

Mr Dan Simpkins  
Director Central Coast and Hunter  
Department of Planning, Industry and Environment  
PO Box 1226  
Newcastle NSW 2300

[hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au)

Dear Dan

**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 14 September 2020.

The following comments are provided for consideration. These comments have been prepared with regard for the criteria for seniors housing outlined in clause 25(5) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

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

The report acknowledges Wallalong can become isolated during major flood events, and consideration should be given to the location and type of development proposed in relation to potential isolation, including the location of critical emergency response and recovery facilities. To respond to this issue, the recommendation in the report to prepare a Flood Free Access Report and Flood Emergency Management Plan to assist in assessing the compatibility of the site and the proposed development against flood risk is supported.

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

The report includes a review against the provisions of the Port Stephens Local Housing Strategy (Live Port Stephens) including the Greenfield Housing Criteria and locational criteria for proposed lifestyle villages and communities with shared facilities under Priority 3.3 Enable better planning for diverse lifestyles.

The report relies on proximity to a future Wallalong local centre identified in a previous planning proposal. It is noted that the planning proposal was refused by the Department of Planning on 11 June 2014. Council has not received any subsequent request to amend the Port Stephens Local Environmental Plan 2013 for land at Wallalong since 2014.

**(iii) Services and infrastructure provision**

There is currently limited existing services and infrastructure, including retail, health and community facilities within Wallalong. The report does, however, describe that other larger centres with a range of services are within reasonable driving distance of the site, including Maitland, Raymond Terrace, and the proposed new Maitland Hospital, and that a private bus service will be provided. The report describes Wallalong as having access to water and power services. It also acknowledges that reticulated sewer services are not available to new development. The ability to adequately provide these services needs to be carefully considered with any future potential development.

**(iv) Likely impact of the proposed development on the provision of land for open space and special uses, if the application relates to land that is zoned for open space or special uses**

The proposed development of the site is unlikely to impact on the provision of land for open space or special uses in the area.

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

Most housing in the surrounding locality comprises single dwellings on large lots, including on land to the south and east of the site. Agricultural land lies to the north and west. Residential dwellings on allotments ranging from approximately 500m<sup>2</sup> to 1500m<sup>2</sup> are located in the nearby High Street area.

The proposed development for 180 self-contained dwellings on the site is substantial in scale in comparison to nearby land uses, and at a higher density compared to existing development at Wallalong. A future development proposal should give careful consideration to site planning, design and landscaping measures to manage any potential impacts in the locality and to ensure compatibility with the existing surrounding uses, noting the proposed measures outlined in the report.

**(vi) Native vegetation**

The report adequately addresses the previous advice in relation to the provision of information for further assessment 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.

Should you have any questions in relation to the above, I can be contacted on 4988 0282.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Borsato', with a stylized flourish at the end.

**Matthew Borsato**  
**Senior Strategic Planner**

28 September 2020

Telephone enquiries

(02) 4988 0282

Please quote file no: PSC2015-01647