



## Planning

### SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

Date received: 10 / 12 / 14

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

#### LODGEMENT

##### Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

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

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

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

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

#### PART A — APPLICANT AND SITE DETAILS

##### A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

HR and BC Grogan

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Postal address  
(or mark 'as above')

PO Box or Bag

Suburb or town

3042

THORNTON

State

Postcode

Daytime telephone

Fax

NSW

2322

49664966

Email

Mobile

tanya@hunterland.com.au

##### A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

STREET ADDRESS

Unit/street no.

Street or property name

216

Duckenfield Road

Suburb, town or locality

Postcode

Local government area

Berry Park

2321

Maitland

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

Lot 10 DP 1155452

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

176 Serviced Self-Care Dwellings and a Residential Care Facility

**Attach**—copy of proposed site layout.**PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP****B1 THE PROPOSED SITE**

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes?

☐ Yes ☒ No**OR**

1.2. Is the subject site land adjoining land zoned primarily for urban purposes?

☒ Yes ☐ No**Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site?

☒ Yes ☐ No**Attach**—copy of development control table.**OR**

1.4. Is the land being used for the purposes of an existing registered club?

☐ Yes ☒ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

- Environmentally sensitive land (Schedule 1).

☐ Yes ☒ No

- Land that is zoned for industrial purposes (except Warringah LGA).

☐ Yes ☒ No

- Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP.

☐ Yes ☒ No

- Land to which Sydney Regional Environmental Plan No. 17—Kurnell Peninsula (1989) applies.

☐ Yes ☒ No

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

**SECTION B1 — SUMMARY CHECK**

Continue to fill out this application form **only** if you have answered:

☒ Yes to questions 1.1 and 1.2, **and**☒ Yes to questions 1.3 and 1.4, **and**☒ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

**B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS**

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

- 2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No
- 2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to either question 2.1 or question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- ☒ the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- ☐ the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- ☐ the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- ☐ the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to all subsections in question 2.3, your proposal does not require a site compatibility certificate.

**SECTION B2 — SUMMARY CHECK**

Continue to fill out the application form **only** if you have answered:

- ☒ No to both question 2.1 and question 2.2, and  
☒ Yes to any subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

**B3 TYPES OF SENIORS HOUSING**

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- ☒ A residential care facility ☒ Yes ☐ No  Beds
- ☐ A hostel ☐ Yes ☐ No  Dwellings
- ☐ Infill self-care housing (urban only and not dual occupancy) ☐ Yes ☐ No  Dwellings
- ☒ Serviced self-care housing ☒ Yes ☐ No  Dwellings
- ☒ A combination of these ☒ Yes ☐ No  Beds  Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

**B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND**

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- ☒ for people with a disability? ☒ Yes ☐ No
- ☒ in combination with a residential care facility? ☒ Yes ☐ No
- ☒ as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☒ Yes ☐ No

If you answered **no** to all questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

**PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT**

In this Part, please **attach** documentation to describe the development proposal, its context and strategic justification.

**C1 DEVELOPMENT PROPOSAL INFORMATION****1. CONTEXT**

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses
- Description of surrounding environment:
  - built form
  - potential land use conflicts
  - natural environment (including known significant environmental values and resources or hazards)
- Access to services and facilities and access (clause 26):
  - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
  - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities
- Open space and special use provisions (if relevant)
- Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes
- Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003. (nb: separate Guideline available for further information)

**2. PROPOSAL**

The proposal can be presented through photos, maps and written evidence

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses
- proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003

**3. STRATEGIC JUSTIFICATION**

Brief description of the proposed development—10 pages limit

- Relationship with regional and local strategies
- Public interest reasons for applying for seniors housing in this locality
- Adequacy of services and infrastructure to meet demand

**4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS**

Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

**C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA**

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following matters for consideration outlined under clause 25(5)(b) of the SEPP:

1. THE NATURAL ENVIRONMENT (INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES, OR HAZARDS), AND THE EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT.

*Refer to supporting documentation*

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

*Refer to supporting documentation.*

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

*Refer to supporting documentation*

4. IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

*Refer to supporting information.*

5. WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

*Refer to supporting information.*

6. IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003).

*No clearing of native vegetation is required to be undertaken.*

### C3 ADDITIONAL COMMENTS



**PART D — CHECKLIST, PAYMENT AND SIGNATURES****D1 APPLICATION CHECKLIST**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

Map and detailed description of land

☒

A copy of proposed site layout

☒

A copy of zoning extract or other evidence

☒

A copy of development control table

☒

Proposal information—context, proposal and strategic justification

☒

Additional information for statements against site compatibility criteria (optional)

☒I have addressed the following SEPP site compatibility matters in **section C2** of the form.☒ Yes ☐ No

1. Existing environment and approved uses

☒

2. Impact on future uses

☒

3. Availability of services and infrastructure

☒

4. Impact on open space and special uses provision

☒

5. Impact of the bulk and scale of the proposal

☒

6. Impact on conservation and management of native vegetation

☒I have provided **three** hard copies of this form and all relevant supporting information☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No**D2 APPLICATION FEE**

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5000.

Number of beds or dwellings

Estimated project cost

**D3 CERTIFICATE APPLICANT'S AUTHORISATION**

By signing below, I/we hereby:

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

Signature(s)

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

Name(s)

Hilton Grugeon

Date

9.12.14

**D4 LAND OWNER'S CONSENT**

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

Signature

Name

Hilton Grugeon

Date

9.12.14

Signature

Name

Bev Grugeon

## Berry Park Retirement Village

PO Box 3042  
THORNTON NSW 2322  
P: 02 4966 4966  
F: 02 4966 3644

9<sup>th</sup> December 2014

David Rowland  
General Manager  
Department of Planning and Environment  
Hunter & Central Coast Region  
PO BOX 1226  
NEWCASTLE NSW 2300

Dear Sir,

**Re: Site Compatibility Certificate – Lot 10 DP 1155452, 216 Duckenfield Road Berry Park – State  
Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to my discussion with Ben Holmes from your office on Monday 8<sup>th</sup> December 2014 regarding the site compatibility certificate for Lot 10 DP 1155452, 216 Duckenfield Road Berry Park – SEPP (Housing for Seniors or People with a Disability) 2004.

The Department of Planning and Infrastructure determined an application for a site compatibility certificate for the subject site under clause 25(4)(a) of the SEPP (Seniors Housing) on 26<sup>th</sup> February 2013. The certificate states that the site is suitable for more intensive development and the development is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b). This certificate is valid until 26<sup>th</sup> February 2015. A copy of the certificate is attached for your information.

A development application for Seniors Living under SEPP (Housing for Seniors or People with a Disability) 2004 comprising 176 single storey dwellings (166 villas and 10 attached dual occupancy) has been lodged with Maitland City Council and is currently under their consideration (DA 14-2646).

Maitland City Council has requested that a new site compatibility certificate be obtained from the Department and submitted to Council prior to expiry of the current certificate (26<sup>th</sup> February 2015).

Please find attached a site compatibility certificate application for the site. The proposed development is unchanged apart from a change in layout to the middle section of the development as a result of the gradient of the site. Both the site and project description as listed in Schedule 1 of the Site Compatibility Certificate remains unchanged.

The original application and documentation that was part of the initial application that was submitted to the Department is attached. A copy of the revised site plan is also attached.

A cheque for \$280 is enclosed for the fee for this application as advised by Ben Holmes on 8<sup>th</sup> December 2014.

Should you require any further information, please do not hesitate to contact me.

Regards,



Tanya Gurieff  
Executive Town Planner

**ADW JOHNSON PTY LIMITED**

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central coast  
po box 3717  
tuggerah nsw 2259  
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coast@adwjohnson.com.au

**site compatibility certificate**

**SEPP (Housing for Seniors or People with a Disability)  
2004**

**Property:**

Lot 10 DP 1155452  
216 Duckenfield Road, Berry Park

**Applicant:**

HR and BC Grugeon

**Date:**

June 2012



## document control

Issue No.	Amendment	Date	Prepared By	Reviewed By
A	Submission to DoPI	June 2012	SVD/TS	TS

### Report Prepared By:

Name: Stephanie Van Dissel

Qualifications: Bachelor of Urban and Regional Planning (Honours)

Address: ADW Johnson, 2 Bounty Close, TUGGERAH 2259

In respect of: Site Compatibility Certificate Application for SEPP (Housing for Seniors or People with a Disability) 2004 at Lot 10 DP 1155452 216 Duckenfield Road, BERRY PARK

### Report Reviewed By:

Name: Tim Shelley

Qualification: Bachelor of Urban and Regional Planning (UNE)

### Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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## APPENDICES

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## introduction

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The following report is to be read in conjunction with the site Compatibility Certificate application (SCC) for a proposed seniors living development permissible under SEPP (Housing for Seniors or People with a Disability) 2004 at Lot 10 DP 1155452 No. 216 Duckenfield Road, Berry Park in the Maitland LGA. The report will provide an explanation as to how the future proposed development would be compatible with surrounding land uses and will also address the criteria and provide the relevant information as identified under the SCC application form.

## **part a – applicant and site details**

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### **A.1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE**

ADW Johnson has been engaged by HR and BC Grugeon to prepare and lodge the subject SCC. Further details are provided on the application form.

### **A.2 SITE AND PROPOSED DEVELOPMENT DETAILS**

#### **Name of Proposal**

At this preliminary stage, the future development proposal is known as the Berry Park Retirement Village.

#### **Street Address**

The street address of the subject site is no. 216 Duckenfield Road, Berry Park. However, access to the proposed development would be via McFarlanes Road.

The subject site is located within the Maitland City Local Government Area.

#### **Name of Property**

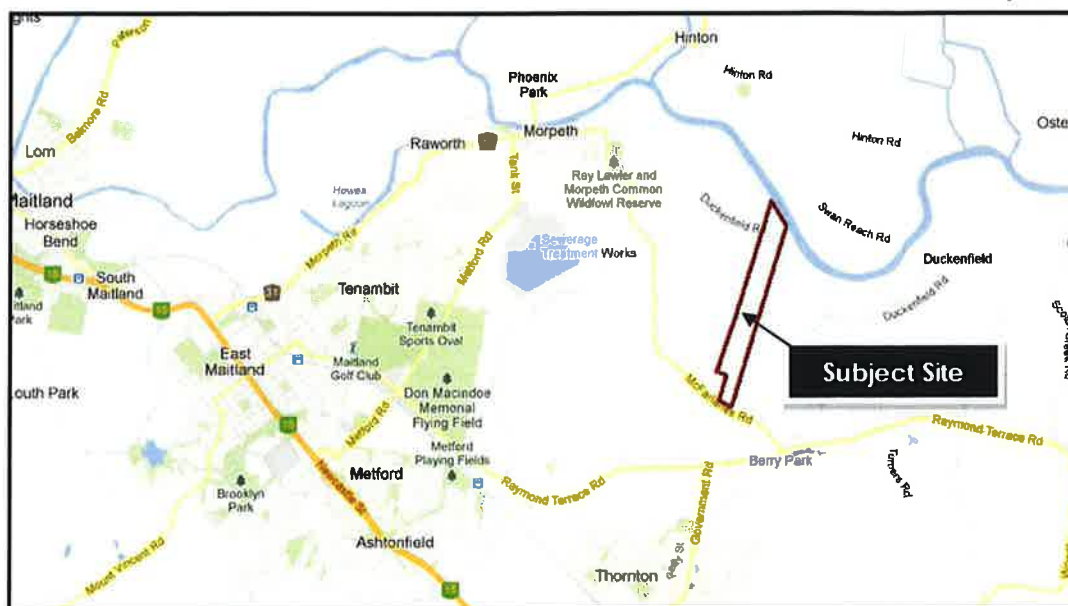
N/A.

#### **Real Property Description**

The subject site is identified as Lot 10 in Deposited Plan 1155452 Duckenfield Road at Berry Park. A copy of the deposited plan is provided as **Appendix 1**.

As confirmed on the Certificate of Title in **Appendix 2**, Lot 10 DP 1155452 is owned by Hilton Ross Grugeon and Beverley Clare Grugeon. The consent of Hilton Ross Grugeon and Beverley Clare Grugeon to the lodgement of the SCC is provided on the application form.

The subject site comprises an elongated, roughly rectangular parcel running between McFarlanes Road in the south and the Hunter River in the north. The site is bisected by Duckenfield Road at its northern end, with a vinculum joining the southern and northern portions of the property either side of this road. The site is located approximately five kilometres to the east of East Maitland and approximately two kilometres to the south-east of the village of Morpeth (see Figure 1 on following page).



**Figure 1: Locality Map**

### **Description of Proposed Development**

The proposed Berry Park Retirement Village is anticipated to comprise the following components:

- 176 serviced self-care dwellings;
- residential care facility;
- community centre;
- community bus services; and
- associated infrastructure.

A draft concept plan for the proposed development is provided in **Appendix 3**



## part b – proposal's consistency with the SEPP

### B.1 THE PROPOSED SITE

#### 1.2 Is the subject site land adjoining land zoned primarily for urban purposes?

Yes – The subject is located within the RU1 Primary Production Zone adjacent to R1 General Residential zoned land on the opposite side of McFarlanes Road to the south (see Figure 2 below).

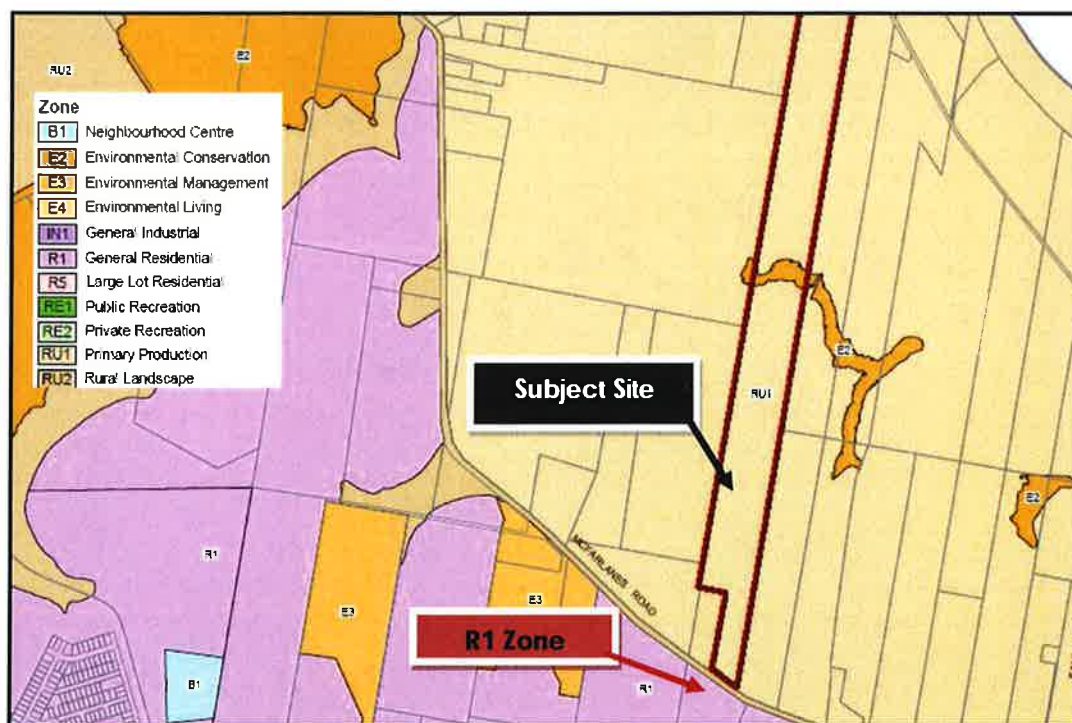


Figure 2 – Zoning Plan (Extract from Maitland LEP 2011)

#### 1.3 Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site?

Yes – Dwelling houses are permitted with consent on the subject site (see Figure 3 on the following page).

## Maitland Local Environmental Plan 2011

Current version for 16 December 2011 to date (accessed 4 June 2012 at 09:14)

[Land Use Table](#) > Zone RU1

<< page >>

### Zone RU1 Primary Production

#### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

#### 2 Permitted without consent

Extensive agriculture; Home-based child care; Home occupations; Intensive plant agriculture

#### 3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Cellar door premises; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home businesses; Home industries; Intensive livestock agriculture; Jetties; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Water supply systems

#### 4 Prohibited

Any other development not specified in item 2 or 3

Figure 3 – Extract from Maitland LEP 2011 Land Use Table for RU1 Zone

### 1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

#### Environmentally Sensitive Land (Schedule 1).

Schedule 1 of the SEPP provides the following:

*Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:*

- (a) coastal protection,
- (b) conservation (but not land identified as a heritage conservation area in another environmental planning instrument),
- (c) critical habitat,
- (d) environment protection,
- (e) open space,
- (f) escarpment,
- (g) floodway,
- (h) high flooding hazard,

- (i) natural hazard,
- (j) (Repealed)
- (k) scenic (but not land that is so identified if:
  - i. the land is within a residential zone in which development of two storeys or more in height is permitted, or
  - ii. an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),
- (l) water catchment,
- (m) natural wetland.

*Land shown cross-hatched on the bush fire evacuation risk map.*

No – the land on which the proposed development will be located is not described as any of the expressions listed within Schedule 1 within any Environmental Planning Instrument. It is noted that a portion of the overall allotment is affected by flooding however the proposed development will not be located within this area. Similarly, a portion of the allotment is zoned E2 Environmental Conservation and this will also remain unaffected by the proposed development.

- **Land that is zoned for industrial purposes (except Waringah LGA).**

No.

- **Land in Waringah LGA located in localities identified in clause 4(6)(c) of the SEPP.**

No.

- **Land to which Sydney Regional Environmental Plan No. 17—Kumell Peninsula (1989) applies.**

No.

## **B.2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS**

**2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].)**

No – Seniors housing is not permissible with consent within land zoned RU1 Primary Production under the MLEP.

**2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.)**

No.

**2.3. A site compatibility certificate is required because: (see clause 24[1])**

The land adjoins land zoned primarily for urban purposes.

### **B.3 TYPES OF SENIORS HOUSING**

The proposed development will comprise the following:

- A residential care facility; and
- 176 Serviced self-care housing –dwellings.

### **B.4 "GATEWAY" FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND**

The proposed development will include serviced self-care housing on land adjoining land zoned primarily for urban purposes and will be provided as a retirement village within the meaning of the *Retirement Villages Act 1999* in combination with a residential care facility.

## part c – site compatibility of the proposed development

---

### C.1 DEVELOPMENT PROPOSAL INFORMATION

#### 1. CONTEXT

*The context for development can be presented through photos, maps at an appropriate scale and written evidence.*

#### **Location, Zoning of the Site and Representation of Surrounding Uses**

##### Location

The subject site is located on land on the north-eastern side of McFarlanes Road, and extends all the way to the Hunter River in the north, with which it shares a boundary. The property is bisected by Duckenfield Road within the northern quarter (see Figure 1 earlier in the report).

As demonstrated by the aerial photograph and site photographs on the following pages (see Figure 4 and Photographs 1 and 2), the site is predominantly cleared of any significant vegetation and contains a large shed and two small dams within the southern quarter. The site falls from 38.0m AHD along the southern boundary at McFarlanes Road down towards the Hunter River, with the northern two thirds of the property being below the 1 in 100 year flood level as shown on Council's constraints maps (see Figure 6 later in this report).

As demonstrated on the aerial photograph, the site presents as an elongated parcel, stretching approximately 2.85 kilometres from McFarlanes Road in the south to Hunter River in the north. A significant proportion of the site is subject to flooding (predominantly the northern end), resulting in the proposed development needing to be located generally within the southern third of the property.

##### Zoning

As indicated on Figure 2 earlier in the report, the subject site is located predominantly within the RU1 Primary Production Zone under Maitland LEP 2011, with a small portion also zoned E2 Environmental Conservation Zone. The future proposed development would be located within the southern portion of the site which is wholly zoned RU1 and therefore not affected by the E2 zone.

Land immediately adjacent the subject site to the south has recently been zoned R1 Residential under Maitland LEP 2011 and represents a new urban release area for Maitland City Council.





*Figure 4 - Aerial Photograph (Source: Land and Property Information)*



*Photograph 1 – Subject Site from southern boundary on McFarlanes Road looking north towards Duckenfield Road and the Hunter River*



*Photograph 2 – subject site from Duckenfield Road looking south (McFarlanes Road is on the ridge at the rear)*



## Description of Surrounding Environment

### Built form

The site is generally located within a semi-rural setting where remaining agricultural pursuits are slowly being replaced by rural living type development. A significant portion of the surrounding area is affected by flooding and this has limited the development potential of the land.

As mentioned above, land to the south of the site has recently been rezoned for residential purposes. Whilst development of this land has yet to occur, the area will eventually be subdivided to emulate areas such as Thornton. A poultry farm is also located approximately 500 metres to the south-east, with this presumably to be demolished in the future for residential development.

Located immediately south and west of the site is rural residential development and to the east and north, agricultural land (see Photos 4 - 7).

Finally, the township of Morpeth is located approximately 2.5 kilometres to the north-west of the access point along McFarlanes Road (noting that access via Duckenfield Road is unachievable due to the flood prone nature of the northern portion of land). Morpeth, whilst not being a regional centre, provides services such as a general practice surgery, church, bowling club, shops, cafes and similar local retail services.



*Photograph 3 – Rezoned land directly opposite the subject site on the southern side of McFarlanes Road. The Thornton North Release area is visible in the background.*



*Photograph 4 – Dwelling located on opposite side of McFarlanes Road from subject site*



*Photograph 5 – Dwelling located immediately west of the site*





*Photograph 6 – Property to east*



*Photograph 7 – northern portion of property on southern side of Duckenfield Road*



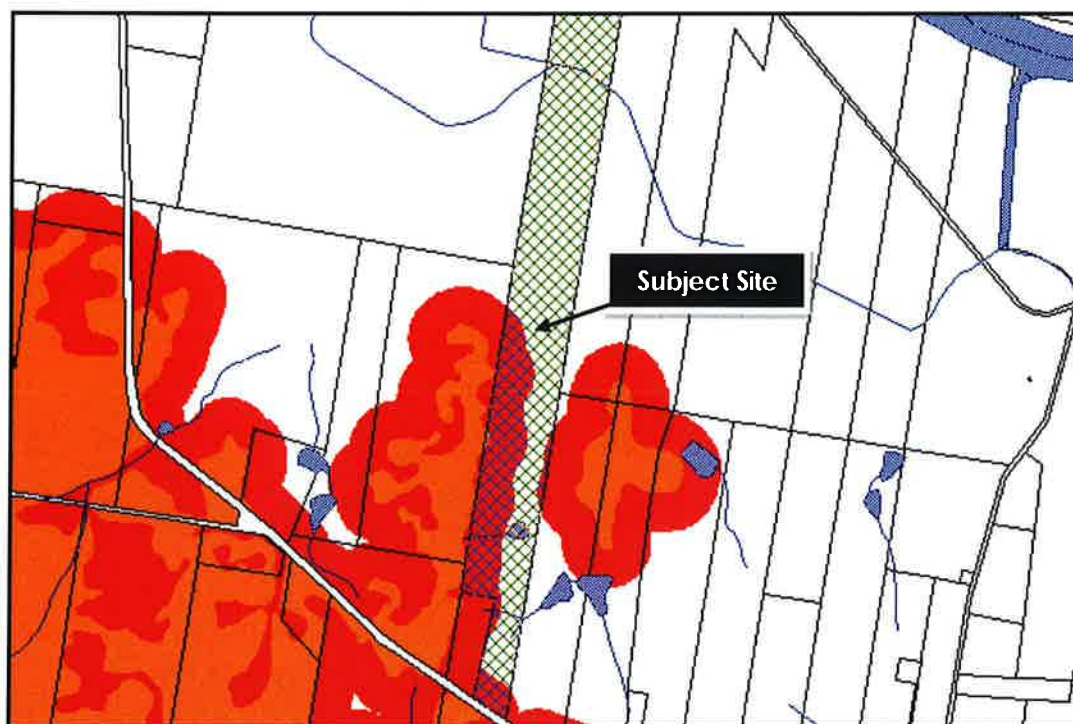
### Potential Land Use Conflicts

As mentioned above, the area is undergoing a transition with land uses changing from predominantly agricultural uses to more residential development. At this stage whilst the area is still dominated by agriculture – including cattle, pasture and poultry amongst other things – land immediately to the south has been rezoned to residential. Despite this, in the future should the remaining surrounding land continue to operate agriculturally, land use conflicts are unlikely given that future residents will chose the area with surrounding farming uses in mind. To the contrary, it could be argued that these uses and the rural and agricultural character of the surrounding may in fact attract residents to the area.

Natural Environment (including known significant environmental values and resources or hazards)

#### *Bushfire*

As indicated by the preceding photographs, the subject site is predominantly cleared. However, there are isolated stands of vegetation on adjacent sites to the south and west which resulted in the site being identified as partially affected by bushfire prone on Council's Bushfire Prone Land maps (see Figure 5 below).



*Figure 5 – Bushfire Prone Map (Source: Maitland City Council)*

## Flooding

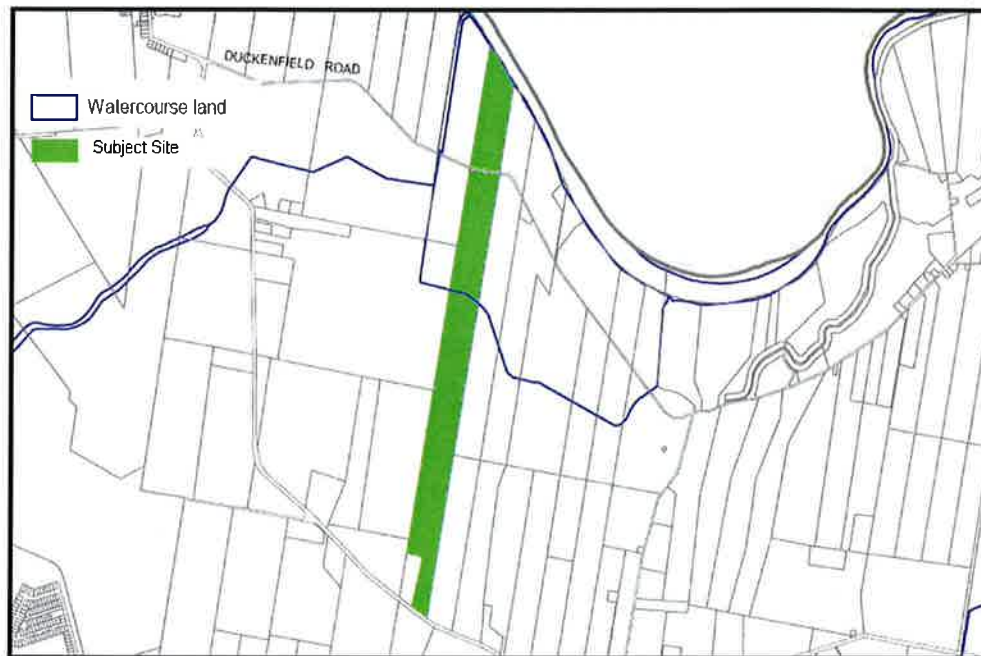
As mentioned previously, a significant proportion of the subject site is affected by flooding. This is identified in blue shading on Figure 6 below. However, the area proposed for development is to be located within the unaffected southern portion of the property. A draft concept layout plan with an overlay showing the extent of flooding is provided within **Appendix 3**.



*Figure 6 – Flood Planning Map (Source Maitland LEP 2011)*

## Watercourses

The property is bordered by the Hunter River to the north. However, given this portion of the property and an extensive area to the south is flood prone, any future development would be undertaken a substantial distance away from this watercourse. Likewise, whilst a smaller tributary also traverses the site south of Duckenfield Road, this is still a significant distance from the area of the site proposed to be developed. As such, the proposed development is not located within Watercourse Land as noted on Council's planning maps and hence would be unaffected by any restrictions or provisions in relation to same under the Water Management Act 2000. Both of the abovementioned watercourses are identified on Figure 7 on the following page.



*Figure 7 – Watercourse Map (source: Maitland LEP 2011)*

### **Access to Services and Facilities and Access (Clause 26)**

#### Accessibility and interrelationships with the surrounding area – transport infrastructure and services, accessible pedestrian routes

As demonstrated in the Context Plan provided in **Appendix 5**, the subject site is located within 3.5 kilometres of the town of Morpeth and 8 kilometres from the East Maitland Train Station. With this in mind and in accordance with Clause 26(2)(c), any future development on the site would provide a regular private bus service for residents into both towns. Pickup and delivery would be available from residents' homes to the door of (or in close proximity to) the required services in either town.

Residents also have the option of using the train station services within East Maitland, which run generally every half an hour to Newcastle, or the East Maitland Taxi Service, which can provide transport on demand should residents require services outside of the private bus times.

Given the location of the subject site and the fact that residential development has yet to occur in the opposite urban release area, there are no pedestrian footpaths linking it to either Morpeth or Maitland at this time. However, as mentioned above, residents would have access to a regular community bus service which would provide them a far safer transport system to Morpeth and East Maitland. The provision of this door to door service negates the need to address the gradient requirements under Subclause 3 of Clause 26.

Location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities

As mentioned above, the closest commercial centres to the site are Morpeth and East Maitland. Morpeth contains numerous smaller services which would cater for the day-to-day needs of residents, whilst East Maitland (together with Maitland) would serve as the larger centre catering for a much higher order of goods and services.

Within the town centre of Morpeth, a range of retail outlets and services exist including:

- Morpeth Family Medical Practice, Close Street Surgery, Massage Therapist and Hair Salon;
- Numerous take away shops, cafés and bakeries plus a hotel and taverns;
- Newsagency, general store and women's clothing shop;
- Morpeth Bowling and Recreational Club; and
- Uniting Church, St James Anglican Church and related community facilities.

East Maitland and Maitland, being much larger commercial centres, provide the following higher order range of facilities and services:

- Maitland Hospital;
- Maitland Community Care Service - providing specialised support for elderly and disabled people;
- East Maitland Community Health Centre;
- Thornton, East Maitland, Metford and Maitland Railway stations;
- Maitland Senior Citizens and Pensions Association
- Numerous pharmacies, optometrists, dental surgeries and medical imaging facilities;
- Numerous legal services;
- Regional shopping centres, such as Green Hills;
- East Maitland and Maitland Aquatic Centre; and
- Numerous banks (The Mutual, ANZ, St George, Commonwealth etc).

These services, in addition to others, are all located with the Maitland and East Maitland centres. Given the provision of a private bus service, the drop off locations of residents can be adjusted to suit the demand of the day.

**Open space and special use provisions (if relevant)**

There are no open space or special use provisions relevant to the subject site.

**Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes**

The subject site and surrounding lands are not identified as regionally significant agricultural lands under the Lower Hunter Regional Strategy.

**Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003.**

The area proposed for development is completely void of vegetation.

**2. PROPOSAL****Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development**

The proposal includes:

- the erection of 176 serviced self-care dwellings,
- a residential care facility; and
- community facilities.

Encompassed within this development will be all internal roads and services, a communal facility for the use of the residents, and extensive landscaping.

The dwellings are to comprise a range of one, two, and three bedroom units. At this stage, these are anticipated to be single storey in nature, although there is scope within the site for some "under and over" units, with a single dwelling on the lower level, and another single dwelling on the first floor. These units would be designed and placed within the site so as to ensure minimal impacts associated with bulk and scale when observed from within and from the outside of the site.

All dwellings are to be sited clear of the floodplain to the north of the site.

The residential aged care facility is proposed to be located toward the southern end of the site, and will utilise the slope of the site in this area to minimise the overall height, as well as bulk and scale.



## **Site Description – Natural Elements of the Site (including known hazards and constraints)**

### Flooding

As detailed above, a significant proportion of the site is subject to flooding. However, the entire development, including access, would be above the flood planning line as depicted on Maitland City Council's LEP planning maps.

### Slope

The northern portion of the site is generally level and falls very gently towards the Hunter River. Conversely, the southern portion of the site is steeper and initially drops away from McFarlanes Road before levelling somewhat further to the south. The future residential care facility would be located within this southern area of the site with the slope able to be used to aid in the design of the building to reduce its bulk and scale when viewed from McFarlanes Road. An appropriately engineered solution will be adopted to ensure suitable access arrangements for both pedestrian and vehicle movements.

A slope analysis of the development site has been undertaken which highlights approximately 65% of the site as having a slope of less than 10%. Slope analysis plans are provided within **Appendix 4**.

### Bushfire

As previously mentioned, the site is generally cleared, with the only bushfire threat generated by isolated stands of vegetation on adjoining parcels. As such, the overall bushfire threat posed to the site and the proposed development is likely to be low and therefore considered to be only a minor constraint and one which can be designed around. A bushfire assessment identifying the threat posed and the necessary mitigation measures to be implemented would be provided with any future development application for the project and subsequently referred to the Rural Fire Service for approval.

### Services

An overhead power line and underground Telstra line traverse the site within the southern portion. The proposed residential care facility would be located between these items. Further detail is provided within the Slope Analysis Plan within Attachment 4.

### **Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses**

The nature and size of the site is such that development of the height proposed is unlikely to impact in any way on adjoining sites. There would be no overshadowing of adjoining properties and negligible (if any) overlooking impacts due to the location of the proposed development in the middle of the site and given adjoining parcels consist generally of vacant pastures.

The site falls away by approximately eight metres from the McFarlanes Road frontage to the location of the residential care facility, thereby substantially lessening the visual presence of the building from the public domain.

A detailed Visual Impact Analysis prepared by Moir Landscape Architecture demonstrating the negligible potential visual impact of the facility is provided in **Appendix 6**.

**Proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003.**

As mentioned above and as demonstrated on the various photographs of the site (including the aerial photograph), the site of the proposed development and all associated works is clear of vegetation.

### **3. STRATEGIC JUSTIFICATION**

#### **Relationship with Regional and Local Strategies**

##### Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy (LHRS) provides the broad planning framework, designed to inform and guide strategic planning decisions within the five Local Government Areas comprising the Lower Hunter, including Maitland City Council.

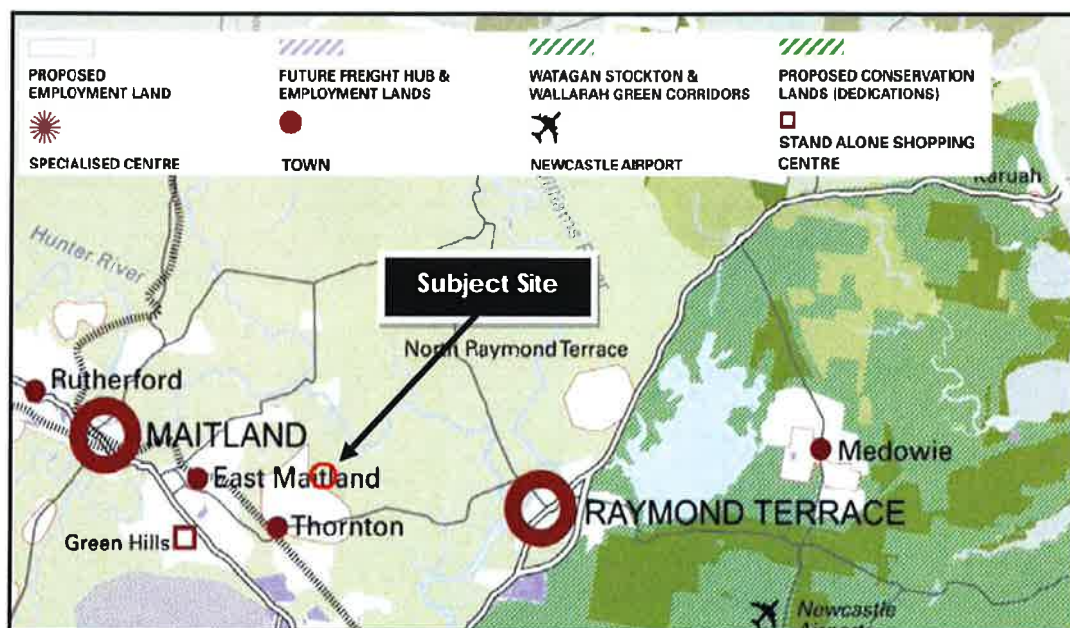
The LHRS strives to achieve the following:

- Provide for 115,000 new homes to cater for a projected population growth of 160,000 people;
- Provide for up to 66,000 new jobs and ensure an adequate supply of employment land;
- Create important green corridors of land with high environmental value, which will be managed for conservation purposes. These corridors align with existing public reserves, some of which will be expanded; and
- Reinforce the role of the Newcastle City Centre as the Regional City.

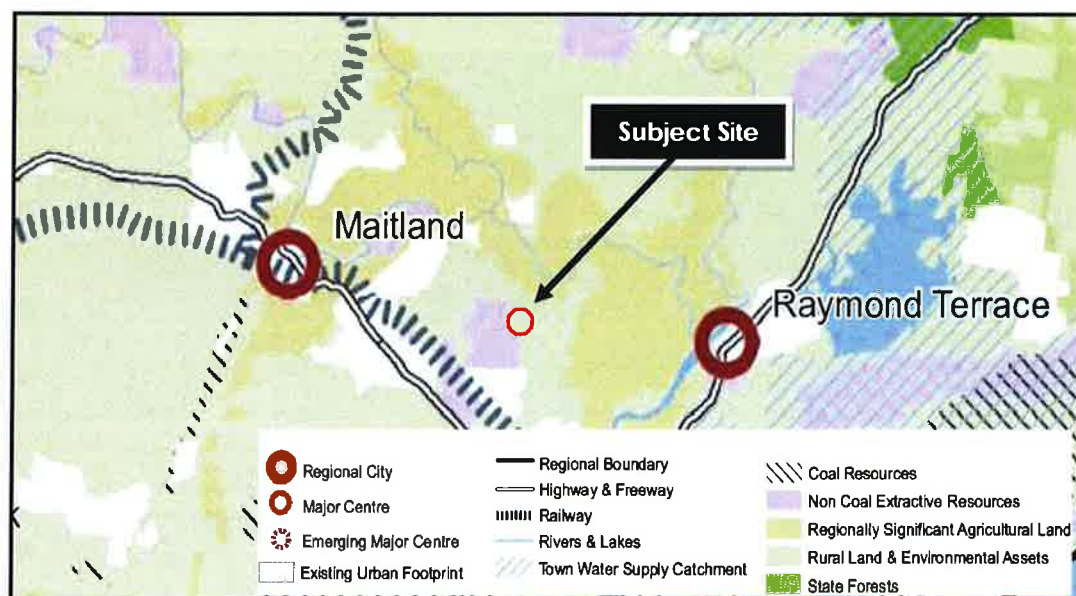
It is up to each individual Council to assess whether strategic proposals will assist in obtaining the above goals through ecologically sustainable development. To achieve the above housing target, Maitland City Council is required to accommodate 26,500 new dwellings through a mix of in-fill development (5,000) and new release areas (21,500).

The proposed development would accommodate the development of approximately 176 new dwellings, immediately opposite a newly rezoned urban release area.

Figure 8 below shows the location of the subject site in relation to other centres identified as significant under the LHRs framework. This plan also indicates that the site is not located within any environmentally sensitive environmental corridors. In addition, Figure 9 identifies that the subject site is not mapped as providing regionally significant agricultural lands; is not within the town water supply catchment; nor contains any coal or other type of significant resource.



*Figure 8 – LHRs Map showing Strategic Location of Subject Site*



*Figure 9 – LHRs Natural Resource Map*



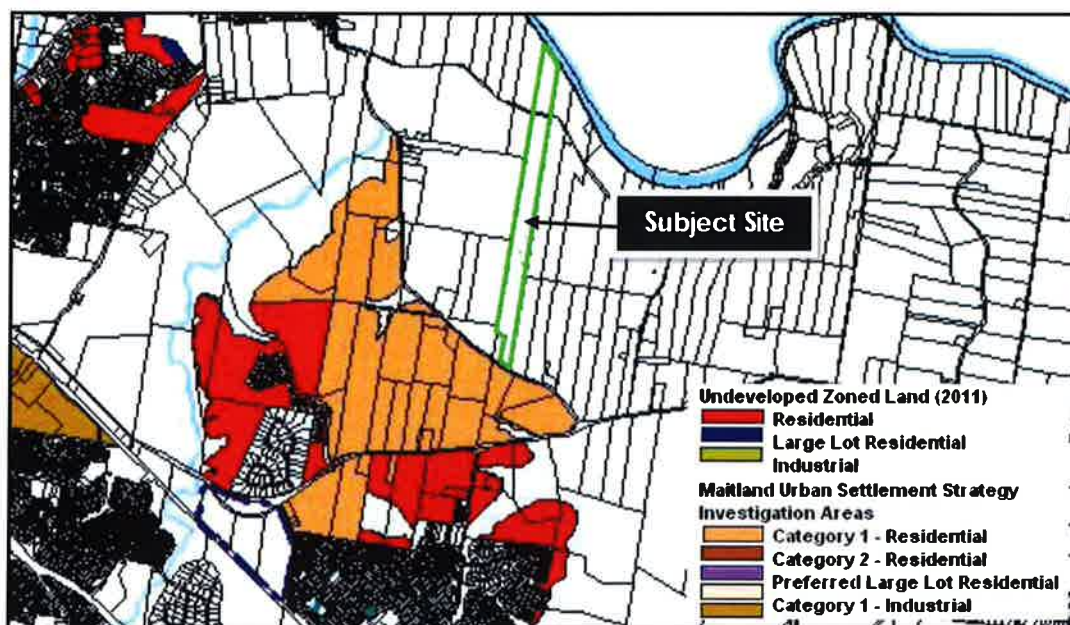
The draft strategy makes a number of observations in relation to the expected population increases within the area; the ageing of the existing population; the expected ages of the anticipated newcomers; and the resultant demand on a different range of dwelling types. In addition, the document also makes several observations regarding the type of new residential development to occur in the area, in terms of green field versus in-fill.

At present, over three quarters of the housing stock within the region is detached houses. It is anticipated that over the next 25 years, there will be an increase in demand for smaller, easier to manage dwellings, including town houses, villas, and apartments. This will be driven by the changing demographics of the population as households become smaller due to the ageing of the population, as well as other lifestyle factors (ABS Statistics 2001 and 2006).

Accordingly, the development being proposed is considered to be consistent with the aims and objectives of the Lower Hunter Regional Strategy and the population and housing projections espoused therein.

#### Maitland Urban Settlement Strategy

The Maitland Urban Settlement Strategy (MUSS) recognises the Maitland Local Government Area as a key urban growth corridor in the Lower Hunter with its proximity to transport corridors, commercial and industrial lands, and potential greenfield development sites. The MUSS identifies suitable land for a variety of growth types, with the subject site being located adjacent to an identified major residential growth corridor (refer Figure 10).



*Figure 10 – MUSS Urban Settlement Plan*

A major aim within the MUSS is to ensure that new urban development follows a logical pattern with regards to existing infrastructure and responsible environmental management. Detailed investigations directed at providing sustainable growth have enabled the rezoning of the Category 1 – Residential land to the south of the subject site for residential purposes. For this reason, the proposed development being opposite a major residential growth area will be able to benefit from a shared infrastructure outlay. Furthermore, the cleared nature of the site and ability to avoid floodways and watercourses enables a responsible development progression which avoids impacting upon the environmental qualities of the area.

The MUSS identifies that the Maitland LGA will experience an on-going trend towards an aging population. For this reason it is imperative that suitable sites located near residential areas, such as the one proposed, are identified early, to accommodate this trend.

### **Public Interest Reasons for Applying for Seniors Housing in this Locality**

The Local Government Area of Maitland has a growing aging population and one which needs to be adequately catered for in well planned seniors accommodation. The advantage of the proposed development is that it will provide a range of housing choices catering to those who need more intensive care to those who simply want the security and lifestyle benefits a community living situation affords.

### **Adequacy of Services and Infrastructure to Meet Demand**

In relation to infrastructure, Hunter Water has advised that that the site can be serviced by reticulated town water and sewerage, with sufficient capacity in the existing system to accommodate the proposed development. In relation to water supply, a 200mm water main services the site, whilst sewer would be directed to Berry Park 1 WWPS to the west of the site, subject to the provision of a pump station as part of the development. Figure 11 on the following page indicates the location of Berry Park 1 WWPS with respect to the subject site.

Other services, such as electricity and telecommunications, are also currently available to the site, whilst it is expected that gas and recycled water would become available to the site in conjunction with the future residential development of the adjoining R1 zoned land.

McFarlane Road is presently a two lane sealed roadway with low levels of traffic which, as a result, could accommodate the additional traffic generated by the development. As part of any future development, it is expected that works across the front of the development would be undertaken to improve access, sight distance and general traffic conditions. McFarlanes Road will also be substantially upgraded as part of the future residential development of the R1 zoned opposite (via Section 94 and Regional Infrastructure contributions), thereby further improving the condition, safety and capacity of this road. In relation to other necessary infrastructure, drainage and stormwater facilities would be provided as part of the development. Given the substantial size of the land, such facilities could be easily accommodated on the site. Details would be provided with the development application.



*Figure 11 – Sewer Servicing Plan from Hunter Water*

#### **4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS**

##### **Evidence of Consultation**

As noted above, Hunter Water was consulted with respect to the provision of water and sewer services to the subject site in October 2011, wherein Mr Craig White of GCA made an application for Preliminary Servicing Advice. In response, the details as identified above were provided by Hunter Water to demonstrate the proposed development could be serviced. A copy of the formal response from Hunter Water is provided in **Appendix 7**.

In addition, the Department of Planning and Infrastructure (DoPI) were also consulted to gain an understanding of the specific issues that they would like addressed in the SCC. In this regard, Mr White met with Ms Katrine O'Flaherty on 12<sup>th</sup> October, 2011. At that meeting, Ms O'Flaherty indicated that it needed to be demonstrated that the site would meet the criteria required to obtain an SCC under the soon-to-be-gazetted Maitland LEP 2011 and that the site was suitable for more intensive development.



In response to these issues, it has been demonstrated earlier in this report that the site now directly adjoins land zoned primarily for urban purposes as per the recently gazetted Maitland LEP 2011 and hence meets the criteria to enable a SCC to be issued. Likewise, information throughout this report has suitably demonstrated that the site is capable of accommodating more intensive development due to the lack of physical constraints and also its location with respect to the necessary infrastructure and support services. As such, it is clear that the two main questions asked by the DoPI have been satisfactorily addressed.

In addition, the DoPI also indicated that issues such as infrastructure, servicing, flooding and potential visual impact of the development needed to be addressed in the SCC application. Accordingly, information addressing each of these items is provided throughout the report and in the appendices to same.

## **C.2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA**

*Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following matters for consideration outlined under clause 25(5)(b) of the SEPP:*

### **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.**

As detailed above, the site possesses few constraints and those which are present can easily be designed around without the need for detrimental works or an adverse impact on the surrounding environment. The setting of the site, being on the cusp of residential growth but still surrounded by agricultural land uses and views across the floodplain to the Hunter River, presents a unique opportunity to provide seniors accommodation in a quiet, tranquil and rural environment whilst still being within close proximity to services and infrastructure. To this end, care will be taken with the design to ensure that the built form will be of an appropriate scale and appearance which responds to the topography of the site and blends with the character of the surroundings area.

Given that the development will be on a rural/urban interface, the site will be within close proximity to various existing agricultural processes. To this end, these processes and general land use activities will be known to future residents up front and likely appreciated by – again emphasising interest of the site.

As such, the proposed site offers the best of both living experiences, in that it will be located within and enjoy a unique rural and agricultural setting but in close proximity to be compatible with and enjoy the facilities and services that come with a residential environment.

**THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.**

Future development in the vicinity will take the form of low residential subdivisions within the recently zoned residential land adjacent to the site to the south. The proposed development will be directly related to this future residential area through upgraded infrastructure being able to benefit from a shared outlay perspective.

No industrial growth areas have been identified within close proximity to the site and existing flood restrictions and the RU1 zoning will limit residential growth to the north and allow for the continuation of agriculture and other low impact rural uses. For these reasons, the proposed development is unlikely to have a negative impact on likely future uses in the vicinity of the subject site.

**THE SERVICES AND INFRASTRUCTURE THAT ARE, OR WILL BE AVAILABLE, TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.**

Clause 26 of the SEPP provides:

**26 Location and access to facilities**

- (1) *A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to:*
  - (a) *shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
  - (b) *community services and recreation facilities, and*
  - (c) *the practice of a general medical practitioner.*
- (2) *Access complies with this clause if:*
  - (c) *in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:*
    - (i) *that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
    - (ii) *that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in sub clause (1), and*
    - (iii) *that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),*

*and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in sub clause (1)) complies with sub clause (3).*

Comment: As detailed previously, the proposed development will provide a regular bus service to both Morpeth and Maitland allowing access to a number of shops, banking facilities, restaurants, cafes and general services. Numerous bowls facilities, plus an RSL Club and other sporting and recreational clubs, exist in both towns.

In addition, a number of general practitioners are located within both Morpeth and East Maitland, whilst a large, well-equipped public hospital and other specialised health services are located within Maitland.

The proposed bus service will meet the requirements of sub-clause 2 with details to be provided through the development application process. Given that the facility will provide a specialized service for residents only, it will be able to provide a door to door service, negating the need to adhere to gradient requirements.

Clause 26 also refers to Part 5 of the SEPP which states:

***Part 5 Development on land adjoining land zoned primarily for urban purposes***

***42 Serviced self-care housing***

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:
  - (a) home delivered meals, and
  - (b) personal care and home nursing, and
  - (c) assistance with housework.
- (2) For the purposes of sub clause (1), residents of a proposed development do not have reasonable access to the services referred to in sub clause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).

Comment: The proposed development will provide all services required under Clause 42 (1). Full details will be provided with the future development application.

***43 Transport services to local centres***

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:
  - (a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:
    - (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,
    - (ii) community services and recreation facilities,
    - (iii) the practice of a general medical practitioner, and
  - (b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.
- (2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.

Comment: The proposed development will provide a bus services as required under Clause 43 (1) Full details will be provided with the future development application.

#### **44 Availability of facilities and services**

*A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.*

Comment: The proposed development will ensure that upon first occupancy all required services as listed above will be available. This would presumably be a condition on any consent issued by Council as well.

#### **IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.**

N/A

#### **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.**

As previously noted, the site of the proposed development would be downslope of McFarlanes Road, thereby limiting the potential visual impact of the development from the future residential area to the south. In addition, the low-rise scale of the development and the ability to integrate the design of the site (i.e. internal roads and earthworks) and built form of the dwellings into the topography and slope of the site will limit the potential visual of the development in terms of existing uses in the immediate vicinity and also when viewed from Duckenfield Road and further across the floodplain and Hunter River to the north.

#### **IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE *NATIVE VEGETATION ACT 2003*—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: *THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003*).**

No clearing of native vegetation is required to be undertaken.

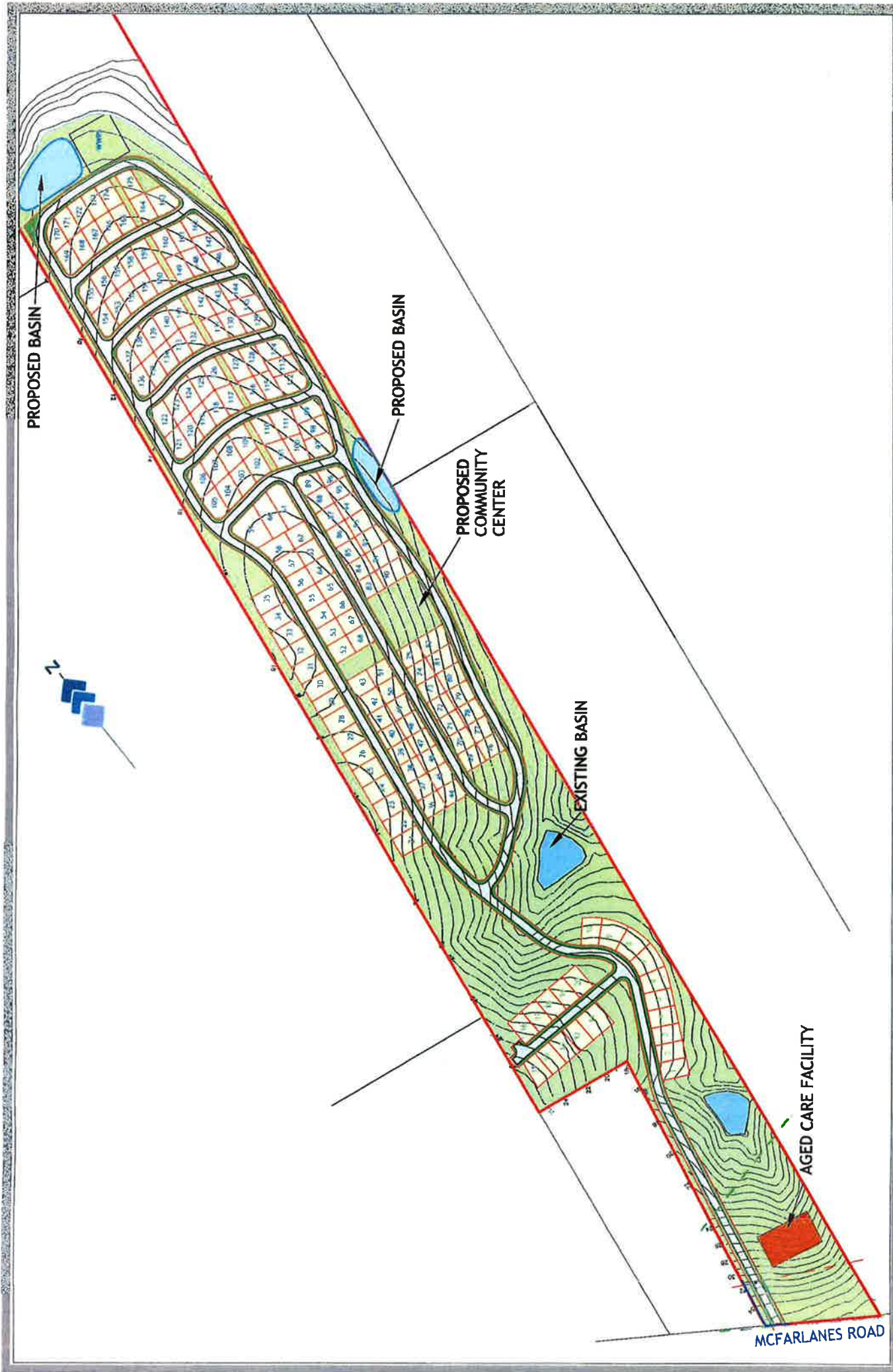
### **C.3 ADDITIONAL COMMENTS**

From the preceding report, it has been demonstrated that the site is suitable for a seniors living development given that it is located immediately adjacent to land zoned primarily for urban purposes. The site also exhibits few physical constraints that would preclude the development from being undertaken, whilst the future development can be designed and sited to limit the visual impact and blend with the topography of the surrounding environment.

In addition, the site can be serviced by all necessary infrastructure and is located in close proximity to a range of necessary support services.

On this basis, the Director-General is requested to issue a Site Compatibility Certificate for the proposed development.





**GCA**  
ENGINEERING SOLUTIONS

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Thornton NSW 2322  
Phone: 49641811

**TITLE:**  
PROPOSED RETIREMENT  
VILLAGE  
MCFARLANES ROAD  
BERRY PARK

**Date:** 04.11.12 **Scale:** 1:500 **Design:**   
**Cad Ref:** 11194.04   
**No.**   
**Amendment:**   
**Drawn:**   
**Date:**

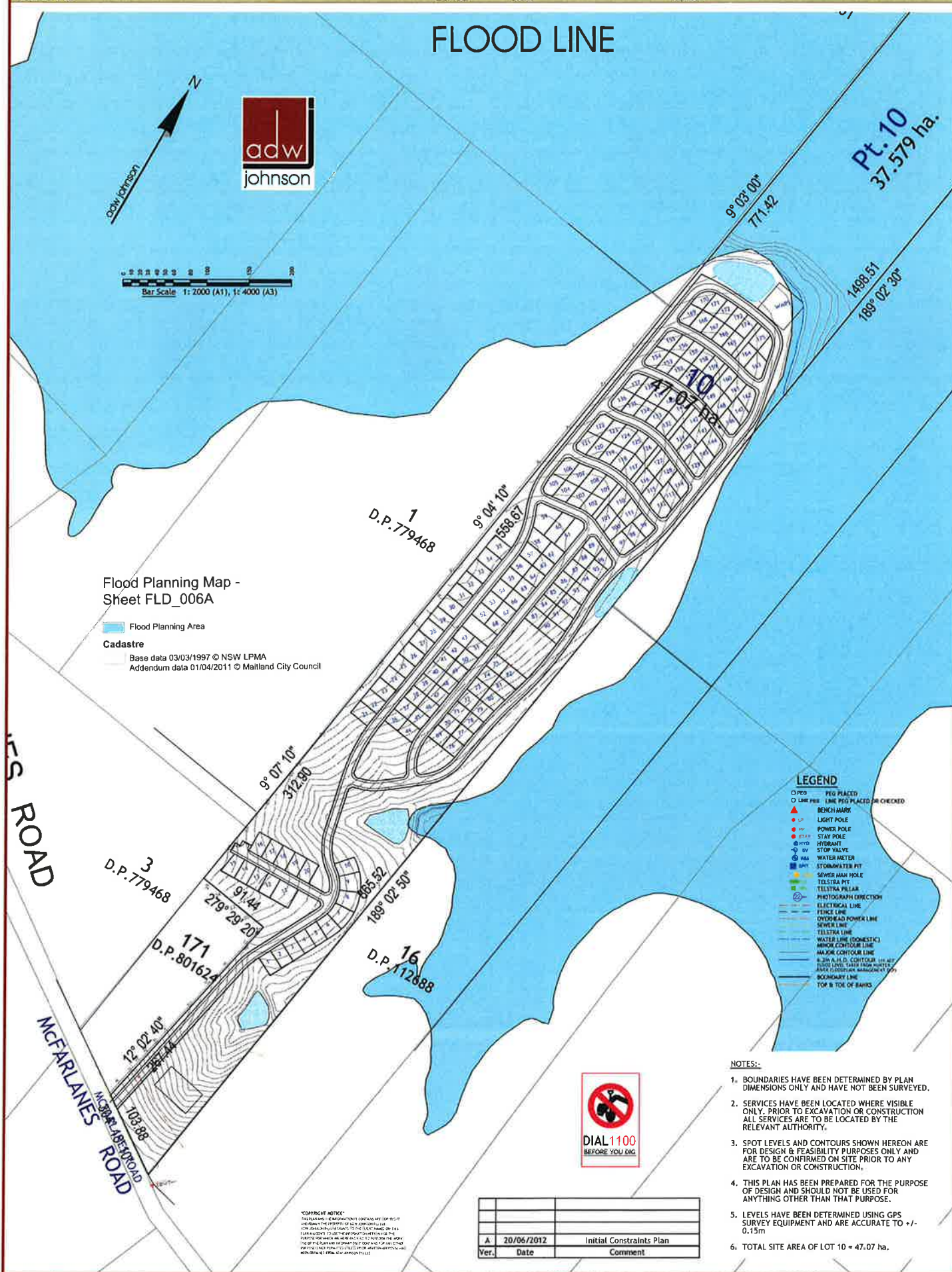


Location: McFarlanes Road, Berry Park  
Council: Maitland

Datum:	A.H.D.
Origin:	PM60179 (R.L.16.626m)
Projection:	MGA
Origin::	PM117684
North Direction:	Grid
Contour Interval:	0.5m

Date: 20th June 2012  
Sheet: 1 of 4  
Plan By: RC  
Project Manager: MD  
Office: Hunter  
Plan Purpose: Constraints

Version: A (20/06/2012)  
Client: H.R. & B.C. GRUGEON  
ATF BERRY PARK SUPER FUND  
Survey: 12D1238558DET  
AutoCAD: N:\...\180153-CON-001-A  
Our Ref: 180153



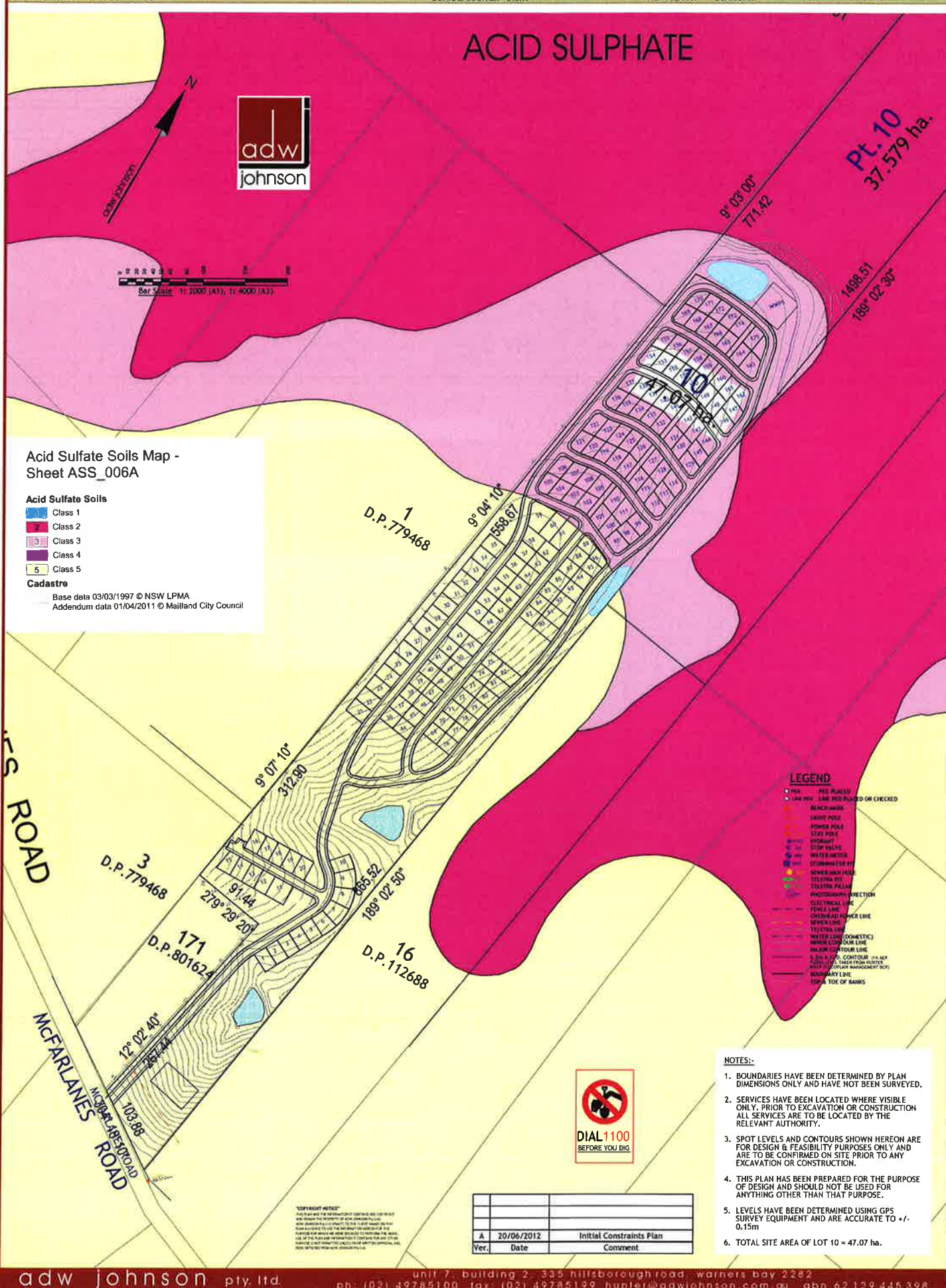


Location: McFarlanes Road, Berry Park  
Council: Maitland

Datum: A.H.D.  
Origin: PM60179 (R.L.16.526m)  
Projection: MGA  
Origin: PM117684  
North Direction: Grid  
Contour Interval: 0.5m

Date: 20th June 2012  
Sheet: 2 of 4  
Plan By: RC  
Project Manager: MD  
Office: Hunter  
Plan Purpose: Constraints

Version: A (20/06/2012)  
Client: H.R. & B.C. GRUGEON  
ATF BERRY PARK SUPER FUND  
Survey: 12DX238558DET  
AutoCAD: N:\... \180153-CON-001-A  
Our Ref: 180153





# Plan of: Zone Mapping

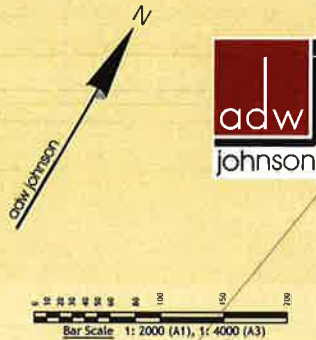
Location: McFarlanes Road, Berry Park  
Council: Maitland

Datum: A.H.D.  
Origin: PM60179 (R.L.16.526m)  
Projection: MGA  
Origin: PM117684  
North Direction: Grid  
Contour Interval: 0.5m

Date: 20th June 2012  
Sheet: 3 of 4  
Plan By: RC  
Project Manager: MD  
Office: Hunter  
Plan Purpose: Constraints

Version: A (20/06/2012)  
Client: H.B. & B.C. GRUGERON  
AIF BERRY PARK SUPER FUND  
Survey: 120230558DET  
AutoCAD: N.Y. ... 180163-CON-001-A  
Our Ref: 180153

## ZONING



### Land Zoning Map - Sheet LZN\_006A

- Zone**
- B1 Neighbourhood Centre
  - B2 Local Centre
  - B3 Commercial Core
  - B4 Mixed Use
  - B5 Business Development
  - B6 Enterprise Corridor
  - E2 Environmental Conservation
  - E3 Environmental Management
  - E4 Environmental Living
  - IN1 General Industrial
  - R1 General Residential
  - R5 Large Lot Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP1 Special Activities
  - SP2 Infrastructure
  - SP3 Tourist

**Cadastre**  
Base data 03/03/1997 © NSW LPMA  
Addendum data 30/11/2011 © Maitland City Council

McFARLANES ROAD

D.P. 779468

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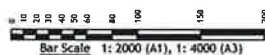
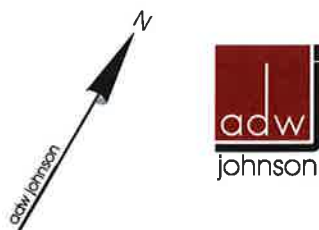
D.P. 112688

D.P. 112688

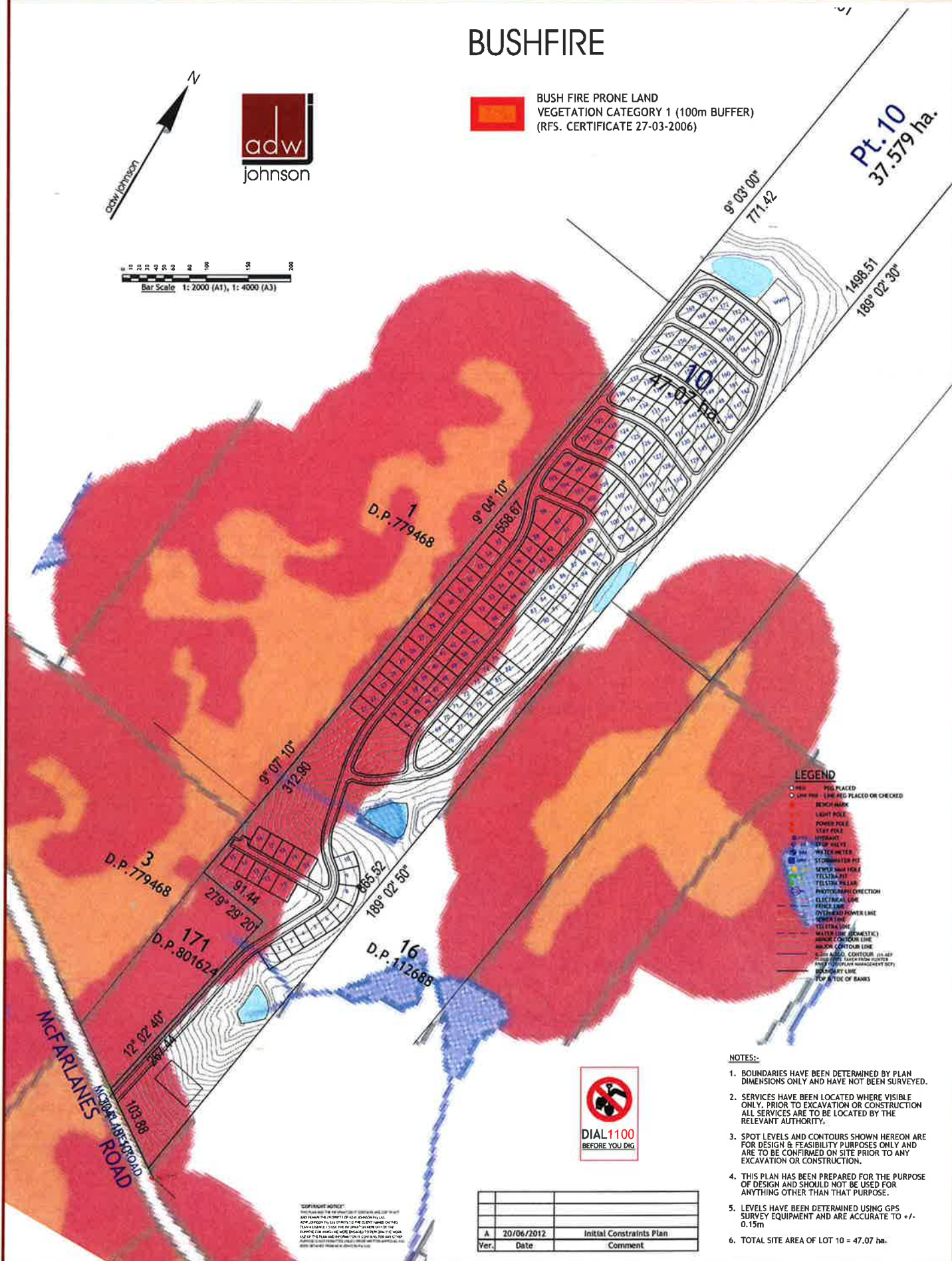


Location: McFarlanes Road, Berry Park  
Council: Maitland

# BUSHFIRE



BUSH FIRE PRONE LAND  
VEGETATION CATEGORY 1 (100m BUFFER)  
(RFS. CERTIFICATE 27-03-2006)



NOTES:-

1. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN SURVEYED.
2. SERVICES HAVE BEEN LOCATED WHERE VISIBLE ONLY. PRIOR TO EXCAVATION OR CONSTRUCTION ALL SERVICES ARE TO BE LOCATED BY THE RELEVANT AUTHORITY.
3. SPOT LEVELS AND CONTOURS SHOWN HEREON ARE FOR DESIGN & FEASIBILITY PURPOSES ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF DESIGN AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.
5. LEVELS HAVE BEEN DETERMINED USING GPS SURVEY EQUIPMENT AND ARE ACCURATE TO +/- 0.15m
6. TOTAL SITE AREA OF LOT 10 = 47.07 ha.



A	20/06/2012	Initial Constraints Plan
Ver.	Date	Comment

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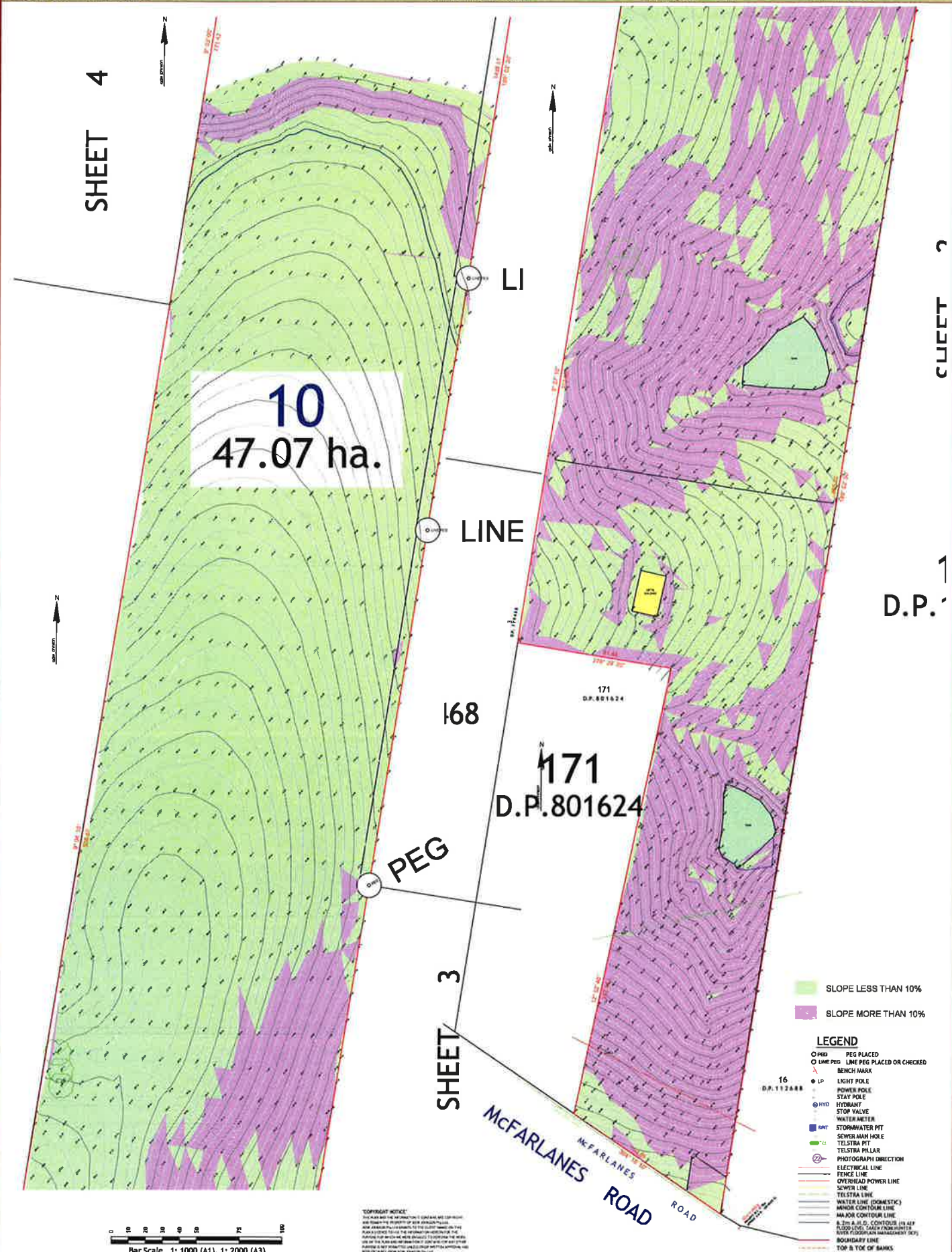
Plan of: Detail Survey and Boundary Marking  
of Part of Lot 10 D.P.1155452

Location: McFarlanes Road, Berry Park  
Council: Maitland

Datum: A.H.D.  
Origin: PM60179 (R.L.16.526m)  
Projection: MGA  
Origin: PM117684  
North Direction: Grid  
Contour Interval: 0.5m

Date: 19th Jan. 2011  
Sheet: 1 of 4  
Plan By: RC  
Project Manager: DT  
Office: Hunter  
Plan Purpose: Detail

Version: A (19/01/2011)  
Client: H.B. & C. GRANGEON  
ATF BERRY PARK SUPER FUND  
Survey: 120238558DET  
AutoCAD: N:\...180153-SLOPE-001-A  
Our Ref: 238558





Planning

SEPP (HOUSING FOR SENIORS OR  
PEOPLE WITH A DISABILITY) 2004  
DIRECTOR-GENERAL'S  
SITE COMPATIBILITY CERTIFICATE  
APPLICATION

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

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

**Instructions to users**

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

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

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

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

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

**PART A — APPLICANT AND SITE DETAILS**

Company/organisation/agency

HR & BC GEUGEON C/- ADW JOHNSON PTY LTD

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

2

Street name

BOUNTY CLOSE

Suburb or town

TUGGERAH

State

NSW

Postcode

2259

Postal address  
(or mark 'as  
above')

PO Box or Bag

3717

Suburb or town

TUGGERAH

State

NSW

Postcode

2259

Daytime telephone

13054300

Fax

13054399

Email

tim@adwjohnson.com.au

Mobile

0409306186

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

BERRY PARK RETIREMENT VILLAGE

STREET ADDRESS

Unit/street no.

216

Street or property name

DUCKENFIELD ROAD

Suburb, town or locality

BERRY PARK

Postcode

2321

Local government area

MAITLAND

NAME OF PROPERTY

N/A

REAL PROPERTY DESCRIPTION


LOT 10 DP 1155452

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

176 SERVICED SELF-CARE DWELLINGS  
RESIDENTIAL CARE FACILITY  
COMMUNITY CENTRE

 **Attach**—copy of proposed site layout.**PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP**

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes? ☐ Yes ☒ No

**OR**

1.2. Is the subject site land adjoining land zoned primarily for urban purposes? ☒ Yes ☐ No

 **Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site? ☒ Yes ☐ No

 **Attach**—copy of development control table.**OR**

1.4. Is the land being used for the purposes of an existing registered club? ☐ Yes ☒ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

- |                                                                                             |                                                                     |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| ▪ Environmentally sensitive land (Schedule 1).                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land that is zoned for industrial purposes (except Warringah LGA).                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP.     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land to which Sydney Regional Environmental Plan No. 17—Kurnell Peninsula (1989) applies. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

**SECTION B1 — SUMMARY CHECK**

Continue to fill out this application form **only** if you have answered:

- ☒ Yes to questions 1.1 and 1.2, **and**  
☒ Yes to questions 1.3 and 1.4, **and**  
☒ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**



Identify the reason why you need to apply for a Director-General's site compatibility certificate.

2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No

2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to **either** question 2.1 or question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to **all** subsections in question 2.3, your proposal does not require a site compatibility certificate.

#### SECTION B2 — SUMMARY CHECK

Continue to fill out the application form **only** if you have answered:

- ☒ No to **both** question 2.1 and question 2.2, **and**
- ☒ Yes to **any** subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- A residential care facility ☒ Yes ☐ No  Beds
- A hostel ☐ Yes ☐ No  Dwellings
- Infill self-care housing (urban only and not dual occupancy) ☐ Yes ☐ No  Dwellings
- Serviced self-care housing ☒ Yes ☐ No  Dwellings
- A combination of these ☒ Yes ☐ No  Beds  Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- for people with a disability? ☐ Yes ☒ No
- in combination with a residential care facility? ☒ Yes ☐ No
- as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☒ Yes ☐ No

If you answered **no** to **all** questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

**PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT**

In this Part, please **attach** documentation to describe the development proposal, its context and strategic justification.

**1. CONTEXT**

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses
- Description of surrounding environment:
  - built form
  - potential land use conflicts
  - natural environment (including known significant environmental values and resources or hazards)
- Access to services and facilities and access (clause 26):
  - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
  - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities
- Open space and special use provisions (if relevant)
- Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes
- Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003. (nb: separate Guideline available for further information)

**2. PROPOSAL**

The proposal can be presented through photos, maps and written evidence

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses
- proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003

**3. STRATEGIC JUSTIFICATION**

Brief description of the proposed development—10 pages limit

- Relationship with regional and local strategies
- Public interest reasons for applying for seniors housing in this locality
- Adequacy of services and infrastructure to meet demand

**4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS**

Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.



Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following matters for consideration outlined under clause 25(5)(b) of the SEPP:

1. THE NATURAL ENVIRONMENT (INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES, OR HAZARDS), AND THE EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT.

SEE ATTACHED REPORT

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

SEE ATTACHED REPORT

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

SEE ATTACHED REPORT

4. IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

SEE ATTACHED REPORT

5. WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

SEE ATTACHED REPORT

6. IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003).

SEE ATTACHED REPORT

SEE ATTACHED REPORT

**PART D — CHECKLIST, PAYMENT AND SIGNATURES**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

Map and detailed description of land

☒

A copy of proposed site layout

☒

A copy of zoning extract or other evidence

☒

A copy of development control table

☒

Proposal information—context, proposal and strategic justification

☒

Additional information for statements against site compatibility criteria (optional)

☒

I have addressed the following SEPP site compatibility matters in section C2 of the form.

☒ Yes ☐ No

1. Existing environment and approved uses

☒

2. Impact on future uses

☒

3. Availability of services and infrastructure

☒

4. Impact on open space and special uses provision

☒

5. Impact of the bulk and scale of the proposal

☒

6. Impact on conservation and management of native vegetation

☒

I have provided three hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is ~~\$5000~~ **\$5,580**

Number of beds or dwellings

176 dwellings

Estimated project cost

By signing below, I/we hereby:

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

Signature(s)

Tim Shewey

Name(s)

TIM SHEWEY

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

OWNERS PLANNING CONSULTANT

Date

4/6/12

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

Signature

[Signature]

Name

HILTON ROSS CREWSON

Date

31.5.12

Signature

[Signature]

Name

BEVERLEY CLARE CREWSON

# 6.0 Viewpoint Analysis (contd.)

## BPAC01 - McFarlanes Road



Viewpoint BPAC01: McFarlanes Road



Photograph **zoomed and cropped** from Viewpoint BPAC01

VIEWPOINT BPAC01		LANDSCAPE DESCRIPTION:	POTENTIAL VISUAL IMPACT:
Location	McFarlanes Road		
Coordinates	S32°45.25.05' E151°39.115'		
Elevation	35m		
LCU	Northern Floodplain		
Viewing Distance	0.10 km		
Land use	Rural Residential		
Potential Visual Impact	High		

View from McFarlanes Road and the southern boundary of the site looking in a northerly direction. Existing power lines traverse the southern portion of the site. The site is gently undulating, generally falling to the north. The existing large shed visible in the middle ground of the panorama occurs on the site as do the stockyards visible in the far right. The lined row of trees forms the eastern boundary and the vegetation to the left of the panorama forms the western boundary. Views are expansive overlooking cleared grazing land towards distant, vegetated ranges associated with the Barrington Tops. The visual sensitivity from this viewpoint has been assessed as high due to the close proximity to existing houses.	
From this viewpoint the proposal would be clearly visible. Due to a combination of topography, existing vegetation and the orientation of the site this is one of the few viewpoints where the proposal could be seen. Mitigation measures such as buffer planting along the southern boundary and internal supplementary tree planting would ensure the positive attributes of the surrounding landscape are retained. The visual effect from this viewpoint has been assessed as high and therefore the visual impact has been assessed as high. Refer to Photomontage 1.	



# 7.0 Photomontages

Photomontage 01 - BPAC01 McFarlanes Road



Photomontage 1A: Existing view across the proposed site from McFarlanes Road



Photomontage 1A: Existing view across the proposed site from McFarlanes Road showing extent of the development site



Photomontage 1C: Image zoomed and cropped from Photomontage 1B

# 7.0 Photomontages

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Photomontage 03 - BPAC08 McFarlanes Road



Photomontage 3A: Existing view towards the proposed site from Duckenfield Road



Photomontage 3B: Existing view towards the proposed site from Duckenfield Road showing extent of the development site



Photomontage 3C: Image zoomed and cropped from Photomontage 3B