

Mr Greg Sullivan  
Acting Director, Central Coast and Hunter Region Planning and Assessment  
Department of Planning, Industry and Environment  
PO Box 1226  
Newcastle NSW 2300

Dear Mr Sullivan,

**Re: Application for a site compatibility certificate – SCC\_2019\_PORTS\_002\_00  
at 127 High Street, Wallalong**

Reference is made to the abovementioned application for a Site Compatibility Certificate in accordance with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) and the notice received from the NSW Department of Planning, Industry and Environment (DPIE) on 2 October 2019.

Comments addressing the relevant criteria in clause 25(5)(b) of the Seniors Housing SEPP are set out below:

**(i) Natural environment and known uses in the vicinity of the proposed development**

During flood events, Wallalong can become isolated and part of the proposed development site is identified as minimal risk flood prone land and part of the flood planning area. It is noted however that this area is excluded from the proposed development footprint. Notwithstanding, as per Part B5 Flooding of the Port Stephens Development Control Plan 2014, consideration should be given to location of vulnerable development types, such as aged care facilities, including the location of critical emergency response and recovery facilities, such as evacuation centres.

**(ii) Likely future uses of the land**

The Port Stephens Planning Strategy 2011 (PSPS) identifies Wallalong as a potential Urban Release Area (URA) subject to resolution of infrastructure delivery. The PSPS notes that premature development should not occur within the potential URA. The proposed development does not provide adequate consideration of the potential URA or assessment of the potential to impede the orderly and proper future use of the land.

### **(iii) Services and infrastructure provision**

There is currently limited existing services and infrastructure, including retail, health, community and recreation facilities in Wallalong or within close proximity to the site. Future residents would likely need to access services in Raymond Terrace or Maitland (15kms) or Greenhills Shopping Centre (10km). Further, the site is not serviced by reticulated sewerage and the management of wastewater onsite should be considered and reflected in the proposal.

The coordinated planning and delivery of services and infrastructure to the area may also be considered in any planning related to the potential URA identified in the PSPS.

### **(iv) Likely impact of the proposed development on the provision of land for open space and special uses**

The proposed development site is zoned RU1 Primary Production and unlikely to impact on the provision of land for open space or special uses.

### **(v) Bulk, scale, built form and character**

Typical housing in the surrounding locality comprises single storey detached dwellings on residential land to the south and east and agricultural land to the north and west. The character of the surrounding residential land includes allotments ranging from approximately 500m<sup>2</sup> to 1,500m<sup>2</sup> with generous front setbacks resulting in a low and horizontal built form.

The proposed development incorporates single storey detached dwellings, however, the scale and density of the development, including allotment sizes of approximately 300m<sup>2</sup> for each dwelling, is not considered to conform to the established scale and character of the surrounding locality, being a village atmosphere within a rural setting.

Further consideration of appropriate dwelling densities, response to, and integration with, existing character and the location of non-residential uses, including a potential town centre, may occur should the planning for the potential URA proceed. The proposed development may pre-empt these broader considerations and has not considered any impacts on the outcomes for the URA.

### **(vi) Native vegetation**

Further assessment of the environmental significance of the land is required in order for Council to comment on the appropriateness of any potential vegetation removal.


### **(vii) Cumulative impacts**

A cumulative impact study has not been completed for the site. Council is not aware of any other developments being undertaken in the area under the Seniors Housing SEPP.

The application has not demonstrated compatibility with the existing character of Wallalong and has not assessed any impacts on the likely future use of the land in the context of the identification of the the potential URA in the PSPS 2011. The proposed development is also likely to require a greater demand for infrastructure and services that are not currently catered for within proximity to the development site.

Should you have any questions in relation to the above please contact Elsa Berger, Strategic Planner, on 4988 0544.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'W. Oxley', written in a cursive style.

William Oxley  
**Principal Strategic Planner**

25 October 2019

Telephone enquiries  
(02) 4988 0251

Please quote file no: PSC2015-01647