

SUPPORTING DOCUMENTATION

For the granting of a Site Compatibility Certificate

Director General - NSW Department of Planning

This application is made under

Chapter 3 – Part 1A – Clause 24 (1) (a) (i)

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

Applicant:

Scott Property Development, PO Box 88 Raymond Terrace 2324, NSW

0407 389 398 - bobbyscott@bigpond.com or scottproperty@outlook.com

Authors:

Prinzip Design

Martin Tuktens B.ARCH

0413 001 995 – mtuktens@prinzip.com.au

City Plan

Kerime Danis – B.ARCH - Director - City Plan Heritage

Master of Heritage Conservation with Honours – University of Sydney

0414 421 035 – kerimed@cityplan.com.au

This Application for a Site Compatibility Certificate complies with...

Chapter 1 – Part 4 – Clause (1) (a) (i) and Clause (2) (a)

along with

Chapter 3 – Part 1 – Clause 17 (1) (a) a hostel

and

Chapter 3 – Part 1 – Clause 17 (2) (c) as a retirement village
(within the meaning of the *Retirement Villages Act 1999*)

Definitions

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

Clause 12 - Hostels

In this Policy, a **hostel** is residential accommodation for seniors or people with a disability where:

- (a) meals, laundering, cleaning and other facilities are provided on a shared basis, and
- (b) at least one staff member is available on-site 24 hours a day to provide management services

Note. A facility may be a hostel (as defined by this Policy) even if it does not provide personal care or nursing care to its residents. A facility that provides such care may be a residential care facility (as defined by this Policy), regardless of how the facility may describe itself.

Retirement Villages Act 1999

Part 1 – 5 Meaning of (retirement village)

- (1) For the purpose of this act, a “**retirement village**” is a complex containing residential premises that are :
 - (a) predominately or exclusively occupied, or intended to be predominately or exclusively occupied, by retired persons who have entered into village contracts with an operator of the complex, or
 - (b) prescribed by the regulation for the purpose of this definition.

- (2) It does not matter that some residential premises in the complex may be occupied by employees of the operator, or under residential tenancy agreements containing a term to the effect that this Act does not apply to the premises the subject of the agreement (instead of being occupied under residents contracts) or that those premises do not form part of the retirement village.
- (3) However, a “**retirement village**” does not include any of the following:
- (a) any building or any part of a building used or intended to be used for the provision of residential care, within the meaning of the *Aged Care Act 1997* of the Commonwealth by an approved provider under that act, Paragraph (a) excludes from the definition of “**retirement village**” buildings that are commonly known as Commonwealth – subsidised hostels and nursing homes
 - (b) a nursing home within the meaning of the *Public Health Act 2010*
 - (c) any building or part of a building intended to be used for the provision of respite care (within the meaning of *Aged Care Act 1997* of the Commonwealth)
 - (d) a residential park (within the meaning of the *Residential Parks Act 1998*
 - (e) any residential premises the subject of a residential tenancy agreement to which the NSW Aboriginal Housing Office or the New South Wales Land and Housing Corporation is a party
 - (f) a boarding house or lodging house
 - (g) any accommodation provided in a complex for employees of the complex who are not residents of the retirement village
 - (h) any residential premises the subject of a residential tenancy agreement in the form prescribed under the *Residential Tenancies Act 2010* to which the operator of a retirement village is party and that contains a term to the effect that this act does not apply to the residential premises the subject of the agreement
 - (i) any other place or part of a place excluded from this definition by regulation

Morpeth Active Adult Community

Duke Street, Morpeth 2321 NSW

Lot 7 DP 829150

Context

Location: Lot 7 Duke St DP 829150 MORPETH NSW 2321

Local Government Authority: MAITLAND CITY COUNCIL



Figure 2: Aerial view of the subject site, shown in the red outlined area (Source: SIX Maps)

The subject site is a rectangular shaped vacant lot comprising an area of 24.47 hectares of which 8.9 hectares is developable being above the 1:100 year flood line.

The site has been cleared of its natural vegetation many years ago and now consists of grass land. The north and north east of the site is bounded by residential housing that has cut off the corner of the site with only a small parcel of land visible from Duke Street.

All Infrastructure is on, or immediately adjacent to the site as is outlined further in this report.

Zoning of the Site

Defined by: Maitland Local Environmental Plan 2011

Land Zoning Map : Sheet LZN-006

Northern portion of the Site:

RU2 RURAL LANDSCAPE

Southern portion of the Site:

E2 ENVIRONMENTAL CONSERVATION

Representation of surrounding areas

Immediately adjoining the site (north and east)

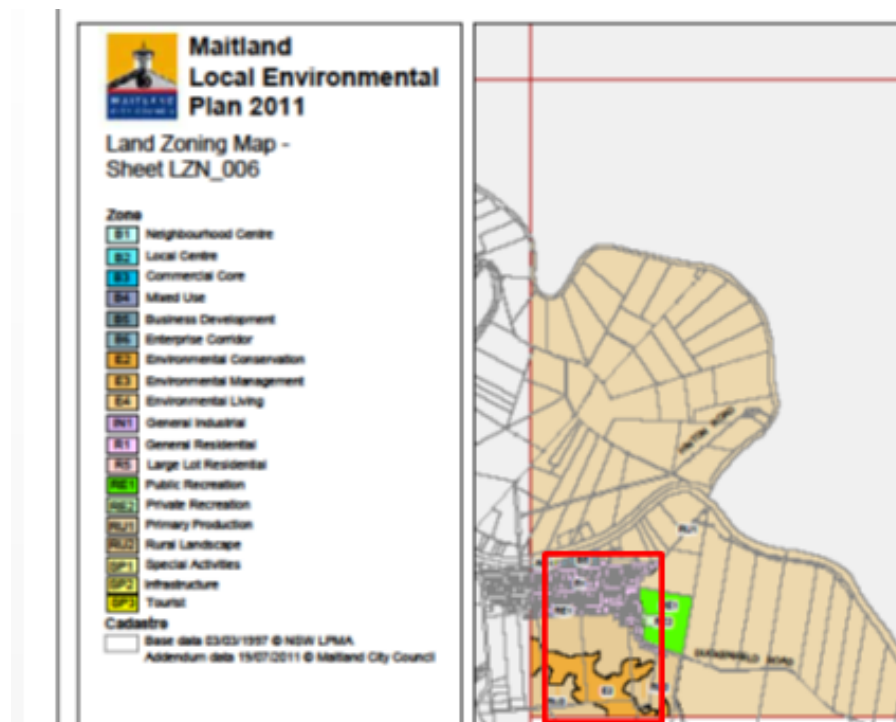
R1 GENERAL RESIDENTIAL

Close Proximity (100 metres to east)

RE1 PUBLIC RECREATION

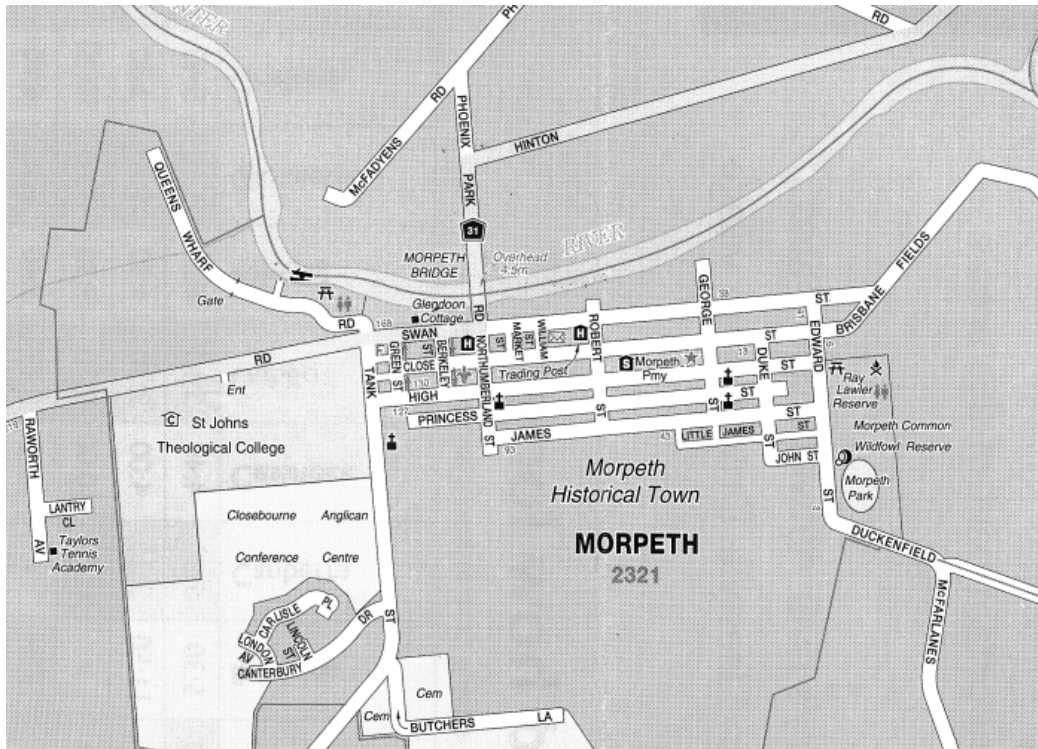
RE2 PRIVATE RECREATION

Encroaching Urban Release Lands : Lands to the South - Future **R1** General Residential



Description of surrounding environment

Morpeth is located in the Hunter Region of NSW. The Hunter Region is often described as the Engine Room of NSW. Morpeth is located 8.4 kms from Maitland and 34 kms from Newcastle. Newcastle is the 2nd largest City in NSW and the 6th largest City in Australia. More importantly, Maitland is the fast growing Local Government Area in the State outside Sydney, and the growth is predicted to continue.



Map of Morpeth

The main streets in the town are Swan Street, High Street and James Street.

The subject site is located south of the Hunter River and the main area of Morpeth which develops along the river bank. The site is situated on the eastern side by Lot 23 Butchers Lane, Gilbert's Farm (62 Butchers Lane) to the south and 8 Duckenfield Road to the east.

Towards the north eastern corner are a series of properties directly bordering the site including 1-3 Duke Street and 7-13 John Street. Towards the south east of the site is the Hunter Water Treatment Works and 100 metres to the east is the Ray Lawler and Morpeth Common Wildfowl Reserve.

Character of the locality – The Proposal will enhance and renew the Morpeth precinct whilst maintaining the character of the existing heritage township, consistent with contemporary planning principals of urban design quality and ecologically sustainable development.



View of the Site and beyond looking from Little John Street



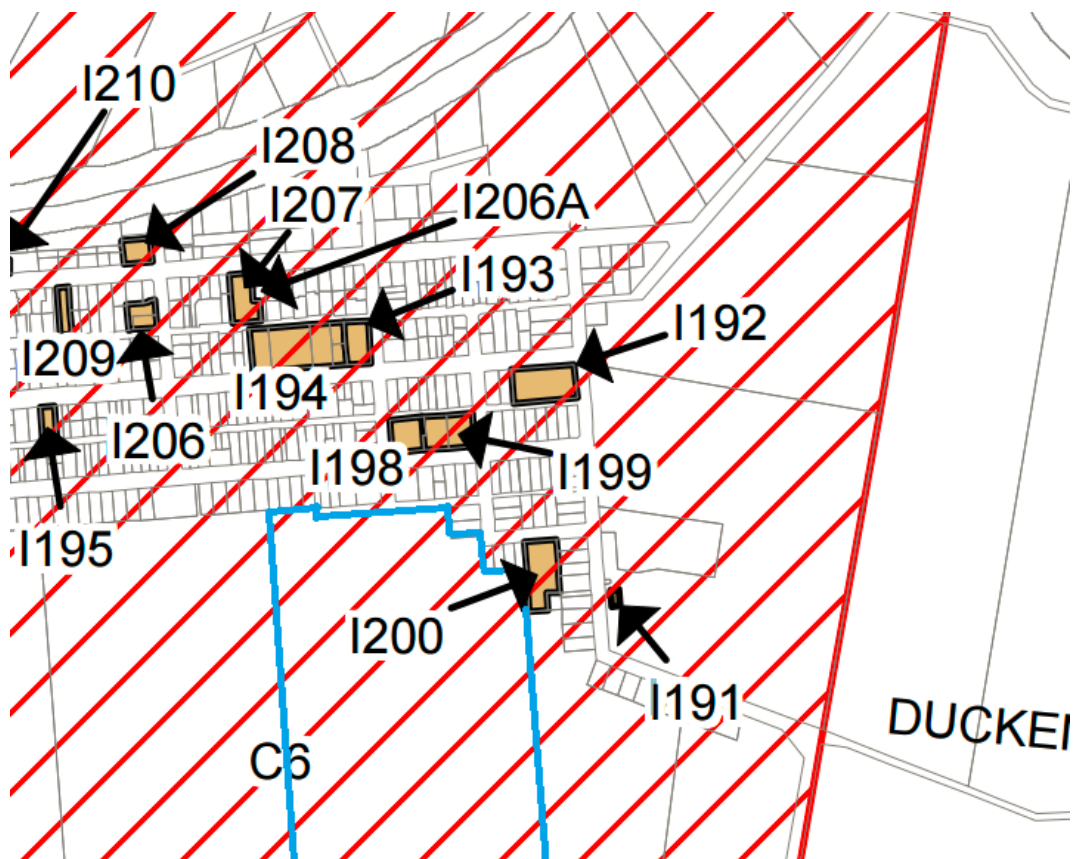
View looking North along George Street – from the main ingress / egress of the proposed development site. There are two other access Streets to the Proposed Development .

Built form

Heritage

The subject site is not identified as a heritage item but is located within the "Morpeth Heritage Conservation Area" (C6) as listed under Schedule 5 of the Maitland Local Environment Plan (LEP) 2011. The site is also within close proximity to a number of heritage listed items of local significance including a Georgian House at 5 John Street (item no. 200), former Catholic school and convent group at 20 James Street (item no. 199) and Roman Catholic Church (item no. 198).

A Preliminary Heritage Impact Assessment has been undertaken by City Plan Heritage as part of the Site Compatibility Certificate submission. This Report considers the heritage characteristics and the contribution of the site as well as its relationship with the Conservation Area.



LEP 2011 Heritage Map

Properties surrounding the site

All of the immediately adjacent existing properties to the north of the proposal, are a disparaged grouping of palling fences, ramshackle carports and garage doors and can in no way be deemed an appropriate front of house view of Historic Morpeth.



Rear of properties along northern boundary



Rear of property along northern boundary



Rear of property along northern boundary



Rear of property along northern boundary



Rear of property along northern boundary



Property adjacent, western boundary



Roof of Georgian house and rear of property adjacent to eastern boundary



Rear of Georgian house property adjacent to eastern boundary

Potential land use conflict

- The Northern Portion of the site, which is proposed to be developed, is currently zoned as **RU2 RURAL LANDSCAPE**
- The environmental Zone that is on the Southern Portion of the subject land will serve as an appropriate environmental buffer between the proposed development and the proposed urban release areas to the South of the subject land.
- The Proposed Senior Living development would be complementary to not only the current adjoining land use but also to the upcoming Urban Release Areas.
- The ENVIRONMENTAL CONSERVATION ZONING of the Southern Portion of the site provides an appropriate environmental buffer between the proposed development and the Urban Release Lands to ensure that Morpeth retains its unique individual Precinct and is not absorbed into the green field, new residential release design outcomes.
- The surrounding area is undergoing a significant transition with land uses changing from Agricultural uses to Residential developments. The area is currently dominated by agriculture land immediately to the south of the site that has been classified as Urban Release Land.
- Over 64% of the Proposed Seniors Living Development Site is zoned **E2 ENVIRONMENTAL CONSERVATION** and will remain so in perpetuity.

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

The Northern Portion of the Site: **RU2 RURAL LANDSCAPE**

The Southern Portion of the Site **E2 ENVIRONMENTAL CONSERVATION** consists of Flood Prone Land. The proposed development is all above RL 5.89 AHD (1:100 year flood line).

There are no known significant values or resources found on the site, nor are there any known or identified hazards.

Biodiversity

There is no critical habitat or threatened species, populations or ecological communities, or their habitats on or around the subject land that will be significantly affected by the Proposal. An Ecological Study will be carried out to accompany a Development Application. Additionally a Bush Fire study and Acid Sulphate Soil Study will also accompany the Development Application.

Access to services and facilities and access (clause 26)

Letters of support and commitment are attached from:-

- Morpeth Family Medical Practice
- Aged Foot Care Services
- Royal District Nursing Service
- Maitland Community Care Services
- Koca Hairdressing

The above service providers have all indicated their willingness to provide their services on site on an appointment basis.

Accessibility and interrelationships with the surrounding area- transport infrastructure and services accessible pedestrian routes

Footpath Gradients

- The grade of the footpaths connecting each dwelling to the Community Centre within the Village is no steeper than 1:14 gradient. Other footpaths on site range from a 1:14 to 1:3 to 1:1 with an average gradient of 7% to 8%.

Transport

- The public transport bus stop is approximately 300 metres from the Proposed Development
- Regular daily public bus services to both Green Hills Regional Shopping Centre at East Maitland and Maitland shopping district.
- Maitland Railway Station is located on the main northern line between Sydney and Brisbane.
- Public bus services connect with all other bus routes and train services.
- Additionally a community bus will be provided for the residents of the Proposed Development. This bus will travel and return from major centres on a daily basis.

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

The closest commercial centres to the site are Morpeth and East Maitland.

Morpeth's vibrant main street is located approximately 500 metres to the North West and has numerous smaller services to cater for the everyday needs of the residents such as:

- Newsagency
- General Store
- Post Office (which includes banking services)
- Chemist
- Main Street ATM banking services
- Morpeth Family Medical Practice
- Close Street Surgery
- Clothing retailers
- Numerous cafes
- Bakery
- Massage Therapist
- Hairdressing Salon
- Numerous Take-away shops
- Hotels and Tavern
- Bottle Shop/Cellar
- Men's Shed
- Uniting Church, Anglican Church, Catholic Church
- Plus other community related facilities

East Maitland and Maitland, both only a short distance away are much larger Regional Commercial Centres that provide an extensive range of services and facilities.

- East Maitland Private Hospital 4.5 kms from Morpeth
- Maitland Public Hospital (A major regional Hospital)
- Maitland Community Care Service – specialized support for elderly and disabled people
- East Maitland Community Health Centre
- East Maitland, Metford and Maitland Railway Stations
- Bank services: All major Banks along with Newcastle Permanent, The Mutual, Hunter United and Greater Building Society
- Numerous optometrists, dental surgeries, medical imaging facilities and pharmacies.
- Maitland Golf Course and Club 3.3 kms from Morpeth
- Tenambit strip Shopping Centre 2.5 kms from Morpeth
- Major Regional centres such as Stocklands Greenhills Shopping Centre that is undergoing yet another 350 million upgrade. 4.6 kms from Morpeth
- Super Hospital East Maitland (Site acquired and construction earmarked to commence in 2016) is only 3.3 kms from Morpeth



Main Street Morpeth :Grocery Store



Morpeth Medical Centre



Post Office at rear of walkway – off Main Street



Site of Proposed Regional Hospital : being 3.3 kms from Morpeth



East Maitland Private Hospital: Being 4.5 kms from Morpeth

Open space and special use provisions

The Proposed Development provides 15.57 Ha (38.47 acres) of OPEN SPACE. A significant portion of this area is a natural watercourse.

This Seniors Living Proposal seeks to take full advantage of this flood environmental zone to create an appropriate environmental buffer for Morpeth and the future residential development to the south of the site.

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

The subject land is not strategically significant rural land primarily due to its relatively small size and proximity to the residential area. It is also constrained in its size by the flood plain environmental zone and the future residential zoning to the south.

The total area of the subject site (24.47Ha), with a considerable amount of it being a permanent waterway, is not economically viable as agricultural land. Under the Maitland City Council LEP the **RU2 RURAL LANDSCAPE** zoning is the secondary zoning for Rural/Agricultural lands.

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

Not applicable to this site

PROPOSAL

Description of the proposal including the type(s) of senior housing proposed including numbers of beds/units, community facilities and any ancillary development

The proposed seniors development – “Morpeth Active Adult Community” is focused on catering for the needs of discerning seniors seeking active retirement in a community that also provides life-style facilities and a range of services as may be required.

On site facilities accessed via a ring road include, but not limited to:-

- * 250 Self Care Villa / Townhouses
- * 40 – 1 bedroom Hostel Apartment complex with ancillary services
- Indoor/ outdoor recreation facilities
- Indoor pool & His & Her Gymnasiums
- Multi purpose hall & Community club rooms
- Ecumenical chapel
- Coffee Shop- Restaurant
- Hobby rooms
- Workshop-restoration and crafts
- Storage for boats and vans

The site’s Master Plan has a road hierarchy that works with the gently undulating site contours to facilitate disabled access and provide a north – south orientation to a majority of residential dwellings.

The Master Plan complies with criteria for Hostel Facilities and Self-contained Dwellings of SEPP (Housing for Seniors or People with Disability) 2004 Chapter 2 – Clause 12 and Clause 13 and also with Schedule 3 – Part 1 and Part 2.

The natural site gradient of the site comprises three distinct sections

a) Top section :

Single storey traditional typology houses are positioned on the flat, northern portion of the site.

b) Midsection :

The steepest site gradients are to be found at the midsection of the site where the site master plan density increases.

c) Lower section :

The lower section flattens out again and is the location of the Hostel Apartment Complex and the main Communal Facility.

This lower part of the site’s Master Plan provides a ‘*VILLAGE IN THE ROUND*’ and communal park formed by a circle of communal facility buildings sited on the peninsula.

The *VILLAGE IN THE ROUND* is clear of the main view corridor that maintains the view from the main entry on top of the Hill at Little James Street.

A central open space corridor and pedestrian spine runs north – south providing AS1428 compliant access between the *VILLAGE IN THE ROUND* and Little James Street.

Outdoor recreation facilities are positioned along the length of the spine.

Access to the spine is via short, shared ways containing clusters of free standing residences. The shared ways, positioned at right angles to the ring road, and the associated 'Cluster' houses encourage neighbourhood interaction.

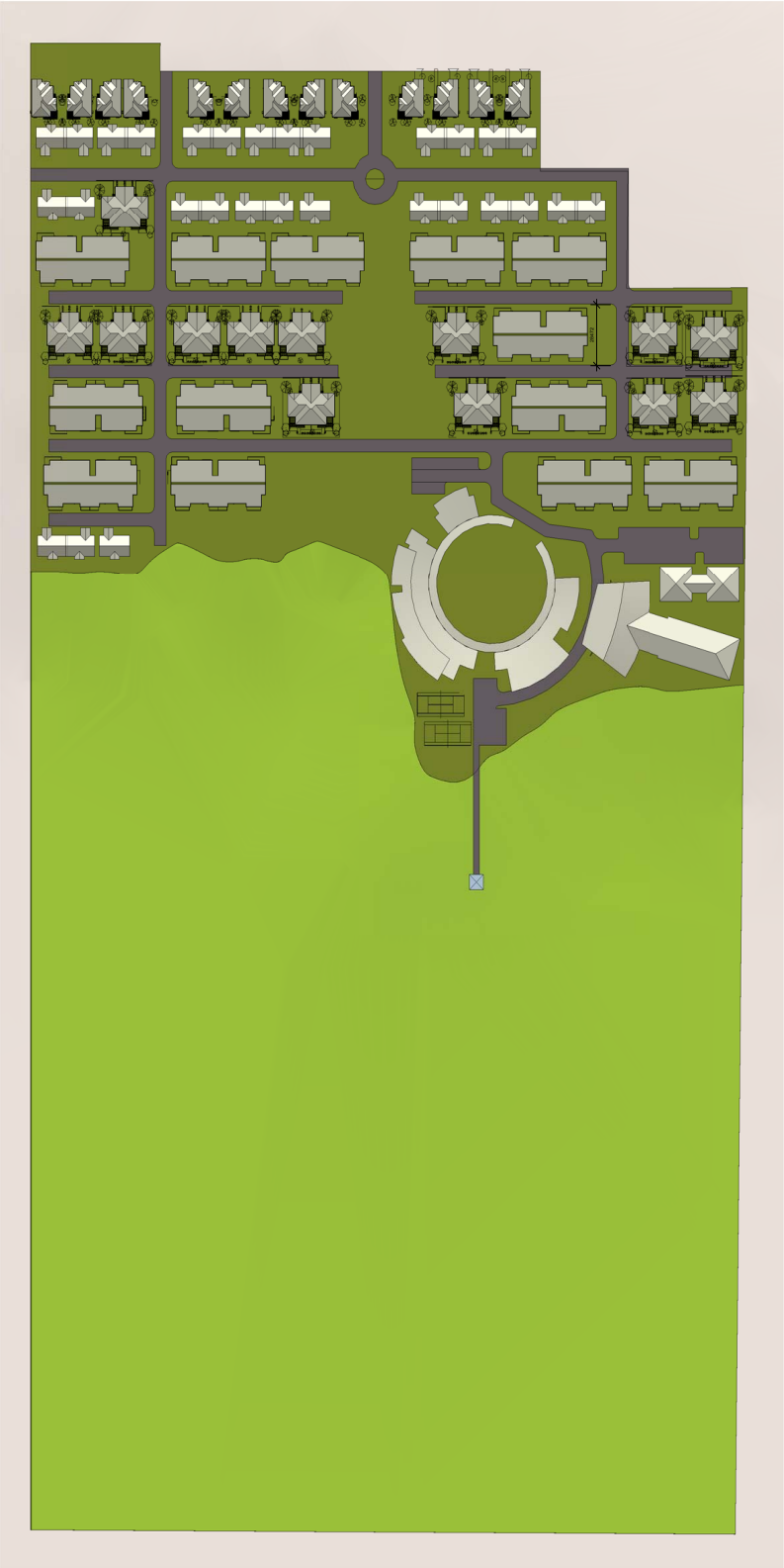
A nature trail open space zone around the perimeter of the site provides a landscaped buffer and visual separation from neighbouring properties and allows frontal views of the development.

At the southern portion of the proposed development area, the Environmental Conservation Zone will be encouraged and managed to promote both native flora and fauna in this part of the site. A viewing platform with gazebo will be constructed to provide uninterrupted views of the wetlands. This construction will be done under professional environmental advice from the Newcastle Wetlands Centre.

A minimum of 60% of dwellings will have wheelchair access in compliance with Schedule 3 - Part 1, Clause 2, Site Standards of the SEPP.



Model representing Proposed Development



SCHEDULE OF FACILITIES

250 Self Care Villas/ Townhouses

40 one- bedroom Hostel Apartments

The Village In The Round

A resort style village plaza will include the following facilities located around the plaza

- Medical suites providing general visiting practitioner and specialist services, for example physiotherapy, podiatry and massage services.
- Administration building facilities: Offices, interview room, consultancy rooms.
- Community clubhouse facilities: Lounge, dining room, library, games room.
- Wellness centre facilities: Indoor swimming pool, his and hers gyms.
- Multi-purpose hall for functions.
- Convenience store and cafe, hairdresser / beauty salon, craft room.

- **Outdoor recreation facilities including:**

Tennis court

Swimming pool

Putting greens

Bocci lawn

Bowling green

Walking and cycling paths.

Communal vegetable gardens.

Nature corridors and wetlands

Wetlands viewing platform and gazebo

Communal workshop and hobby building.

Ecumenical chapel



1. Village in the round

Site description- natural elements of the site (including known hazards and constraints)

There are no known significant values or resources found on the site, nor are there any known or identified hazards or constraints.

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

Scale, bulk and height of buildings-The proposed scale and height of development up to two storeys in the proposal is appropriate for the location and topography of the subject land adjoining existing residential development and rural lands, whilst providing an appropriate 1 storey interface with the residential zone to the north facing Little James Street

- Dwellings are designed to maximize solar access to living areas and the dwellings comprise a varied mix of dwellings types
- All dwellings are designed to be no greater than 8 metres in height as per Clause 81(a) of the SEPP
- The Floor space ratio does not exceed 0.5 : 1 as per Clause 81(b) of the SEPP
- The physical and visual dominance of car parking, garaging and vehicular circulation will be minimised

SCHEDULE OF AREAS

FLOOR AREA SCHEDULE

Building	Gross Floor Area (m2)	Site Coverage (m2)
Administration Building	217m2	217m2
Club House Building	671m2	671m2
Auditorium	578m2	578m2
Wellness Centre	546m2	546m2
Shops and Craft Room Building	273m2	273m2
Maintenance Workshop and Hobbies Building	483m2	483m2
40 x1 Bedroom Hostel Apartments	2,817m2	2,817m2
250 x dwellings	250 x average 150m2 37,500m2	25,000m2
Medical Clinic Building	Max. 500m2	Max. 500m2
TOTAL	43,585m2	32,000m2
FSR	0.17:1	

COMMUNAL LANDSCAPE OPEN SPACE

Site area: 24.47 hectares (244,700 sq.m)

Interface with surrounding properties

The proposal will not have any adverse impacts on surrounding properties in terms of building scale, views, and solar access, visual or acoustic privacy.

Street Hierarchy

The proposed street pattern of the development is a logical extension of the street pattern of Morpeth.

We consider that the proposal is finishing off the edge of Morpeth with appropriate Architectural Streetscape that was never completed over the course of time as it was originally intended.

Impact

The development is achieved without negatively impacting on the topography of the site, existing vegetation, microclimates, views, visual amenity, landscape character and scenic quality of the site and the surrounds and has been specifically designed taking all of these factors into consideration incorporating all site related issues brought about by thorough Site Analysis.

What is being proposed by this development is to infill the area currently zoned as **RU2** RURAL LANDSCAPE and the current Morpeth **R1** GENERAL RESIDENTIAL

The Proposal will not overshadow any of the adjoining properties in Little James Street and John Street and will meet solar access standards.

Traffic

Correspondence from Roads & Maritime Services (Transport) dated 17/4/2015 – copy attached, states“the development does not appear to trigger the requirements of *State Environmental Planning Policy 2007 (Infrastructure)* as a traffic generating development. Notwithstanding, the traffic assessment for the development application should be done in accordance with Roads & Maritime’s *Guide for Traffic Generating Developments 2002*”.

The subject land has three connections of access to existing streets. Suitable vehicle access and parking will be provided on site and the local road network is anticipated to have capacity to accommodate the Proposal. A Traffic Study will be undertaken at the Development Application Stage.

Energy Efficiency

The development described in this proposal will need to comply with the statutory BASIX targets in a future Development Application

Air Quality The Proposal does not include any significant air polluting activity.

Waste Management

The proposed new land uses on the site will be subject to the same waste management arrangements as currently exists at Morpeth.

Construction Impacts

The potential impacts of construction activities associated with the development as described will be managed through a Construction Management Plan prior to commencement of works and in accordance with standard practice for land development. It would address the management of construction traffic, waste, soil and water, noise and vibration, dust, geotechnical issues and site safety and security.

Benefits

The Proposal is to integrate new development on the subject land by providing potential for complimentary uses including neighbourhood shops, café etc., and by improving access, security and amenity.

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

Not applicable to this site

STRATEGIC JUSTIFICATION

Relationship with regional and local strategies



The proposal is consistent with the above objectives and actions contained within the applicable regional and sub-regional strategies above?

Lower Hunter Regional Strategy (NSW Dept of Planning) – October 2006

The LHRS 2006 provides a regional context to the need for accommodating population growth within the Lower Hunter Region. The strategy discusses opportunities for urban release areas, infill development, centres and corridors, and employment generating lands. The LHRS 2006 (p.27) identifies that between 2006 and 2031 the Maitland LGA is projected to accommodate an additional 21,500 dwellings

This planning proposal is consistent with the aims and objectives of the LHRS.

LHRS 2006 - Neighbourhood Planning Principles

The neighbourhood planning principles outlined under the LHRS 2006 (p.26) are as follows:

- A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space.
- Easy access to major town centres with a full range of shops, recreational facilities and services along with smaller village centres and neighbourhood shops.
- Jobs available locally and regionally, reducing the demand for transport services.
- Streets and suburbs planned so that residents can walk to shops for their daily needs.
- A wide range of housing choices to provide for different needs and different incomes.
- Traditional houses on individual blocks will be available with smaller, lower maintenance homes.
- Units and terraces are proposed for older people and young singles or couples.
- Conservation lands in-and-around the development sites, to help protect biodiversity and provide open space for recreation.
- Public transport networks that link frequent buses into the rail system.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council has prepared and adopted a community strategic plan (Maitland 2021) in line with the new Integrated Planning and Reporting legislation and guidelines. The planning proposal is considered consistent with the vision and objectives of the Maitland 2021 Community Strategic Plan as it provides opportunities for urban growth within the city to meet the needs of a growing population.

In regards to land use strategies, the following documents provide the appropriate strategic policy framework to support this planning proposal.

Maitland Urban Settlement Strategy 2001-2021 (Maitland City Council) – 2010 Edition

The MUSS 2010 identifies specific considerations to be addressed as part of any future planning.

These include integration with existing development, limiting visual impact, considering impacts on road infrastructure, ensuring bushfire, flooding and other environmental constraints are appropriately managed, and ensuring capacity exists for the proper augmentation of infrastructure in the locality.

The Proposed development meets the stated objectives of both of these Strategies



View from Metford Road / Tank Street ,starts at intersection of Butchers Lane

Note: This is the stated view point from Tank Street corner. It is periferal as per view angles shown on diagram above – site is barely visible



View from Tank Street and Canterbury Drive - site is barely visible



View from Tank Street and Canterbury Drive - site not visible



View from Tank Street, 200 metres north from Canterbury Drive



Entrance to Proposed Development showing expansive view corridor to distant

POPULATION PROJECTIONS – LOCAL GOVERNMENT AREA CITY OF MAITLAND



Planning &
Infrastructure

New South Wales State and Local Government Area Population, Household and Dwelling Projections: 2014 Final

© Crown Copyright 2014

MAITLAND

TOTALS:	2011	2016	2021	2026	2031
Total Population	69,900	77,900	85,250	92,750	100,500
Total Households	26,200	29,650	32,850	36,050	39,400
Average Household Size	2.65	2.60	2.57	2.54	2.52
Implied Dwellings	27,900	31,550	34,950	38,400	41,950

CHANGE:	2011-16	2016-21	2021-26	2026-31
Total Population Change	8,000	7,350	7,500	7,750
Average Annual Population Growth	2.2%	1.8%	1.7%	1.6%
Total Household Change	3,450	3,200	3,200	3,350
Average Annual Household Growth	2.5%	2.0%	1.9%	1.8%

AGE GROUPS	2011	2016	2021	2026	2031
0-4	5,150	5,600	6,100	6,400	6,650
5-9	5,000	5,550	5,950	6,500	6,850
10-14	5,050	5,300	5,850	6,250	6,800
15-19	5,000	5,250	5,500	6,000	6,500
20-24	4,700	4,900	5,000	5,200	5,700
25-29	4,650	5,350	5,400	5,500	5,750
30-34	4,600	5,600	6,250	6,350	6,450
35-39	4,900	5,150	6,150	6,750	6,900
40-44	4,950	5,250	5,450	6,450	7,100
45-49	4,700	5,100	5,350	5,550	6,550
50-54	4,700	4,800	5,150	5,450	5,650
55-59	4,150	4,800	4,900	5,250	5,500
60-64	3,700	4,150	4,750	4,900	5,250

65-69	2,750	3,650	4,100	4,750	4,900
70-74	2,050	2,700	3,600	4,050	4,700
75-79	1,650	1,900	2,500	3,350	3,800
80-84	1,250	1,350	1,650	2,200	2,950
85+	1,050	1,350	1,600	1,950	2,550

HOUSEHOLD TYPES:	2011	2016	2021	2026	2031
Couple only	6,850	8,050	9,100	10,150	11,150
Couple with children	9,450	10,400	11,300	12,150	13,050
Single parent	3,200	3,500	3,800	4,150	4,500
Other family households	250	250	300	300	350
Multiple-family households	400	450	500	550	600
Total family households	20,150	22,700	25,050	27,350	29,650
Lone person	5,450	6,250	7,100	7,950	8,950
Group	650	700	700	750	800
Total non-family households	6,050	6,950	7,800	8,700	9,750
Total	26,200	29,650	32,850	36,050	39,400

The catchment area for the proposed development would also include the Local Government Areas of City of Lake Macquarie, City of Newcastle, Port Stephens, Dungog, Gloucester, Cessnock and Singleton.

In reference to the chart on the previous page:-

Total population above 55 years of age in 2011 is 16 650 ie 23% of overall population

Total population above 55 years of age in 2031 is 29 650 ie 29.5% of overall population

These census figures show the large percentage of overall population in Maitland is over 55 years of age. The percentage substantially increases in number as you approach the year 2031 and will further increase beyond this period.

It is apparent that there is a substantial demand for Seniors Living Development

Research has shown that there is a large demand and in deed a backlog for Seniors Living accommodation

Adequacy of services and infrastructure to meet demand

- The proposed dwellings are all capable of being serviced by electricity, water, sewer and telecommunication infrastructure (see attached correspondence).

- **Electricity**

Power to the Proposed Development is available. Refer correspondence Ausgrid attached dated 13 March 2015. Underground cabling will provide reticulation throughout the site.

- **Water and Sewer Augmentation**

Refer correspondence, Hunter Water dated 27 March 2015 “ To facilitate connection, the Developer will be required to augment existing water systems by constructing a 100 meter water main between the existing water mains in James Street, and Little James Street. The development will be approved to connect after this water main is constructed.

Additionally, the Proposal provides the opportunity to have an overall positive effect on the management and conservation of water resources with the retention, re-use and treatment of stormwater. Potable water is available by augmenting the existing water system (report attached from Hunter Water)

Development described in this Proposal will comply with the statutory targets for water conservation.

Wastewater transportation

Refer correspondence Hunter Water dated 27 March 2015. “There are two sewer connection options that are feasible to service the development (see attached plan).

NSW Rural Fire Services

Contact has been made with Mr Mathew Apps– Development assessment and Planning Officer at the Customer Service Centre - Glendenning who indicated that the RFS involvement would commence at the Development Application Stage. A Bushfire Assessment Report will be provided along with the Development Application (contact 2nd June 2015)

ANNEXURE “A”

Correspondence from infrastructure and service providers

Ausgrid

Hunter Water

Mine Subsidence Board

Roads & Maritime Services

13/03/2015

W. Robert Scott
Scott Property
15 Glenelg St
Raymond Terrace NSW 2324
Australia
Email: bobbyscott@bigpond.com

Dear Robert



145 Newcastle Road
Wallsend NSW 2287
All mail to PO Box 487
Newcastle NSW 2300
T +61 2 131 525
www.ausgrid.com.au

Preliminary Servicing Advice – Morpeth Area

I refer to your letter of 19/02/2015 regarding preliminary servicing advice for the Lot 7 – DP829150, Morpeth NSW.

A preliminary assessment of the surrounding sub transmission (33000 volt and above) and distribution (11000 and 415 volt) network has been completed in relation to the development.

The following advice was provided by relevant sections within Ausgrid:

It is envisaged the development will be supplied via underground 11000 volt cables to kiosk substations at multiple locations. Each new kiosk substation will require protection by a registered easement as per Ausgrid's Network Standard 141. Further, underground low voltage (415 volt) distribution network would then be reticulated throughout the development providing connection points to each lot. The underground cables are generally installed in the council road reserve or covered by an easement if located on private land. This distribution work is Contestable and would be customer / developer funded. Information regarding Contestability and connection to the Ausgrid network can be found in our Electrical Supply Standards, in particular Ausgrid's *Policy for ASP/1 Premises Connections*, and Network Standards on our website, www.ausgrid.com.au

If existing Ausgrid assets are found to be located within the development boundaries and located in areas other than council road reserve, the asset will need to be covered by an easement or relocated at the customer / developers cost. Identification of these assets may require survey identification, or from Dial Before You Dig plans. A property search is advised to be undertaken to identify any easement or property issues. From the preliminary assessment no existing Ausgrid assets or easements have been identified on the above mentioned property.

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Brett Burchill", is written over a horizontal line.

Brett Burchill
Engineer
Customer Supply – Planning & Reliability
Ausgrid

☎ (02) 4910 1702
✉ bburchill@ausgrid.com.au

☎ (02) 4933 0814
🌐 www.ausgrid.com.au

Ausgrid Reference: 1900052605

Page 1 of 1



27 March 2015

Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
(02) 4979 9625 (F)
enquiries@hunterwater.com.au
hunterwater.com.au

Rodney Craig Harris
C/- Scott Property Development
PO Box 88
Raymond Terrace NSW 2324

Ref: 2004-1200/14.007

Attention: Bob Scott

Dear Bob

NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water's requirements for the provision of water and sewerage facilities to the development of Seniors Housing Units (200 x 2b, 40 x 1b) & Community Hall at Lot 7 DP 829150, Duke Street, Morpeth are as follows:

Financial Requirements

- 1 A reimbursement contribution will be required towards the cost of any water and sewer infrastructure that was constructed by a third party developer and utilised to serve this development. Reimbursements can not be determined until the connection points are defined and approved. You will be advised of any reimbursements after the design plans are assessed and the connection points are approved. (Refer to the attached fact sheet).

Network Infrastructure and Delivery

2 Water Supply

Currently there is insufficient capacity in the water supply system to service the development. To facilitate connection, the developer will be required to augment the existing water system by constructing a 100mm watermain between the existing watermain in James Street and Little James Street (see Figure 1).

The development will be approved to connect after this watermain is constructed.

Wastewater Transportation

There are two sewer connection options that may be feasible to service the development (see attached plan).

Option 1: Connection to Maitland 9 Wastewater Pump Station (WWPS) catchment.

To facilitate this connection the developer will need to extend sewer mains from manhole 43N in James St to provide the site with a gravity point of connection. The developer will need to design and construct a private sewer pump station and system to discharge to the gravity point of connection. The private sewer pump station and

system will need to be assessed as part of the Hydraulic Assessment. The system will need to be designed to avoid septicity of the sewage and mitigate any odour related issues.

Please note, although there is a gravity sewermain located within the site adjacent the north eastern boundary, Hunter Water will not approve connection to this sewermain as there is insufficient capacity in the downstream system to service the development.

Option 2: Connection to Morpeth Wastewater Treatment Plant

To facilitate this connection the developer will need to design and construct a private sewer pump station and system to discharge to the 150mm VC sewermain in Butchers Lane. It will be necessary to construct a discharge manhole over this sewermain. The private sewer pump station and system will need to be assessed as part of the Hydraulic Assessment. The system will need to be designed to avoid septicity of the sewage and mitigate any odour related issues.

Maitland Council's approval will be required for the private pipeline in located in Butchers Lane.

Your Accredited Design Consultant should be able to assist with determining the preferred servicing option.

Please contact Hunter Water if you require further advice regarding either option.

- 3 Design and construct major works to augment the system(s) and facilitate connection of the development to the existing water and sewer system(s). The works must be designed by an Accredited Design Consultant and constructed by an Accredited Major Works Contractor:

The design must be submitted to Hunter Water for assessment. A Major Works assessment/administration fee of \$2,857 must be paid when designs are submitted.

The designs will be reviewed, and if approved, an Instrument of Agreement will be returned by Hunter Water for execution by the developer. At this time Hunter Water will also advise the value of other fees that may be applicable to completion of the works.

It is the responsibility of the Accredited Designer to lodge approved designs at plan.check@hunterwater.com.au.

All contractors engaged by the developer must have insurances in place in accordance with the Agreement.

- 4 Submit a Review of Environmental Factors (REF) (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) to Hunter Water for the construction works. The REF should also assess any social amenity impacts associated with the discharge of effluent into Hunter Water's system, including odour and visual impacts on third parties. The REF will need to be approved prior to Hunter Water providing final approval of designs. A REF considers the likely impacts a development may have on the environment. At all times, methods for preventing or reducing adverse environmental impacts should be considered and where appropriate, incorporated into the project design.

Hunter Water will make a determination in accordance with the EP&A Act 1979. An environmental report assessment fee of \$1,134 should be paid. Please note that a

Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40m of a water body or should groundwater be present.

In addition, please refer to the Hunter Water Review of Environmental Factors Guidance Notes, located in the Building & Development section of the Hunter Water website. The Guidance Notes provide the minimum requirements and an example template for the preparation of a REF.

- 5 The site contains a 250mm sewer rising main within an existing Hunter Water Easement for Sewer. Hunter Water's conditions regarding the Easement are:
 - a Comply with Hunter Water's Building Over or Encroaching on Hunter Water Easements or Property Policy (attached).
 - b Provide Hunter Water with a development site plan showing the extent of development encroaching the Easement. Hunter Water will review the plan to ensure the development complies with the Building Over or Encroaching on Hunter Water Easements or Property Policy. Hunter Water will provide further advice should any issues regarding the Easement are identified.
 - c Only the "Permissible Structures" detailed in Building Over or Encroaching on Hunter Water Easements or Property Policy are permitted to be within the Easement for Sewermain. There are to be no structures or landscaping constructed within the easement without Hunter Water's approval. Hunter Water approves the construction of a bitumen sealed area;
 - d The easement area is not to be excavated or filled without approval from Hunter Water. If excavation or filling is proposed, then the developer is to provide Hunter Water with a surveyed plan and longitudinal section showing the sewermain, existing and finished surface levels and the locations and clearances of all other pipes and utilities proposed to be constructed within Hunter Water's easement. Please ensure that Hunter's Water's Water Design Manual requirements are met in regards to pipe clearances and minimum depths;
 - e Any structure within or adjacent to the Easement is to be designed and constructed to ensure the structural integrity of the structure is not compromised by any excavation by Hunter Water within the Easement;
 - f Adequate cover is to be maintained at all times over the sewermain during construction of the development, as per Hunter Water's Water Design Manual;
 - g All due care must be taken when working and excavating in the vicinity of the sewermain. The Developer is required to ensure that all workers and contractors are made aware of the potential safety risks associated with working in the vicinity of the sewermain. The Developer will be responsible for any damage that may be caused to the sewermain during construction and costs of any subsequent repairs and/or third party injury or damage caused by the failure of the sewermain during construction.
- 6 Ensure that all due care is taken by all contractors in the course of construction activities including construction of the driveway and accessing the construction site as there will be a watermain located in the footpath adjacent the proposed development site.

Access over the footpath must be via a bridging structure to eliminate any loads on the watermain.

Hunter Water's minimum cover requirements will need to be complied with in relation to the driveway.

Please note that it is Hunter Water's practice to seek the full costs of repairs should any damage occur to Hunter Water assets.

- 7 To eliminate odour, noise, visual or amenity impacts as much as possible in the area around the waste water treatment plants, Hunter Water has developed a Buffer Zone Policy (refer attached).

As indicated on the attached buffer zone plan, part of the development site is located within the buffer zone of Morpeth Wastewater Treatment Plant. Hunter Water does not support residential development within this buffer zone.

- 8 Submit the Development Consent Conditions determined by Council for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.

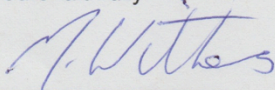
Other Services Required

- 9 Contact Hunter Water's Hydraulic Consultant on (02) 4979 9467 to make the necessary application for a Trade Waste Permit and pay the prescribed fees as your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. The discharge of trade waste to the sewer will not be permitted without a permit authorising that discharge.
- 10 Submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. If you are unsure please contact Hunter Water's Hydraulic Consultant on (02) 4979-9467. (Refer to the attached fact sheet).

These requirements are valid for 12 months from the date of this letter and are specific to this development. All fees and charges are subject to adjustment using the Consumer Price Index (CPI).

Please refer to the attached Development and Design Assessment fact sheet, which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves the right to amend its requirements if we find an error has been made.

Yours faithfully



MALCOLM WITHERS

Senior Developer Services Engineer

Enquiries:	Barry Calderwood
Tel:	1300 657 657
Email:	barry.calderwood@hunterwater.com.au

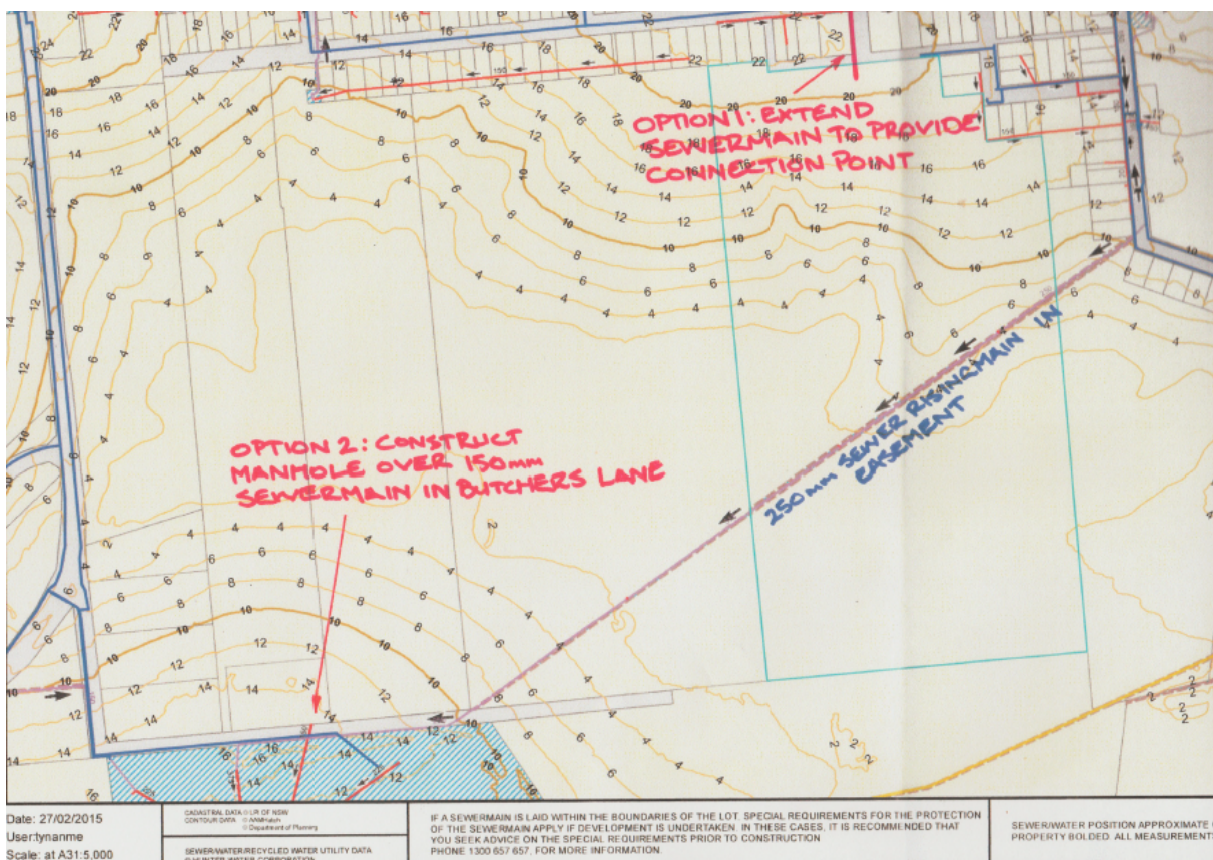
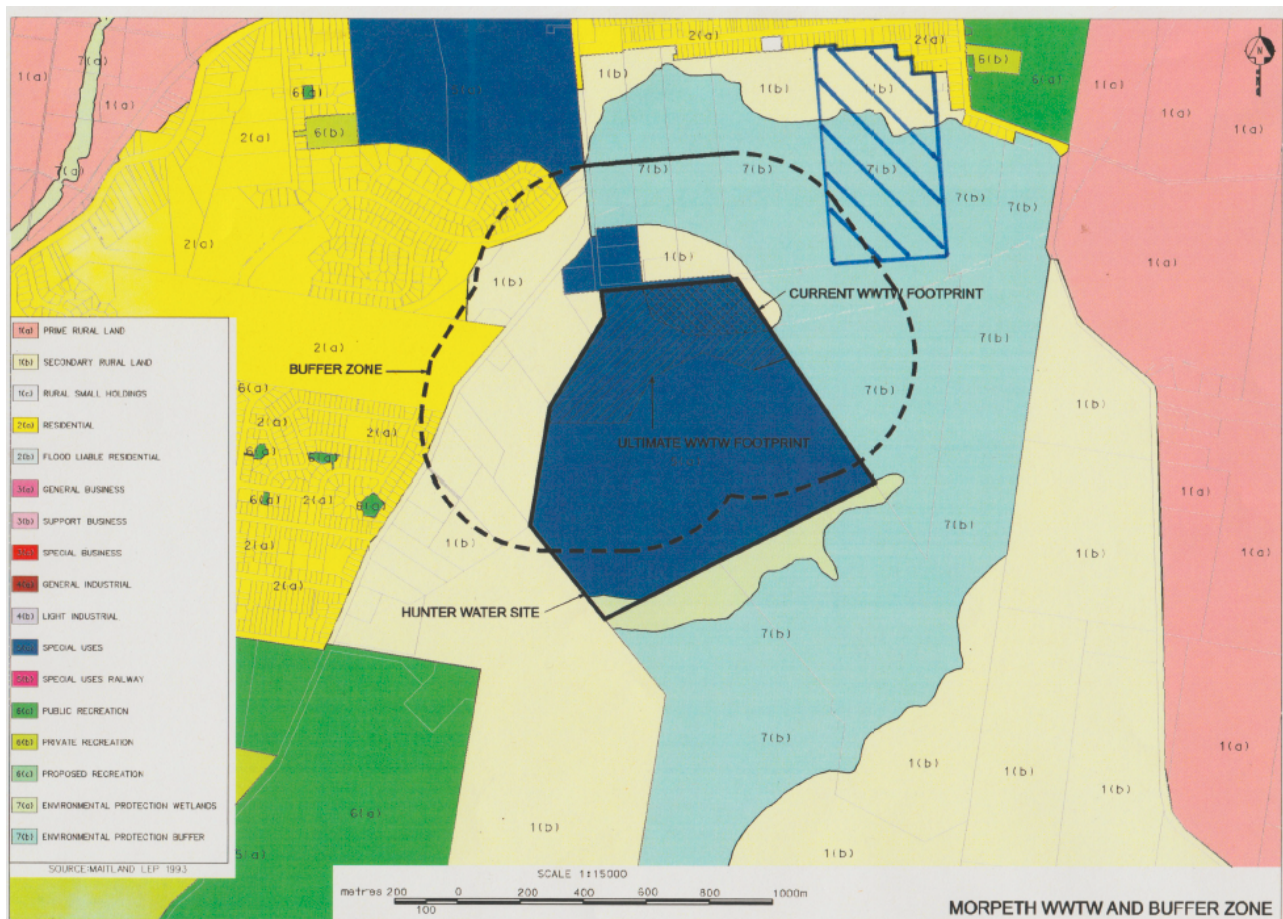


Figure 1: Augmentations (Construct a DN100 Main)





In reply please send to: Newcastle District Office
Our reference: FN15-44690N1IB:SD
Your reference:
Contact: Ian Bullen (02) 4908 4352

W ROBERT SCOTT
SCOTT PROPERTY
PO BOX 88
RAYMOND TERRACE NSW 2324

27 February 2015

Dear Sir

ENQUIRY NO: TENQ15-12421N1
LOT 7 DP 829150 DUKE ST MORPETH

This property is not within a proclaimed Mine Subsidence District and is not subject to any building restrictions imposed by the Mine Subsidence Board.

The provisions of the Mine Subsidence Compensation Act cover any improvement erected on this land.

Yours faithfully

Ian Bullen
Acting District Manager

ABN: 87 445 348 918

NEWCASTLE

Ground Floor
NSW Government Offices
117 Bull Street
Newcastle West 2302
PO Box 488G Newcastle 2300
Telephone: (02) 4908 4300
Facsimile: (02) 4929 1032
DX 4322 Newcastle West

PICTON

100 Argyle Street
Picton 2571
PO Box 40 Picton 2571
Telephone: (02) 4677 1967
Facsimile: (02) 4677 2040
DX 26053 Picton

SINGLETON

The Central Business Centre
Unit 6, 1 Pitt Street
Singleton 2330
PO Box 524 Singleton 2330
Telephone: (02) 6572 4344
Facsimile: (02) 6572 4504

WYONG

Suite 3 Feldwin Court
30 Hely Street
Wyong 2259
PO Box 157 Wyong 2259
Telephone: (02) 4352 1646
Facsimile: (02) 4352 1757
DX 7317 Wyong

HEAD OFFICE

PO Box 488G
Newcastle 2300
Telephone: (02) 4908 4395
Facsimile: (02) 4929 1032



Email
mail@minesub.nsw.gov.au

Web
www.minesub.nsw.gov.au

24 Hour
Emergency Service
Free Call 1800 248 083

M 10 (Auto) Nov 2001

P U T T I N G S E R V I C E A N D T H E N E E D S O F P E O P L E F I R S T

17 April 2015

SF2015/015512
CR2015/000774
TB

Scott Property
15 Glenelg Street
Raymond Terrace NSW 2324

Attention: Mr W. Robert Scott

PROPOSE SENIORS LIVING DEVELOPMENT LOT 7 – DP 829150 MORPETH NSW 2321

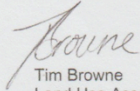
Dear Mr Scott

I refer to your letter dated 19 February 2015 regarding the proposed seniors living development. Roads and Maritime understand that the proposed development will comprise 200 two bedroom townhouses, 40 one bedroom hostel apartments and community facilities. The proposed development is located in Morpeth. Morpeth Road is a classified regional road.

Roads and Maritime understand that Maitland Council consider that the project will likely be of regional significance and that a development application is currently being prepared.

Roads and Maritime have reviewed the limited information provided and note that the development does not appear to trigger the requirements of *State Environmental Planning Policy 2007 (Infrastructure)* as a traffic generating development. Notwithstanding, the traffic assessment for the development application should be done in accordance with Roads and Maritime's *Guide for Traffic Generating Developments 2002*.

Yours Sincerely,



Tim Browne
Land Use Assessment Manager
Hunter

Roads and Maritime Services

59 Darby Street, Newcastle NSW 2300 | Locked Bag 2030 Newcastle NSW 2300 DX7813 Newcastle
T 02 4924 0688 | F 02 4924 0342 | E Development.Hunter@rms.nsw.gov.au

www.rms.nsw.gov.au | 13 22 13

ANNEXURE “B”

Commitment correspondence from ancillary service providers

Royal District Nursing Service

Aged Foot Care

Morpeth Family Medical Practice

Maitland Community Care Services Inc.

Koca Hair & Beauty



W. Robert Scott
Scott Property
15 Glenelg Street
RAYMOND TERRACE. NSW 2324

24th February , 2015

Dear Robert,

Thank you for contacting Royal District Nursing Services (RDNS) to explore the opportunity for us to provide services to your proposed retirement village in Morpeth, NSW. As you know, RDNS are one of Australia's largest and most respected home healthcare organisations and we continue to provide a vital mix of nursing and support services to people in their place of choice. Our focus remains firmly on each individual ensuring that their tailored healthcare and home support focuses on many factors, including improving their quality of life, maximising independence, strengthen family connections and creating inclusive community frameworks. Just as important is the need to foster close working relationships with general practitioners, hospitals, carers and clients to ensure a complete approach to care.

Some of the services we would provide to you and your proposed retirement village include, but are not limited to:

Home Nursing	Social Support
Domestic Assistance	Transport
Personal Care	Carer Support
Respite Care	Services Management

If greater nursing care is required, we also provide nursing care and support in the following areas:

Continence Management	Dementia Care & Support
Diabetes Management	Veteran's Care
Medicines Management	Wound Care

Additionally, RDNS have experience in working with Retirement Villages throughout Australia and have a great understanding of the needs and health care support required for such residents.

As such, RDNS, in principal, would be delighted to work with Scott Property in the development of the proposed Seniors Living Development located at Morpeth, NSW.

Yours sincerely

Sue Albert
Senior Business Development Manager
RDNS



Aged Foot Care

Healthy Feet. Happy Heart.

Good morning Bob.

Thanks for your email.

We would be very interested in providing podiatry services to the Proposed Living Development in Morpeth, NSW. Currently we are Australia's largest national aged care podiatry provider - operating in 492 facilities and employing 56 full-time podiatrists.

The access and volume of our podiatry service to the village would be customised to the needs of the clients upon completion - this may be anywhere from a half day weekly through to multiple sessions being delivered.

If you could please ensure to keep our organisation updated on the development to ensure we have the resources necessary to deliver our service on request.

Look forward to hearing,

Many Thanks,
Kane

P 1300 760 412 F 1300 760 431
E info@agedfootcare.com

Unit A5 8 Rogers Street Port Melbourne VIC 3207
PO Box 5063 Garden City VIC 3207

agedfootcare.com

Morpeth Family Medical Practice

167 Swan Street
Morpeth NSW 2321
Ph: 02 49366639
Fax: 02 49346962

Dr Laxmi Nahar
MBBS, FRACGP
260090CK

Dr Amrit Nahar
MBBS
254263GJ

Monday, 23 March 2015

Robert Scott
Scott Property Development
P.O Box 88
RAYMOND TERRACE NSW 2324

Dear Robert

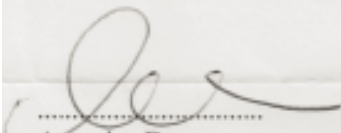
We welcome the news of a proposed development at Morpeth for Seniors Living and those with a disability.

The Morpeth Family Medical Practice would be prepared to offer on-site support services to the residents of this proposed development.

We understand that a separate Medical Room will be made available for visiting practitioners.

We look forward to hearing from you as things progress.

Yours faithfully



.....
Anna-lee Darcey
Practice Manager.

Unit 3-6, 27 John Street
Telarah, NSW, 2320
P: 4932 5755
F: 4932 5800
www.mccs.org.au
ABN: 43 932 601 737



2nd March 2015

W. Robert Scott
Licencee- Scott Property
15 Glenelg Street
RAYMOND TERRACE NSW 2324

Dear Scott,

RE: Proposed Seniors Living Development, Morpeth NSW 2321

Maitland Community Care Services is a not for profit organisation that provides a wide range of services and support to people in the community to enable them to remain living within their own home.

Thank you for sharing the development proposal with Maitland Community Care Services. We are aware of the development proposal and will be able to provide transport options to eligible tenants in conjunction with public transport options.

To discuss this further or for further information on our services please contact the office and our staff will be happy to assist.

Kind Regards

Suzanne Fuller
CEO
Maitland Community Care Services Inc.

Supporting you in your Community



25 Melbourne Street
East Maitland, NSW, 2325
Ph: 0249 336 889

24-5-15

Thank you for your enquiry regarding our business support for your proposal. As we are able to supply hair dressing and beauty services to your residents, we are looking forward to working with you and your residents. We feel this would be beneficial for both of our businesses.

Regards,

Maria Stackman

Owner / Manager,

Koca Hair and Beauty

A handwritten signature in blue ink, appearing to read "M Stackman", is written over the printed name.

ANNEXURE “C”

Public Transport

Public Transport

A reliable and convenient local public bus, services Morpeth with destinations to East Maitland and Maitland. East Maitland and Maitland offer all Regional City facilities

The bus services also services Maitland Railway Station that is on the main Northern line. XPT and regular passenger services both north and south are available from Maitland Station.

The bus service is an approximate 300 metre easy walking distance from the site.

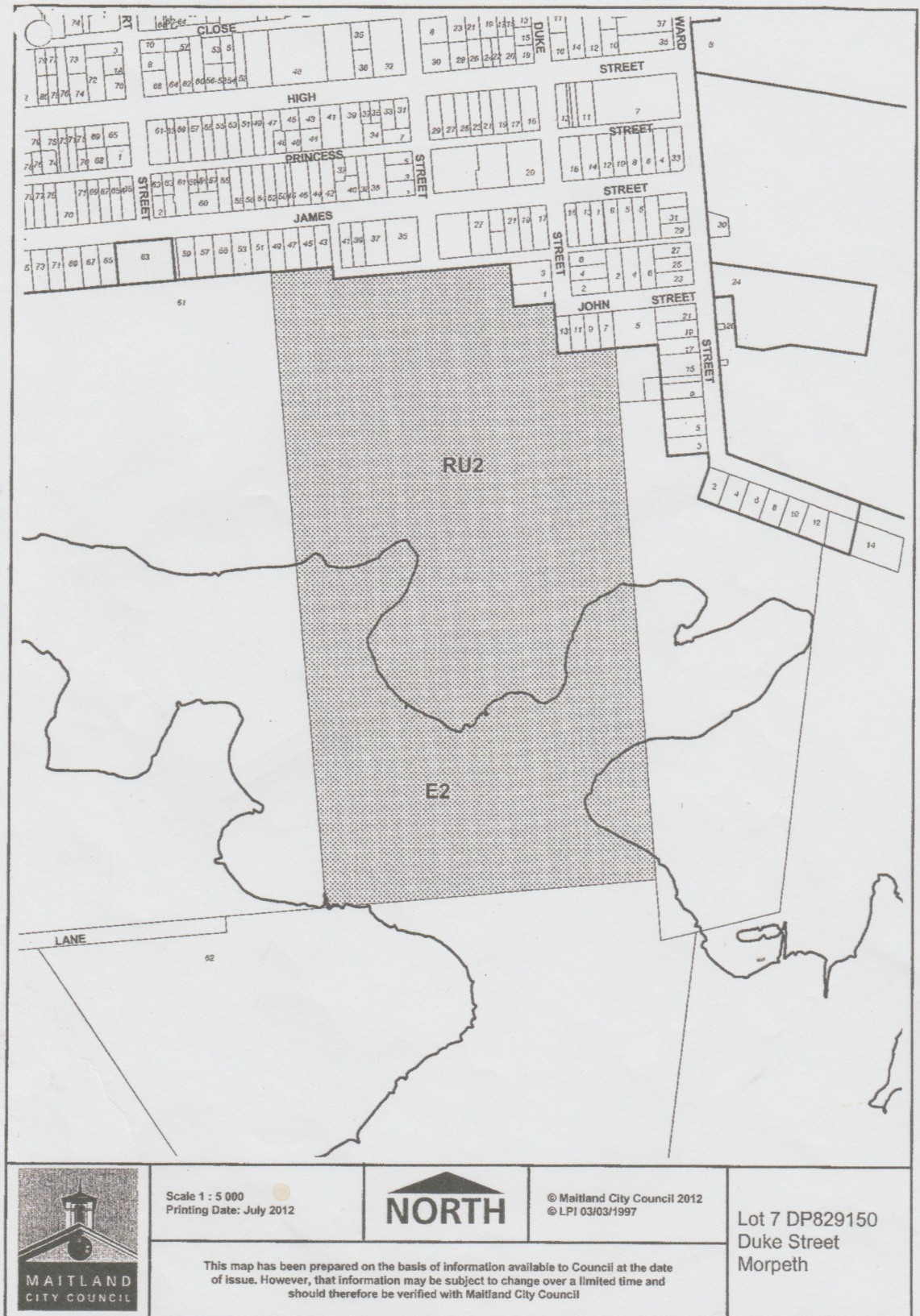
The Bus Timetable can be viewed at :- www.cdcbus.com.au

ANNEXURE “D”

Zoning Map of Site

and

Extract from Development Control Table from Maitland LEP



Zone RU2 Rural Landscape 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.

Page 13

2011 No 681

Clause 2.8 Part 2

Maitland Local Environmental Plan 2011 Land Use Table

- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.

2 Permitted without consent

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

3 Permitted with consent

Agriculture; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems

4 Prohibited

Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3

Zone E2 Environmental Conservation

1. 1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To ensure that development and management of the land has minimal impact on water quality and environmental flows of receiving waters.
- To permit limited extensive agricultural uses where such uses do not compromise the ecological values of the wetland.

2. Permitted without consent

Nil

3. 3 Permitted with consent

Environmental facilities; Environmental protection works; Extensive agriculture; Water reticulation systems

4 Prohibited

Business premises; Dairies (pasture-based); Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

4 Prohibited

Business premises; Dairies (pasture-based); Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; warehouse or distribution centres; Any other development not specified in item 2 or 3

FOR CLARIFICATION OR ADDITIONAL INFORMATION

PLEASE CONTACT

ROBERT SCOTT.....0407 389 398 – Email bobbyscott@bigpond.com

MARTIN TUKTENS...0413 001 995 – Email mtuktens@prinzip.com.au

KERIME DANIS.....0414 421 035 - Email kerimed@cityplan.com.au

All correspondence to: SCOTT PROPERTY DEVELOPMENT

P.O. Box 88

RAYMOND TERRACE NSW 2324