree
ASPARAGACEAE	
*Asparagus aethiopicus**	Asparagus Fern
*Chlorophytum comosum**	Spider Plant
ASTERACEAE	
*Bidens pilosa**	Cobblers Peg
*Hypochaeris radicata**	Catsear
*Sonchus oleraceus**	Common Sowthistle
FABACEAE - Subfamily Mimosoideae	
Acacia longifolia	Sydney Golden Wattle
LAURACEAE	
*Cinnamomum camphora**	Camphor Laurel
MALVACEAE	
*Lagunaria patersonia**	Norfolk Island Hibiscus
*Sida rhombifolia**	Paddy's Lucerne
MORACEAE	
Ficus rubiginosa	Port Jackson Fig
MYRTACEAE	
Eucalyptus robusta	Swamp Mahogany
Eucalyptus tereticornis	Forest Red Gum
Lophostemon confertus	Brush Box
OLEACEAE	
*Ligustrum lucidum**	Large-leaved Privet
*Ligustrum sinense**	Small-leaved Privet

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*Olea europaea subsp. cuspidata**	African Olive
PITTOSPORACEAE	
Pittosporum undulatum	Sweet Pittosporum
PLANTAGINACEAE	
*Plantago lanceolata**	Lamb's Tongues
POACEAE	
*Axonopus fissifolius**	Narrow-leafed Carpet Grass
*Briza maxima**	Quaking Grass
*Chloris virgata**	Feathertop Rhodes Grass
Cynodon dactylon	Common Couch
*Digitaria sanguinalis**	Crab Grass
*Eleusine indica**	Crowsfoot Grass
Microlaena stipoides var. stipoides	Weeping Grass
*Paspalum dilatatum**	Paspalum
*Paspalum urvillei**	Vasey Grass
*Pennisetum clandestinum**	Kikuyu Grass
*Setaria parviflora**	Pale Pigeon Grass
*Setaria spacelata**	Giant Pigeon Grass
*Sporobolus africanus**	Parramatta Grass
PROTEACEAE	
Grevillea robusta	Silky Oak
SOLANACEAE	
*Solanum mauritianum**	Wild Tobacco
VERBENACEAE	
*Lantana camara**	Lantana
*Verbena bonariensis**	Purpletop

** Denotes non-endemic/ introduced species*

FAUNA

BIRDS

Cracticus tibicen	Australian Magpie
Eolophus roseicapillus	Galah
Manorina melanocephala	Noisy Miner
Ocyphaps lophotes	Crested Pigeon
*Streptopelia chinensis**	Spotted Turtle-Dove
*Sturnus tristis**	Common Myna

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*Sturnus vulgaris**	Common Starling
Trichoglossus haematodus	Rainbow Lorikeet

** Denotes non-endemic/ introduced species*

Stimson & Baker PLANNING

APPENDIX E

Preliminary Bushfire Assessment

Firebird Ecosultants Pty Ltd
ABN-16 105 985 993
Level 1, 146 Hunter Street, Newcastle NSW 2300
PO Box 354 Newcastle NSW 2300
T: 02 49103939 E: sarah@firebirdeco.com.au

Date: 20 April 2016

Attention:
Simon Blount
Development Director
Touchstone Property Solutions Pty Ltd
PO Box 3700
TUGGERAH NSW 2259

RE: Preliminary Ecological Assessment – Muree Golf Course, Raymond Terrace

Introduction

The preliminary Bushfire Threat Assessment report has been undertaken to support a site compatibility application to Department of Planning and Environment for proposed redevelopment over part of the golf course for Seniors Living. Refer to Appendix A for proposed Master Plan. The land is zoned RE2 Private Recreation under the Port Stephens Local Environmental Plan 2013.

This bushfire assessment is to provide sufficient Bush Fire Protection Measures (BFPM) in accordance with the relevant bushfire legislation including Planning for Bushfire Protection (RFS, 2006) (PBP) to support an initial Site Capability Statement. Seniors living is identified as Special Fire Protection Purpose (SFPP) under clause 46 of the Rural Fires Regulation 2002. These types of developments are required to obtain a Bush Fire Safety Authority (BFSA) from the RFS under section 100B of the RF Act. Such developments are also “integrated developments” under section 91 of the EP&A Act. These proposals must meet the planning requirements of ‘Planning for Bushfire Protection 2006’ (PBP). Elements such as access, water supply, setbacks from hazard etc are some of these requirements that are to be addressed.

For the purposes of this assessment the six key Bush Fire Protection Measures (BFPMs), have been considered, these being:

1. The provision of clear separation of buildings and bush fire hazards, in the form of fuel reduced APZ (and their subsets, inner and outer protection and defendable spaces);
2. Construction Standards and Design;
3. Appropriate Access standards for residents, fire fighters, emergency service workers and those involved in evacuation;
4. Adequate water supply and pressures;
5. Emergency management arrangements for fire protection and / or evacuation; and
6. Suitable landscaping, to limit fire spreading to a building

Site Assessment

The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2006).

Vegetation and Slope Assessment

In accordance with PBP (RFS, 2006), an assessment of the vegetation that may be considered a bushfire hazard over a distance of 140m in all directions from the proposed buildings was undertaken. This assessment is depicted in Table 1-1 for Proposed Building 1 and Table 1-2 for Proposed Building 2.

In accordance with PBP (RFS, 2006), an assessment of the slope affecting the bushfire behaviour was undertaken for a distance of 100m from the edge of the bushfire hazard. The slopes leading away from the buildings have been evaluated to identify both the average slope and by identifying the maximum slope present. These values help determine the level of gradient which will most significantly influence the fire behaviour of the site and the results are presented in Table 1-1 for Proposed Building 1 and Table 1-2 for Proposed Building 2. Refer to Figure 1-1 Vegetation Map showing the proposed building locations with 140m buffer around each proposed building.

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Table 1-1: Vegetation & Slope Classification for Proposed Building 1

Direction from Proposed Buildings	Vegetation Type	Slope
North	Existing development	N/A - Existing development
East	Existing development	N/A - Existing development
South	Managed vegetation associated with the Golf course, this would be managed as an APZ and subject to Fuel Management Plan.	N/A – managed land being the golf course within 140m of the proposed building
West	Existing development	N/A - Existing development

Table 1-2 Vegetation & Slope Classification for Proposed Building 2

Direction from Proposed Buildings	Vegetation Type	Slope
North	Existing development	Existing development
East	Managed vegetation associated with the Golf course, this would be managed as an APZ and subject to Fuel Management Plan within the Golf Course.	N/A – managed land being the golf course within 140m of the proposed building
South	Managed vegetation associated with the Golf course, this would be managed as an APZ and subject to Fuel Management Plan.	N/A – managed land being the golf course within 140m of the proposed building
South – west	Managed Land associated with the ovals and football club within Boomerang Park	N/A – managed land within 140m of the proposed building
West	Managed vegetation associated with the Golf course, this would be managed as an APZ and subject to Fuel Management Plan.	N/A – managed land being the golf course within 140m of the proposed building

Note:
Boundaries are not survey accurate.
Although all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

FIGURE 1-1: VEGETATION MAP

Ref No 1748

CLIENT	Client
SITE DETAILS	No.7 Walker Crescent Raymond Terrace
DATE	20 April 2016

Legend

Subject Site
140m Buffer

NORTH

0 50 100 200
SCALE 4000 @ A3

PIXELDRAFTING

Firebird ecoSultants Pty Ltd
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firebird

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1. Asset Protection Zones

The site lies within the Port Stephens Council LGA and therefore is assessed under a FDI rating of 100. In accordance with Table A2.6 within PBP 2006 the appropriate width setbacks have been calculated based on the topography and the vegetation present in and around the site. Table 2-1 details the APZs required between any demountable dwelling within the site and vegetation considered to be a bushfire hazard.

Table 2-1: Required APZ widths

Direction	Where vegetation is	Slope that will affect bushfire behaviour	Required Setback (APZ)
North	Managed Land	N/A	A setback of greater than 140m is already established by existing development
East	Managed Land being either residential development from Proposed Building 1 and the golf course from proposed building 2	N/A	A setback of greater than 140m is already established by existing development.
South	Managed Land	N/A	A setback of greater than 140m is already established and maintained either by existing development or the golf course.
West	Managed Land	N/A	A setback of greater than 140m is already established and maintained by the golf course.

The proposed concept plans allows for the required APZs in accordance with PBP. Refer to Figure 1-1 Vegetation Map and Attachment1 for proposed Concept Plan.

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2. Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. Any future construction shall comply with Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas". Assessment in accordance with Table 2.4.2 of AS3959-2009 has shown that the proposed buildings have been assessed as BAL-LOW based on the management of land within 100m of the proposed buildings.

3. Appropriate Access Standards

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. The proposed buildings have direct access to the Public Roads and direct traffic in the opposite direction to any bushfire hazards. Further detail will be provided at DA stage.

4. Adequate Water Supply and Pressure

Associated with any kind of development upon the land, it is expected that water supplies be available within the development. The proposal will comply with water supply for the site in accordance with PBP 2006.

The subject land is serviced by reticulated water and will extend into the development area. The proposed internal fire hydrant spacing, sizing and pressures are to comply with AS 2419.1-2005 Fire Hydrant Installations – System design, installation and commissioning (2005).

5. Emergency management arrangements for fire protection and / or evacuation

An Emergency Response or an Evacuation Plan will be prepared as part of the DA. These will be submitted for approval prior to the occupation of buildings and will be prepared consistent with the RFS document *A Guide to Developing a Bushfire Evacuation Plan* (2004).

6. Landscaping

Landscaping to the site would comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

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Conclusion

Assessment of the the site (attachment 1), has been undertaken in accordance with PBP 2006, this assessment has shown that the site is able to provide for the BFPMs as outlined above. Further, more detailed information will be provided to accompany any subsequent Development Application (DA) for the site.

We trust this information is sufficient for your purposes, however, if you require further details or clarification please do not hesitate to contact the writer.

Yours faithfully
Firebird ecoSultants

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APPENDIX F

AHIMS Search Results