



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

Date received: ____/____/2016

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 for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Thompson Health Care Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Andrew

Family name

Elmslie

Street address

Unit/street no.

924

Street name

Pacific Highway

Suburb or town

Gordon

State

NSW

Postcode

2072

Postal address
(or mark 'as
above')

PO Box or Bag

658

Suburb or town

Gordon

State

NSW

Postcode

2072

Daytime telephone

02 84679333

Fax

02 8467334

Email

agedcare@thc.net.au

Mobile

0417454322

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

Macleay Village

STREET ADDRESS

Unit/street no.

80-114

Street or property name

Macleay

Suburb, town or locality

Frederickton

Postcode

2440

Local government area

Kempsey

NAME OF PROPERTY

Thompson Health Care Frederickton

REAL PROPERTY DESCRIPTION

Lot 14 DP1069003

**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.

Construction of a group of 116 (one hundred and sixteen) Seniors self contained dwellings and community centre.
The proposed site layout is shown on attached drawing number "DA-01" dated July 2016 prepared by Geoffrey Martin and Associates Pty Ltd.
Earthworks have been completed on site and infrastructure constructed on site in readiness for completion of the proposed village.

**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.

See SCC Application/ 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.

See SCC Application/ 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.

See SCC Application/ 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.

See SCC Application/ Supporting Documentation

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 SCC Application/ Supporting Documentation

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 SCC Application/ Supporting Documentation

C3 ADDITIONAL COMMENTS

See SCC Application/ Supporting Documentation

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.

Number of beds or dwellings

116

Estimated project cost

\$23,200,000

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

Construction Manager

Name(s)

Andrew Elmslie

Date

30/11/16

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

Douglas Thompson

Date

30/11/16

Signature

Name



SITE COMPATIBILITY CERTIFICATE APPLICATION SUPPORTING DOCUMENTATION

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

80-114 Macleay Street
Frederickton

73 Belgrave Street Kempsey NSW 2440
Phone: (02) 6563 1611 | josh@dennispartners.com.au

Site Compatibility Certificate Application

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

Lot 14, DP 1069003 No. 80-114 Macleay Street, Frederickton

Prepared on behalf of

Thompson Health Care

By **Robert Dennis**

Dennis Partners
(ACN 101 949 937)

73 Belgrave St
Kempsey NSW 2440

Tel: (02) 6563 1611

November 2016

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ANNEXURE 1 KEMPSEY SHIRE COUNCIL PRE-LODGEEMENT MEETING CORRESPONDENCE

ANNEXURE 2 KEMPSEY LOCAL ENVIRONMENTAL PLAN 2013 – LAND ZONING MAP

ANNEXURE 3 THOMPSON HEALTH CARE SUPPORT SERVICES LETTER

ANNEXURE 4 MID NORTH COAST REGIONAL STRATERGY – GROWTH AREAS MAP 6 - KEMPSEY

ANNEXURE 5 PHOTOGRAPHS

ANNEXURE 6 ASSESSMENT OF TRAFFIC AND PARKING IMPLICATIONS

ANNEXURE 7 ARCHITECTURAL PLANS PREPARED GEOFFREY MARTIN AND ASSOCIATES PTY LTD

1 Introduction

The proposal is to further develop the site with seniors housing (Macleay Retirement Village) consisting of 116 serviced self-care units and a community centre as stage 2 to complement the existing 166 bed residential care facility (Macleay Valley House) at Macleay Street Frederickton.

The retirement village was proposed in 2006 along with the existing residential care facility that has been completed. Following an approval by Kempsey Shire Council major earth and infrastructure works for the proposed village have been completed.

This written submission incorporates supporting information accompanying a Site Compatibility Certificate ("SCC") application for a Serviced self-care Seniors Housing prepared pursuant to clause 24(1)(a)(i) and in accordance with the clause 25 provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ("SEPP HSPD"). Specifically, this document addresses the provisions of Part C1, Part C2 and Part C3 of the Site Compatibility Certificate Application form and contains a number of supporting documents.

Senior Housing is defined pursuant to Clause 11 of the SEPP HSPD, as follows:

"Serviced self-care Seniors Housing is residential dwellings for seniors or people with a disability where the following services are available on the site:

- a) Meals and cleaning services, and*
- b) Personal care and nursing care*

This application has been prepared in consultation with Kempsey Shire Council, with the accompanying documentation and analysis representing a highly considered response to the matters raised.

This submission clearly demonstrates that the site is suitable for more intensive development and that the proposal will not give rise to any adverse impacts on the natural or built environments.

The proposal has been found to be compatible with the surrounding environment, compliant with the applicable statutory considerations and consistent with the aims of SEPP HSPD. Under such circumstances the public interest is best served through the facilitation of the development proposed.

2 Part C1 – Development Proposal Information

2.1 Context

2.1.1 The Site

The subject property is described as Lot 14, DP 1069003 No. 80-114 Macleay Street, Frederickton. The site area comprises a total site area of 13.62Ha. A location map is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

2.1.2 Access to services and facilities

The site is located approximately 700m from the Frederickton Village centre, 6km from the Kempsey town centre and 7.5km by road from the Kempsey Base Hospital.

The nearest primary retail and commercial facilities are located in the Kempsey town centre.

Kempsey commercial centre is accessible by public transport service operated by Busways. The Public bus service is available twice-daily Monday to Friday from Frederickton to Kempsey and Return. The bus stop pick up point in Frederickton is located adjacent to the development site in Macleay Street.

The bus transport drop off point in Kempsey is located on Belgrave Street in the central Kempsey commercial district.

The following facilities and services are located within 200m of the bus set down points and are accessible by means of suitable access pathways with complying gradients;

- Doctors Surgery and Medical Centre
- Dental Services
- Pharmacy
- Supermarkets
- Banks
- Hairdressers
- Community Support Groups
- Retail Shops
- Restaurants and Cafes'
- Recreational Facilities
- RSL Club

Site Analysis

There are no topographical constraints impacting the site relevant to the development as proposed. These details are all included on the site survey submitted with the application.

The site is not identified as being bushfire prone land. No significant stands of native vegetation are located on or adjacent to the site. A bushfire risk assessment is not required as part of the development application.

The 1:100 year flood zone for the Macleay River extends to the low-lying areas of the site. Past Council modelling indicates the flood level reaches 7.5m AHD. The proposed development does not extent into area of lands that is liable to flooding. The proposed buildings have a minimum floor level at least 500mm above the highest anticipated flood level.

The relationship of the proposed development to the adjacent sites provides for appropriate dwelling separation, with the limited building height and scale mitigating any impacts to established views or outlooks from surrounding residential properties. Land use activities including the intensity of the proposed use of the site, particularly staffing and visitation, service delivery, site access, parking and the containment of noise associated with those activities are matters addressed by the detail of the proposed land use and detail of the site access, parking layout and the capacity of the road network. The nature of the established neighbouring land uses is not such that impacts arise directly to the proposed activity.

In the absence of any physical constraints, other than dealing with the flooding issues associated with the Macleay River, the land is readily capable of being developed for the purposes as sought.

2.1.3 Zoning

Pursuant to Kempsey Local Environmental Plan 2013, the subject site is zoned RU2 Rural Landscape and RU1 Primary Production. The proposed housing development is fully located within that part of the property that is zoned RU2 and adjoins land that is zoned for urban purposes. The details of the zones are as follows:

Kempsey Local Environmental Plan 2013

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.
- To provide for a range of compatible land uses, including extensive agriculture.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home occupations

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Group homes; Heavy industries; Helipads; Home businesses; Home industries; Hospitals; Industrial training facilities; Jetties; Liquid fuel depots; Marinas; Mooring pens; Moorings; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities.

4 Prohibited

Any development not specified in item 2 or 3.

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.*
- *To maintain the rural and scenic character of the zone.*
- *To encourage eco-tourist facilities and tourist and visitor accommodation that minimise any adverse effect on primary industry production and scenic amenity of the area.*
- *To enable agricultural support activities to be carried out on land within the zone in a manner that does not significantly reduce the agricultural and horticultural production potential of land in the locality.*
- *To encourage development that is compatible with the character of the zone.*

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home occupations

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Group homes; Helipads; Home businesses; Home industries; Hospitals; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Any development not specified in item 2 or 3

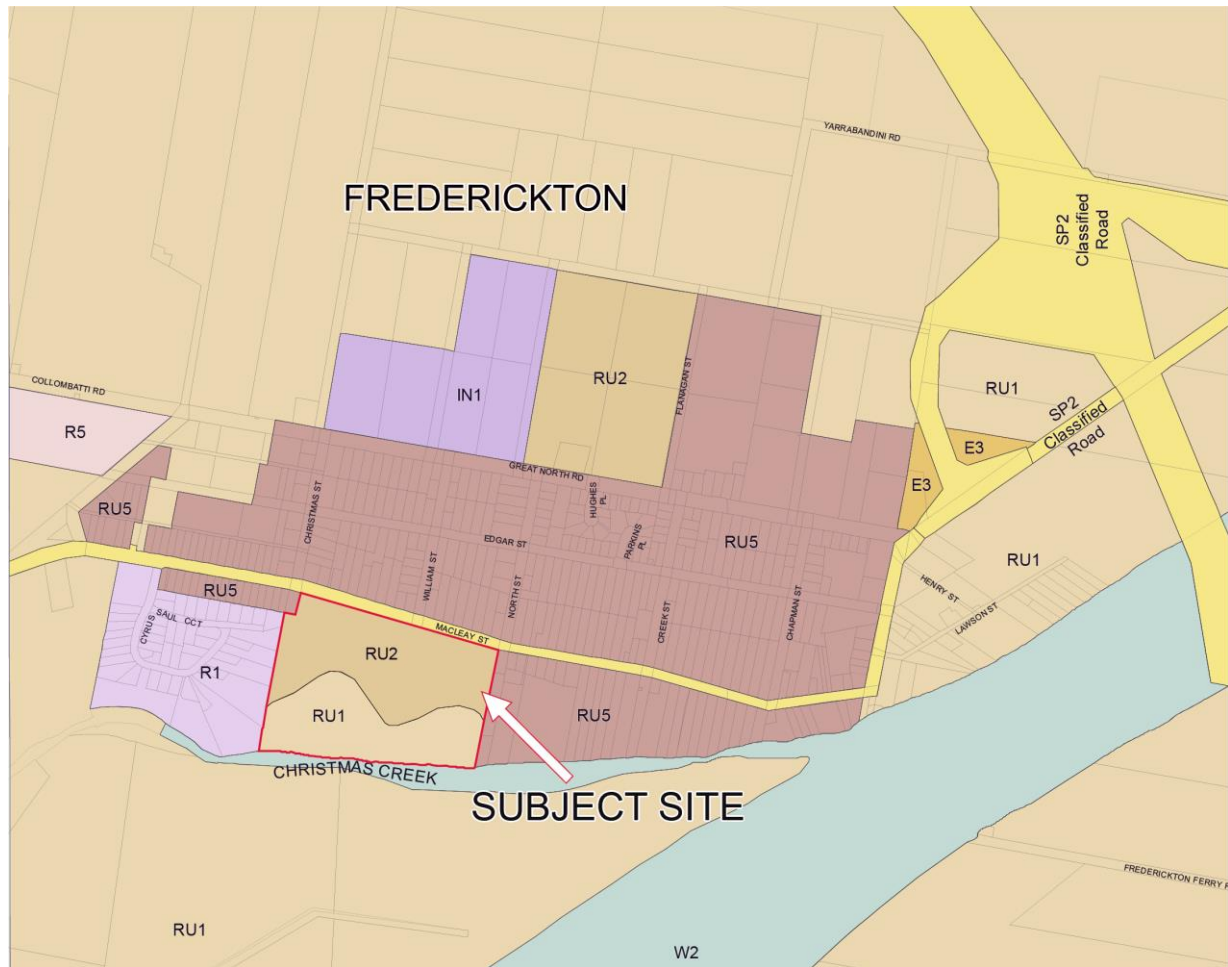


Figure 2 – Zoning Extract Kempsey LEP 2013

This statement demonstrates that the development is a compatible land use which will not give rise to any conflict between adjoining zones and associated land uses. The proposal will not give rise to any adverse view impacts, landscaping will enhance the rural and scenic character of the area. Accordingly, the proposal is not antipathetic to zone objectives.

The development site has been identified in the Mid North Coast Regional Strategy as being suitable for urban growth.

The property is not heritage listed or identified of Aboriginal Heritage importance pursuant to an AHIMS search completed. It is not located within proximity of a heritage item and is not located within a heritage conservation area. There is nothing to indicate that the land is contaminated.

2.2 The Proposal

This application proposes the construction of 116 serviced self-care Seniors dwellings and a community village centre. The facility will be operated by Thompson Health Care, a family owned company that operates a number of residential care facilities and Seniors Housing within NSW.

The operation provides for a Serviced self-care Seniors Housing as defined by Clause 10 and 13 of the SEPP HSPD providing residential housing for aged persons.

2.2.1 Services Available On-site

A variety of in-house services are currently available for resident's needs, including:

- Use of Village Bus with wheelchair lift for excursions and access to local town centres
- Use of proposed Village centre which will provide meeting rooms, lounge, community facilities and medical facilities for consultation.
- 24 Hour Nurse Call System with monitoring provided by the Macleay House Nursing Home.
- Meal and laundry service provided from the Nursing Home if required by arrangement.
- Access to the existing non-denominational chapel located within the existing Nursing Home.

2.2.2 The Building

The proposed building is detailed in the architectural drawings prepared by Geoffrey Martin and Associates Pty Ltd. Preparation of these details has involved pre DA meeting with Council officers to address the detail and specification relating to the land use. The correspondence from the pre-DA meeting are provided at Annexure 1. The proposal provides for the 116 serviced self-care Seniors dwellings and a community village centre.

2.3 Strategic Justification

2.3.1 Relationship with Regional or Local Strategies

The proposal is consistent with the aims of SEPP HSPD which encourage the provision of housing that will:

- a) Increase the supply and diversity of residences that meet the need of seniors or people with a disability, and
- b) Make efficient use of existing infrastructure and services, and
- c) Be of good design

This submission demonstrates that these aims will be achieved given:

- The development will be fully compliant with the development criteria and standards specified within this policy;
- The development will be fully compliant with the design principles that should be followed to achieve built form that responds to the characteristics of its site and form;
- Will have appropriate access to necessary support services;
- The provision of a Serviced self-care Seniors Housing and associated communal facilities will create a sense of community consistent with the intention of the state policy.

There are no applicable regional or local strategies applicable to development on this particular site.

2.3.2 Public Interest

It is generally accepted that with an aging population there is a growing need for this form of housing in the Mid North Coast area which enable seniors or people with a disability to age in place. The permissibility of such use on the site coupled with the identified need of a Serviced self-care Seniors Housing in this particular area has been identified by the operator Thompson Health Care, as being appropriate for uses which cater for the needs of seniors or people with a disability.

Accordingly, we have formed the considered opinion that approval of the proposed development would be in the public interest.

2.3.3 Adequacy of services and infrastructure to meet demand

We confirm that the development will have appropriate access to necessary support services.

Water, Sewerage, Electrical and telecommunication Services are existing onsite. These services will need to be upgraded to provide for the extra demand created by the development.

The proposed parking provision is adequate for the needs of the development.

The proposed vehicle access, internal circulation and parking arrangements will be appropriate to current design standards.

2.4 Pre-lodgement Consultation

A formal pre-lodgement meeting was held with Kempsey Council on the 17th October 2016 with correspondence arising from such meeting at Annexure 1.

A letter dated 10th November 2016 by Kempsey Shire Council provided commentary on the pre-lodgement meeting consultation and issues to be addressed in the formal the development application.

3 Part C2 – Site Compatibility Criteria Statement

This section of the submission will detail the developments performance when assessed against the compatibility considerations contained at clause 25(5)(b) of SEPP HSPD and will demonstrate that the site is suitable for more intensive development and that such development is compatible with the surrounding environment.

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*

The site is not affected by any environmental constraints. The site area to be developed has been cleared of natural vegetation and is covered with introduced grass species. The proposal will not have any adverse impacts on the natural environment. The proposed development is consistent with existing uses of land in the vicinity.

The site has been substantially disturbed by Council approved earthworks completed in 2010 specifically for the purposes of this development proposal.

2. *The impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land.*

The site area applicable to the proposal is bound on three side by residential properties and it is unlikely that the area will have any other practical use other than residential.

The site is not suitable for sustainable primary industries due to location and topography

The proposed development will not impact on any likely future uses of land in the vicinity.

3. *The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26 and any proposed financial arrangements for infrastructure provision.*

Residents of the proposed development will have access to services and infrastructure in the regional township of Kempsey as required by Clause 26(1) of the SEPP, including shops, banks, service providers, retail shops, commercial services, medical practitioners, community services and recreational facilities. Residents can access the main commercial/shopping centre of Kempsey via a public bus transport service (Busways) with pick up and drop off locations adjacent to the development site. The transport service, location distances and pathway grades comply with Clause 26(2)(c) of the SEPP.

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 and special uses in the vicinity of the development*

The site is not zoned for open space or special uses.

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***

The proposed built form and scale is depicted on the accompanying drawings prepared by Geoffrey Martin Associates.

The proposed dwellings and Village Centre have been designed to suit the site topography. The buildings have been designed as low rise 1 and 2 level buildings that follow the site contours. The floor space ratio is 0.186/1 which is considered to be low density. The bulk, character and scale of the proposal is consistent with the existing surrounding developments. The development will not be over imposing on the the existing and future land uses in the vicinity due to the downhill, vally location of the development

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.***

The proposal does not involve the clearing of any native vegetation that is subject to the requirements of the Native Vegetation Act 2003.

4 Part C3 – Additional Comments

The proposed development is considered to be complementary to the existing 166 bed residential care facility on the site and is consistent with the existing and future land uses in the area.

The land use as proposed provides for a compatible outcome for the land that does not impinge on the adjacent neighbouring residential land uses. The building form is recessive in its bulk and scale ameliorated by the setbacks proposed and the effective retention and provision of landscaping.

The current zoning is unduly restrictive, which is further reinforced by the fact that the site is included in the Mid North Coast Regional Strategy as being a suitable urban growth area.

Accordingly, a site compatibility certificate to permit the submission and consideration of a development for a seniors housing pursuant to the SEPP is an appropriate outcome.

APPENDIX 1

KEMPSEY SHIRE COUNCIL PRE-LODGEEMENT MEETING CORRESPONDENCE



Ref: LA22615
SRR:SRR

10 November 2016

DENNIS PARTNERS
PO BOX 3737
WEST KEMPSEY NSW 2440

ATTENTION: Robert Dennis

Dear Robert

SUBJECT: PRE-LODGEEMENT MEETING FOR SENIOR'S HOUSING
PROPERTY: LOT 14 DP1069003, 80-114 MACLEAY STREET, FREDERICKTON

Reference is made to a pre-lodgement meeting attended by you and myself at Council offices on 17 October 2016.

At this meeting you presented a proposed senior's housing development at the above property. The proposal consisted of one-hundred sixteen (116) self-contained units along the terraced areas of the property, and a village centre near the site entrance.

Upon lodgement of a Development Application, the following information would be required in addition to the usual forms and fees:

- 1 **Plans**
Plans including a site analysis plan, site plan, floor plans, elevation plans, shadow diagrams, etc.
- 2 **Statement of environmental effects**
Statement of environmental effects (SEE) explaining the proposal in detail, any impacts or hazards (including any mitigation measures proposed), and compliance with any legislation.
- 3 **Traffic**
Traffic assessment is required to address the proposed traffic impacts, and calculate required off-street parking.
- 4 **Flooding**
Council's current flood modelling assesses the 1% AEP flood level to be approximately 7.5m AHD. The surface level on the lower bench where units are proposed appears to be as low as 6.9m AHD at the lowest points. The proposal will need to demonstrate the units will be located above the flood planning level (FPL) of 8m AHD.
- 5 **Sewer**
Assuming development will discharge via pressure to manholes in Macleay Street. There will be approximately 780 EPs flowing through this 150mm line post-development. Table 4.4 of the Sewerage code of Australia restricts a total of 600 EPs for a 150mm line. Further investigation is currently being undertaken by Macleay Water, and it is suggested you make contact with Macleay Water as soon as possible.



6 **Water Supply**

Previous pressure tests indicate that water pressure may not be adequate. Council has just completed upgrade work across Macleay Street which should increase available pressure head and flow for the development. New pressure test results will be available next week.

7 **Stormwater**

The existing stormwater treatment systems appear have been constructed in for both stages 1 and 2. However, executed plans have not been submitted for the completed wetlands. Evidence of the wetlands have capacity to cater for the development needs to be provided.

8 **Geotechnics**

Geotechnical report by a qualified geotechnical engineer is required to be provided to certify works that have been undertaken previously and proposed works.

9 **View Sharing**

View sharing assessment from an appropriately qualified professional detailing any views from neighbouring properties and how they may be affected by the proposal (including pre/post development photo montages), in accordance with *Tenacity Consulting v Warringah Council [2004] NSWLEC 140* and the requirements of the *Kempsey Development Control Plan 2013* (see Part 5.9 of Chapter C1).

10 **Building Design**

There was some question over the architectural merit of the flat-roofed buildings. It is understood that this is likely to improve views from those units behind (as well as the dwellings across Macleay Street), however isometric plans and a response from the designed are requested to address this matter.

Should you have any questions please call (02) 6566-3331 or send an email to shane.reinhold@kempsey.nsw.gov.au

Yours faithfully

Shane Reinhold
TOWN PLANNER
SUSTAINABLE ENVIRONMENT

APPENDIX 2

KEMPSEY LOCAL ENVIRONMENTAL PLAN 2013 – LAND ZONING MAP



Kempsey Local Environmental Plan 2013

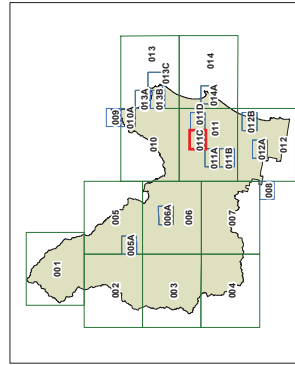
Land Zoning Map - Sheet LZN_011C

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- RT General Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

- Base Data 01/01/1997 © Land and Property Information (LPI)
- Addendum Data 13/07/2011 © Kempsey Shire Council



N



Scale 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 4350_COM_LZN_011C_020_20131202

APPENDIX 3

THOMPSON HEALTH CARE SUPPORT SERVICES LETTER



THOMPSON HEALTH CARE

Thompson Health Care Pty Ltd
ABN 29 000 745 004 – ACN 000 745 004
Suite 20, Level 4
924 Pacific Highway (PO Box 658) Gordon NSW 2072
Telephone: 02 8467 9333 Facsimile: 02 8467 9334
Email: agedcare@thc.net.au Web: www.thompsonhealthcare.com.au

21/11/2016

Kempsey Shire Council

22 Tozer Street,

West Kempsey, NSW 2440

Support Services to the proposed Macleay Village @ 114 Macleay Street, Frederickton.

Thompson Health Care Pty Ltd are proposing to build an 116 Self Care Unit village with community centre @ 114 Macleay Street, Frederickton. Early works including bulk excavation stormwater drainage, detention and sewer infrastructure was installed in 2010 as per previous development approvals.

This site sits adjacent the operating Macleay House Nursing Home, and numerous support services will be offered to future village residents.

Summary of these services as follows:

- Use of Village Bus for excursions and access to local town centres.
- Use of proposed Village centre which will provide meeting rooms, lounge, community facilities and medical facilities for consultation.
- 24 Hour Nurse Call System with monitoring provided by the Macleay House Nursing Home.
- Meal and laundry service provided from the Nursing Home if required by arrangement.
- Access to the existing non denominational chapel located within the existing Nursing Home.

The proposed village is located approx. 700 Mtrs from the Frederickton Village Centre, 6 Km from Kempsey Town Centre and 7.5 Km from Kempsey Base Hospital. Access to these facilities either by private vehicle, arranged excursions in Village Bus or Public Transport via Busways Service (route 350) which has stops along Macleay Street.

Thompson Health Care Pty Ltd is supportive of the "ageing in place" and believes that the proposed village in conjunction with the existing nursing home meets the philosophy of integrating all levels of aged care within the one facility. This concept is strongly supported by government policy as it allows residents to stay in the same facility even as their care requirements change overtime.

Please contact the undersigned if any further information is required in regards to the above.

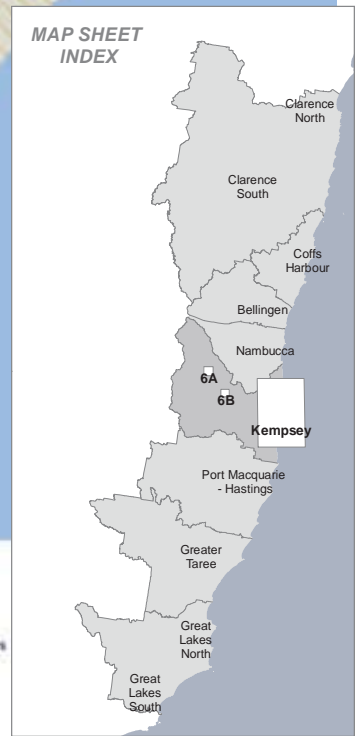
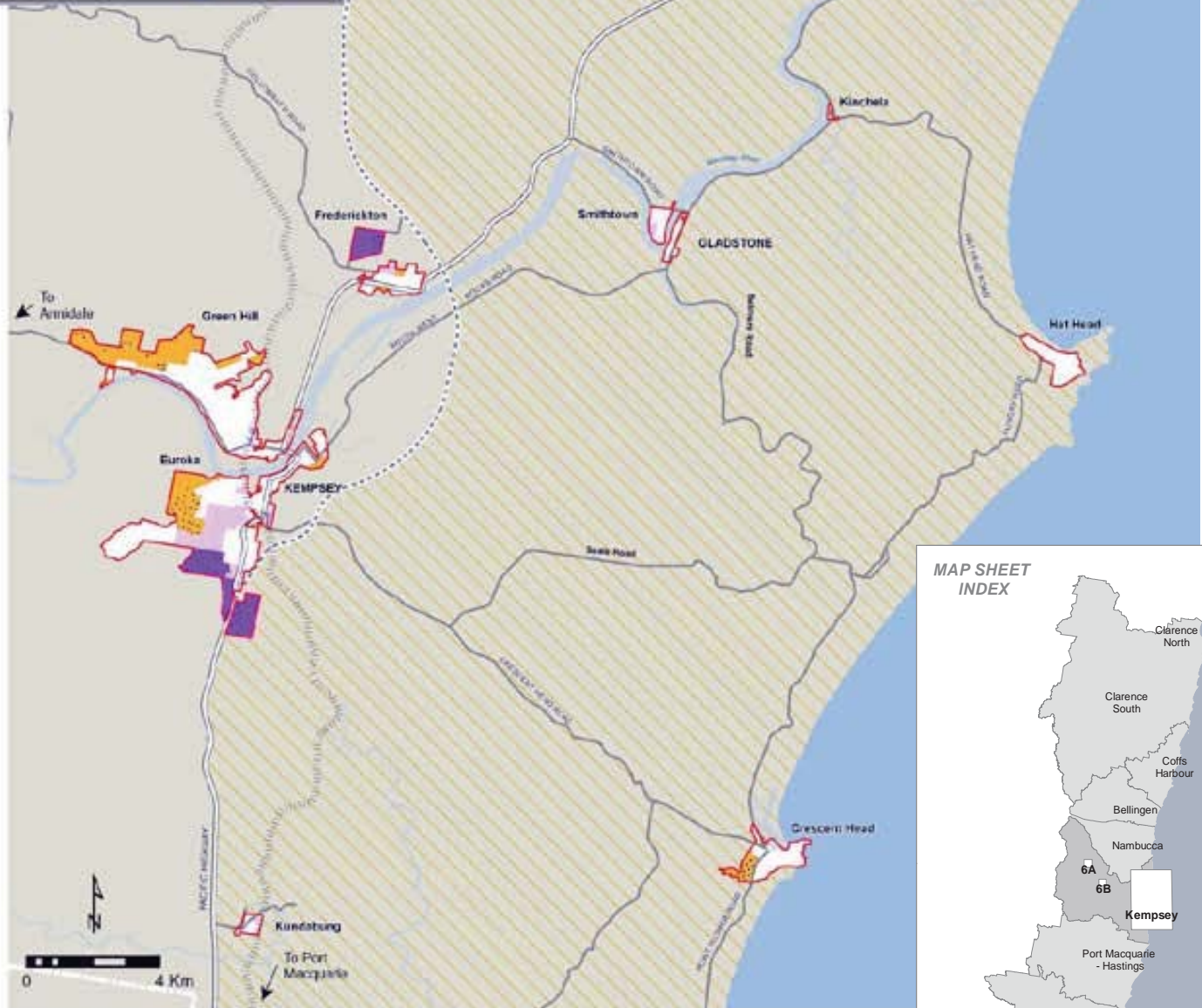
Regards,

Andrew Elmslie

Construction Manager

APPENDIX 4

MID NORTH COAST REGIONAL STRATEGY – GROWTH AREAS MAP 6 – KEMPSEY



- | | |
|--|---|
| <ul style="list-style-type: none"> LGA Boundary Rail Line Growth Areas Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail. Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands Coastal Area | <ul style="list-style-type: none"> Proposed Future Urban Release Areas Existing Employment Lands Proposed Employment Lands Existing Urban Footprint Environmental Assets and Rural Land, National Parks and State Forests Proposed Highway Upgrade Corridor Highway |
|--|---|

Growth Areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands. Not all land identified within the Growth Areas can be developed for urban uses. All sites will be subject to more detailed investigation to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

APPENDIX 5

PHOTOGRAPHS



Image 1 - View of Existing Residential Care Facility



Image 2 – View to East across Development Site



Image 3 – View to South across Development Site



Image 4 - View to West across Development Site

APPENDIX 6

ASSESSMENT OF TRAFFIC AND PARKING IMPLICATIONS

**MACLEAY RETIREMENT VILLAGE
PROPOSED INDEPENDENT LIVING UNITS
80 – 114 MACLEAY STREET, FREDERICKTON**
*Assessment of Traffic and
Parking Implications*

November 2016
(Rev B)

Reference 16241

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Transportation, Traffic and Design Consultants
Suite 502, Level 5
282 Victoria Avenue
CHATSWOOD 2067
Telephone (02) 9411 5660
Facsimile (02) 9904 6622
Email: ross@ttpa.com.au

TABLE OF CONTENTS

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2.	PROPOSED DEVELOPMENT SCHEME.....	3
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APPENDIX A	DEVELOPMENT PLANS
APPENDIX B	TURNING PATH ASSESSMENT

LIST OF ILLUSTRATIONS

FIGURE 1	LOCATION
FIGURE 2	SITE
FIGURE 3	ROAD NETWORK
FIGURE 4	TRAFFIC CONTROLS

1. INTRODUCTION

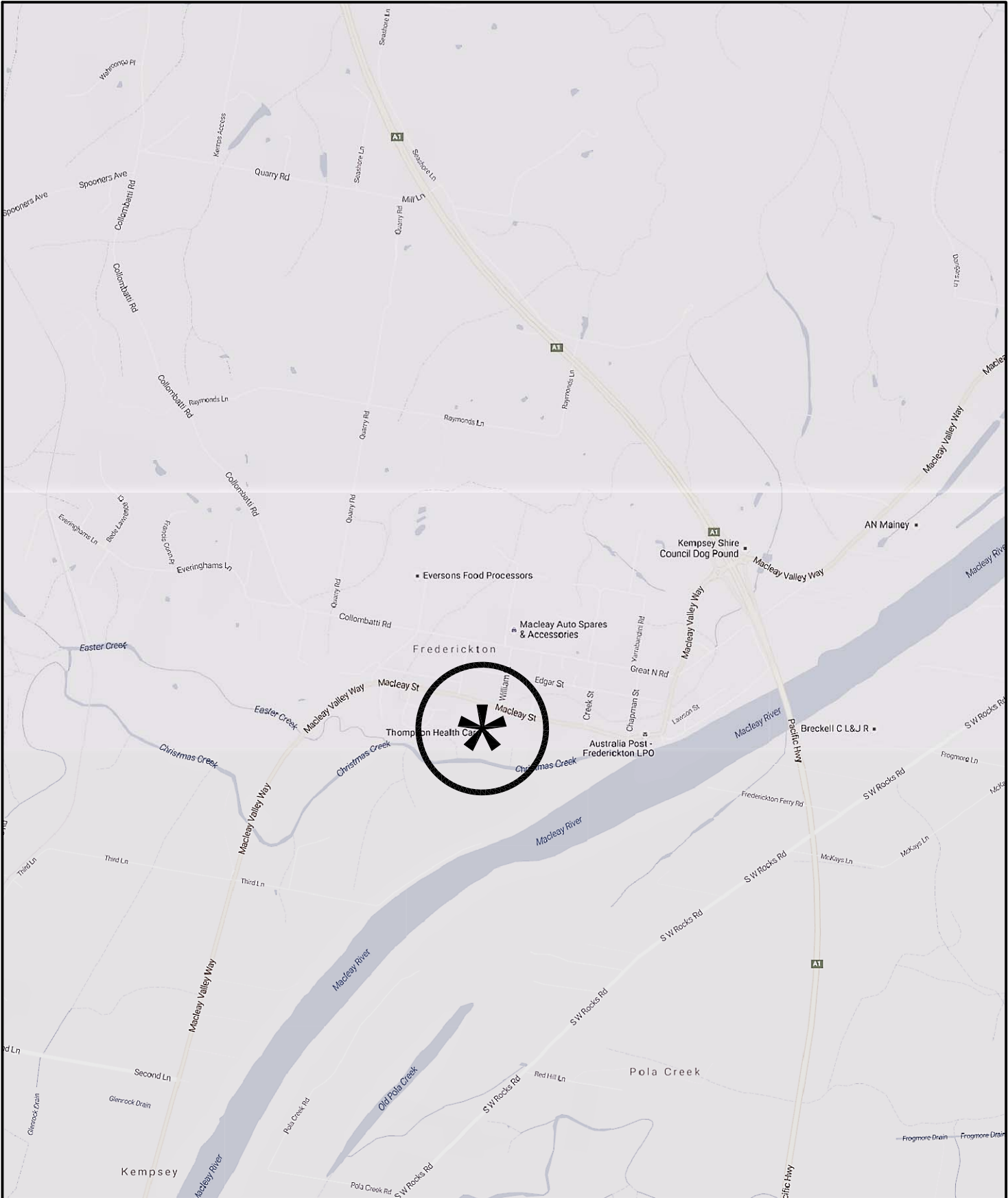
This report has been prepared for Thompson Health Care to accompany a Development Application to Kempsey Shire Council for a proposed independent living unit development on the Macleay Retirement Village site at 80-114 Macleay Street, Frederickton (Figure 1).

Thompson Health Care has a large landholding at Frederickton located to the south-west of the Town Centre and Stage 1 of that development has been completed comprising:

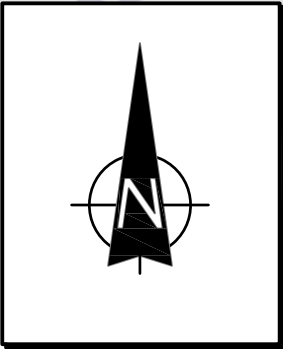
- 130 bed RACF
- 2 bed staff residence
- Basement and at-grade parking
- Access road with an upgraded intersection on Macleay Street

There are current works being undertaken on the site to provide an additional 36 beds (i.e. total 166 beds) and it is now proposed to proceed with the Stage 2 development comprising:

- 116 ILU's
- Village Centre
- Access road system



LEGEND



LOCATION

FIG 1

The purpose of this report is to:

- * describe the site, its context and the proposed development scheme in the context of the existing RACF
- * describe the road network serving the site and the prevailing traffic conditions
- * assess the potential traffic implications of the proposed development
- * assess the adequacy of the proposed parking provision
- * assess the proposed vehicle access, internal circulation and servicing arrangements

2. PROPOSED DEVELOPMENT SCHEME

2.1 SITE, CONTEXT AND EXISTING USE

The Thompson Health Care site (Figure 2) is Lot 14 DP 1069003 occupying a total area of 13.25 ha with extensive frontages to Christmas Creek and Macleay Street at Frederickton. The irregular shaped site is located just to the south-west of the small Town Centre and just to the west of the Pacific Highway bridge crossing over Macleay River. The site is situated on low lying former grazing land which has been contoured land where previously approved earthworks were carried out in 2010 and the surrounding development comprises:

- * a small precinct of new residential dwellings immediately to the west
- * the older style residential dwellings extending along Macleay Street
- * the sections of vacant low lying lands adjoining to the east and west and along the southern side of Christmas Creek

The existing RACF on the site is currently being extended and will comprise:

- a single level building complex located in the eastern part of the site
- 166 beds
- 2 bed staff residence
- 94 parking spaces (39 basement and 55 at-grade)

The internal access road system has a single connection to Macleay Street located towards the centre of the site frontage at the William Street intersection.



SITE

LEGEND



SITE

FIG 2

2.2 PROPOSED DEVELOPMENT

It is proposed to undertake some earthworks through the central and north-western part of the site to provide for the new access road system and level building platforms. The access road system will connect to the existing site access connection to Macleay Street and a “Village Centre” will be located just to the west of this connection.

The new ILU's will be “set out” along the new access roads in 3 tiers in a number of Villa configurations. There will be a total of 116 two-bedroom ILU's with a mixture of single (94) and double (22) garages while there will be a total of 55 parking spaces provided along the access road nearest the RACF and adjacent to the Village Centre which will comprise the following resident facilities:

- Lounge
- Kitchen and dining area
- Games room
- Men's workshop
- Gym
- G.P. room (potential)

Architectural details of the proposal are provided on the plans prepared by Geoffrey Martin & Associates which accompany the Development Application and are reproduced in part in Appendix A.

3. ROAD NETWORK AND TRAFFIC CONDITIONS

3.1 ROAD NETWORK

The road network serving the site (Figure 3) comprise:

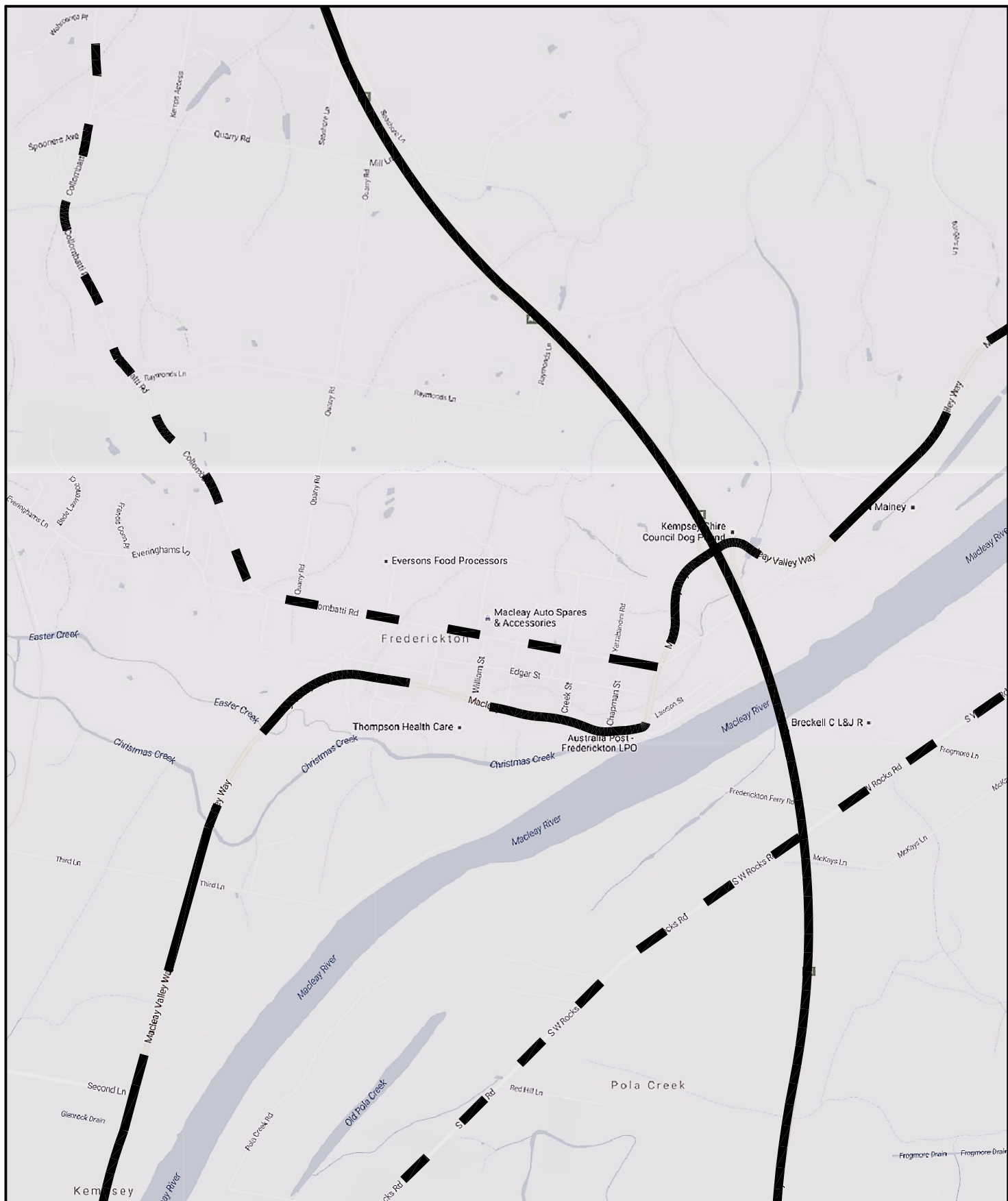
- * *Pacific Highway* – a State Highway and arterial route connecting between Sydney and Brisbane
- * *Macleay Street / Macleay Valley Way* – a State Road and sub-arterial route connecting between Kempsey and Eungai Rail
- * *Collombatti Road* – a collector route connecting between Frederickton and Collombatti Rail
- * *William Street* – a local access road connecting between Macleay Street and Collombatti Road

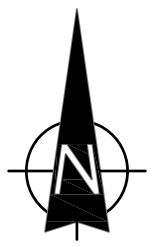



Macleay Street has generally one travel lane in each direction with a parking lane and is relatively straight and level in the vicinity of the site.

3.2 TRAFFIC CONTROLS

The few traffic controls which have been applied to the system serving the site (Figure 4) include:





- * the 50 kmph speed restriction along Macleay Street
- * the GIVEWAY at the Macleay Street, William Street and RACF access road intersection
- * the roundabouts at the ON / OFF ramp intersections for the Pacific Highway

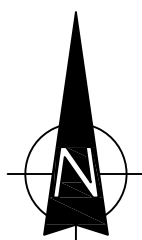


LEGEND			<h1>ROAD NETWORK</h1>
	ARTERIAL		
	SUB-ARTERIAL		
	COLLECTOR		
		FIG 3	



LEGEND

-  **TRAFFIC SIGNAL CONTROL**
-  **ROUNDAABOUT**
-  **RESTRICTED TURNING MOVEMENT**
-  **GIVE WAY CONTROL**



TRAFFIC CONTROLS

FIG 4

Details of the Macleay Street, William Street and the RACF access intersection are shown on the image overleaf and include:

- left-turn deceleration lane for turn into the RACF
- right-turn bays for the turns into RACF and William Street
- central island in the RACF access

3.3 TRAFFIC CONDITIONS

An indication of the former and current traffic conditions on the road system in the vicinity of the site is provided by data published by the Roads and Maritime Services. Data published by RMS is expressed in terms of annual average daily traffic (AADT) as follows:

	AADT	
	2004	2016
Macleay Street (former Pacific Highway)	22,000 approx.*	14,300 est.
Heavy vehicles	20%	2% est.
	*25,000 in holidays times	

*Source: Parsons Brinkerhoff Pacific Highway Kempsey to Eungai
Traffic and Transport Assessment*

3.4 TRANSPORT SERVICES

The limited existing public transport services in the area comprise:

- * the Route 350 bus service which runs along Macleay Valley Way providing connection between Kempsey and South West Rocks
- * the Route 353 bus service which runs along Collombatti Road providing connection to / from Kempsey

The services which are shown on the diagram overleaf also provide connection with other bus routes serving the Kempsey area with connections to Port Macquarie etc.

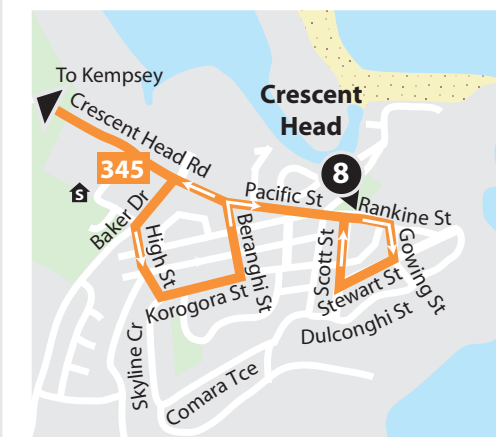
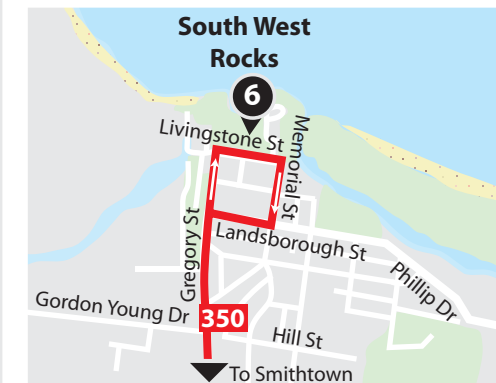
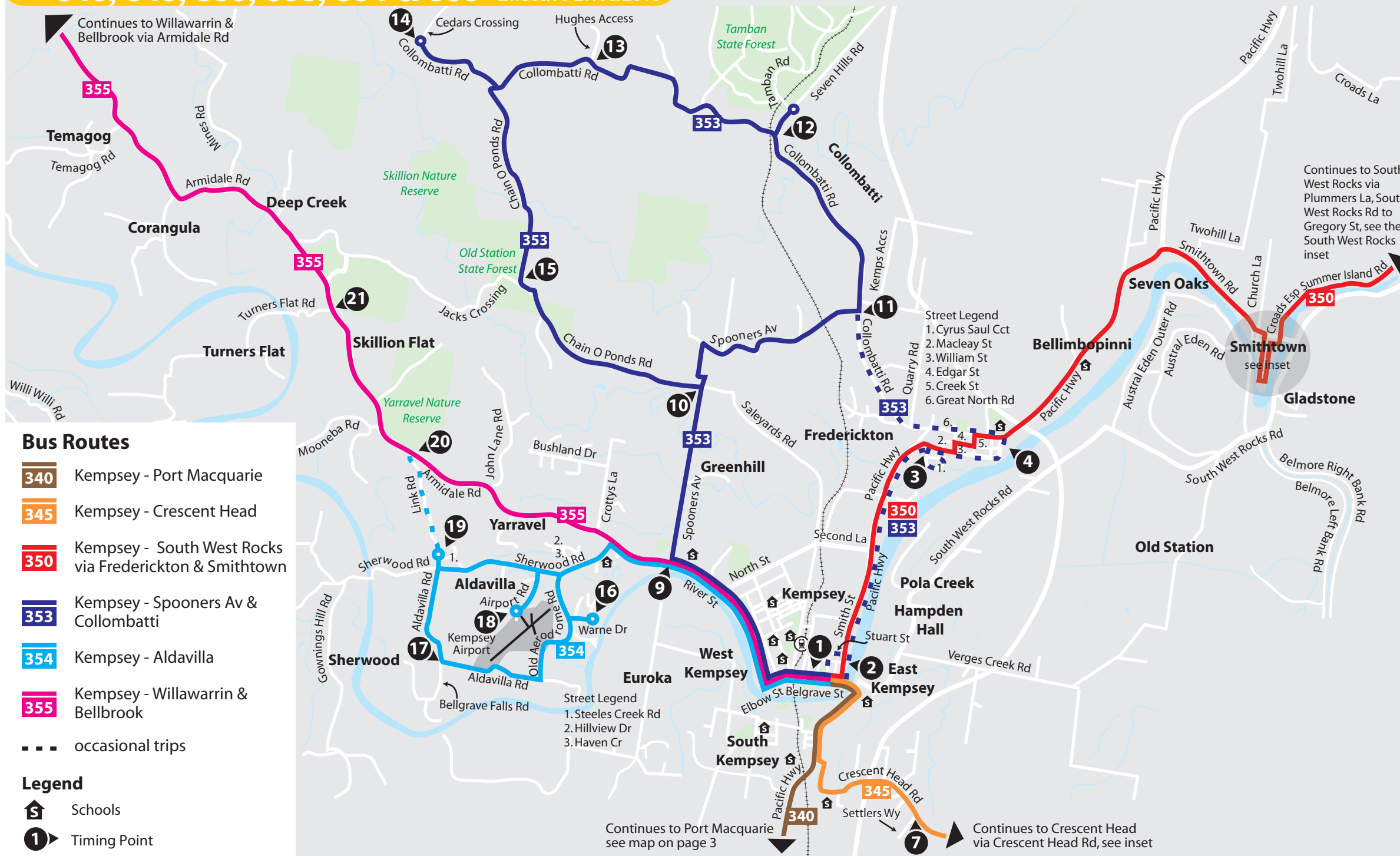
In addition to these public transport services, Macleay Retirement Village also operates its own mini-bus service for residents wishing to access Kempsey Town Centre and other facilities.





Routes

340, 345, 350, 353, 354 & 355 Effective 27/05/2013



4. PARKING

Council's DCP 2013 Chapter B2 specifies a parking provision in relation to the proposed development which reflects the SEPP – Housing for Seniors Living or People with Disability 2004 guidelines as follows:

Self-contained dwellings – 0.5 space per bedroom

Application of this criteria to the proposed development indicates the following:

116 two-bed ILU's = 116 spaces

The proposed development involves the provision of a total of 138 garage parking spaces. In addition, there will be 55 spaces provided for visitors and parking at the Village Centre. These at-grade spaces will also be used at times by visitors to the RACF and represent a "pool" of on-site spaces to accommodate visitors for functions and events.

It is apparent that the proposed parking provision will be quite adequate even though the proposed development will be heavily reliant on private motor vehicle travel (apart from the Village mini bus).

5. TRAFFIC

The RMS Guidelines provide:

- the 2002 criteria for “Housing for Aged and Disabled Persons”
- the TDT 2013-4b circular

Unfortunately the 2013 criteria is an aggregation of a range of types of aged persons accommodation including RACF's which has a higher traffic generation due to the staff and visitor movements. TTPA have undertaken numerous surveys of aged persons accommodation (ILU's) and these support the “high end” of the RMS 2002 criteria of 0.2 vtpd per dwelling for the morning and afternoon peak periods. On this basis the proposed development will generate some 24 vtpd in the peak periods with these movements being relatively evenly distributed along Macleay Street (to the east and west). There are extensive gaps in the traffic flows along Macleay Street and excellent sight distances are available to facilitate ingress and egress at the access intersection where there are separate right and left turn bays provided.

It is apparent that the relatively minor traffic movements which will be generated by the proposed development will not result in any adverse traffic implications.

6. ACCESS, INTERNAL CIRCULATION AND SERVICING

ACCESS

Access to the public road system will be through the existing RACF connection which was approved and constructed having regard for the development Masterplan for the site. This access intersection has operated quite satisfactorily for many years particularly as the vehicle movements along Macleay Street were substantially reduced with the opening of the new Pacific Highway route to the east.

INTERNAL CIRCULATION

The internal circulation will be provided by the new 6m wide access road system which will “meander” through the site and accommodate resident car access and servicing etc. Footways will be provided along the access roads enabling an extensive pedestrian network connecting to the Village Centre and the RACF including a “thru site” link for convenience.

SERVICING

Refuse will be collected from the access road by Council’s collection service while other service delivery vehicles will be able to park along the access roads. Service personnel will also be able to park in the visitor bays whilst any deliveries to the Village Centre can be made by vehicles standing in the porte cochere.

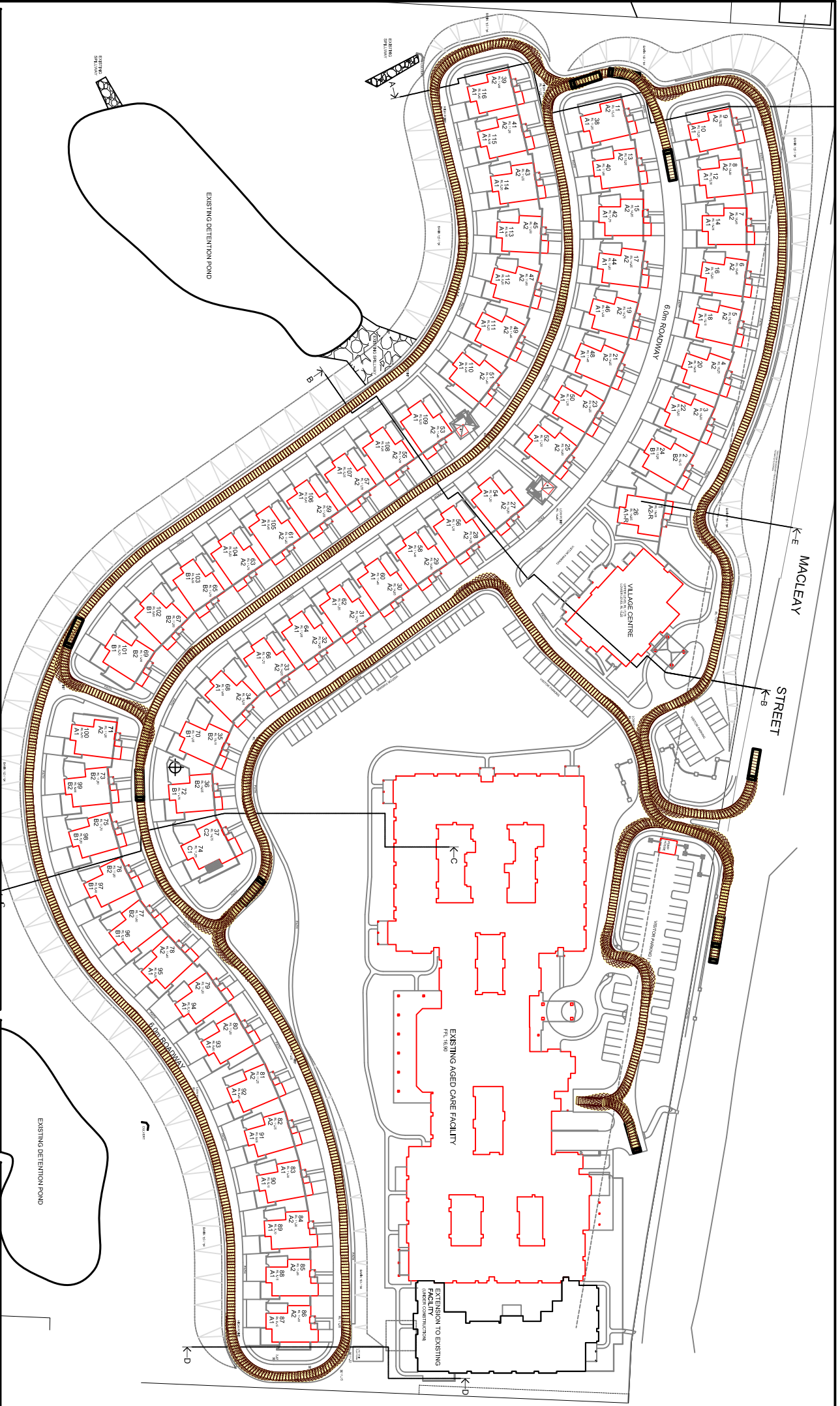
7. CONCLUSION

Assessment of the development scheme for the proposed ILU development at the Macleay Retirement Village at Frederickton has concluded that:

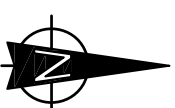
- * there will be no unsatisfactory traffic
- * the proposed parking provision will be adequate and appropriate
- * the proposed vehicle access, Internal circulation and servicing arrangements will be suitable

APPENDIX B

TURNING PATH ASSESSMENT



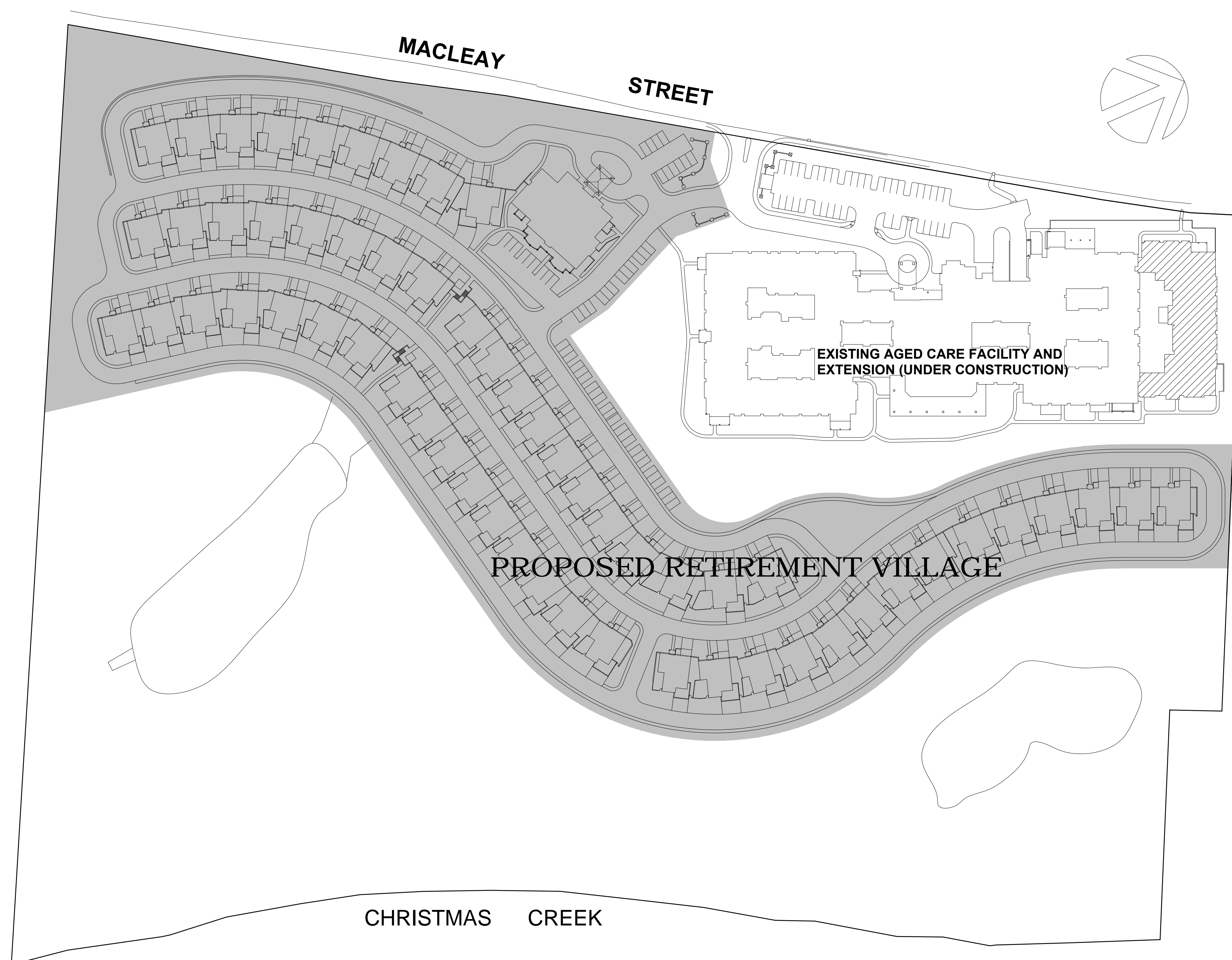
LEGEND



SWEPT PATH ANALYSIS
OF A 10.2m REFUSE
VEHICLE CIRCULATING THE
SITE

APPENDIX 7

ARCHITECTURAL PLANS PREPARED GEOFFREY MARTIN AND ASSOCIATES PTY LTD



Construction Management

Northside Constructions Pty Ltd
 Level 4, 924 Pacific Highway, Gordon NSW 2072
 Telephone 02 8467 9333
 Facsimile 02 8467 9334
 Mobile 0417 454322
 Email andrew@northside.com.au

Building Design and Documentation

GEOFFREY MARTIN + Associates Pty Ltd
Design Consultants
 PO Box 627 Petersham NSW 2049
 Telephone 0411 105325
 Email geoff@gma.net.au

Landscape Architect

Jackie Amos Landscape Architect
 1345 Bucca Road, NANA GLEN NSW 2450
 Telephone 02 6654 3000
 Facsimile 02 6654 3000
 Mobile 0427 667748
 Email jamosla@bigpond.com.au

Civil, Structural Engineers + Planning

dennis partners
 73 Belgrave Street, Kemsey
 Telephone 02 6563 1611
 Facsimile 02 6563 1799
 Mobile 0427 631611
 Email admin@dennispartners.com.au

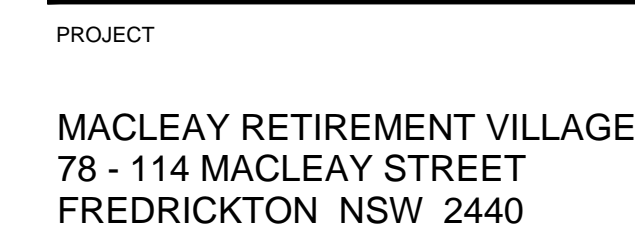
Basix Consultants

Building Sustainability Assessments
 7 William Street, Hamilton NSW 2303
 Telephone 02 4962 3439
 Facsimile 02 4962 3470
 Mobile 0402 108586
 Email enquiries@buildingsustainability.net.au

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

For THOMPSON HEALTH CARE

No	AMENDMENT	DATE
A	DA ISSUE	29-11-16

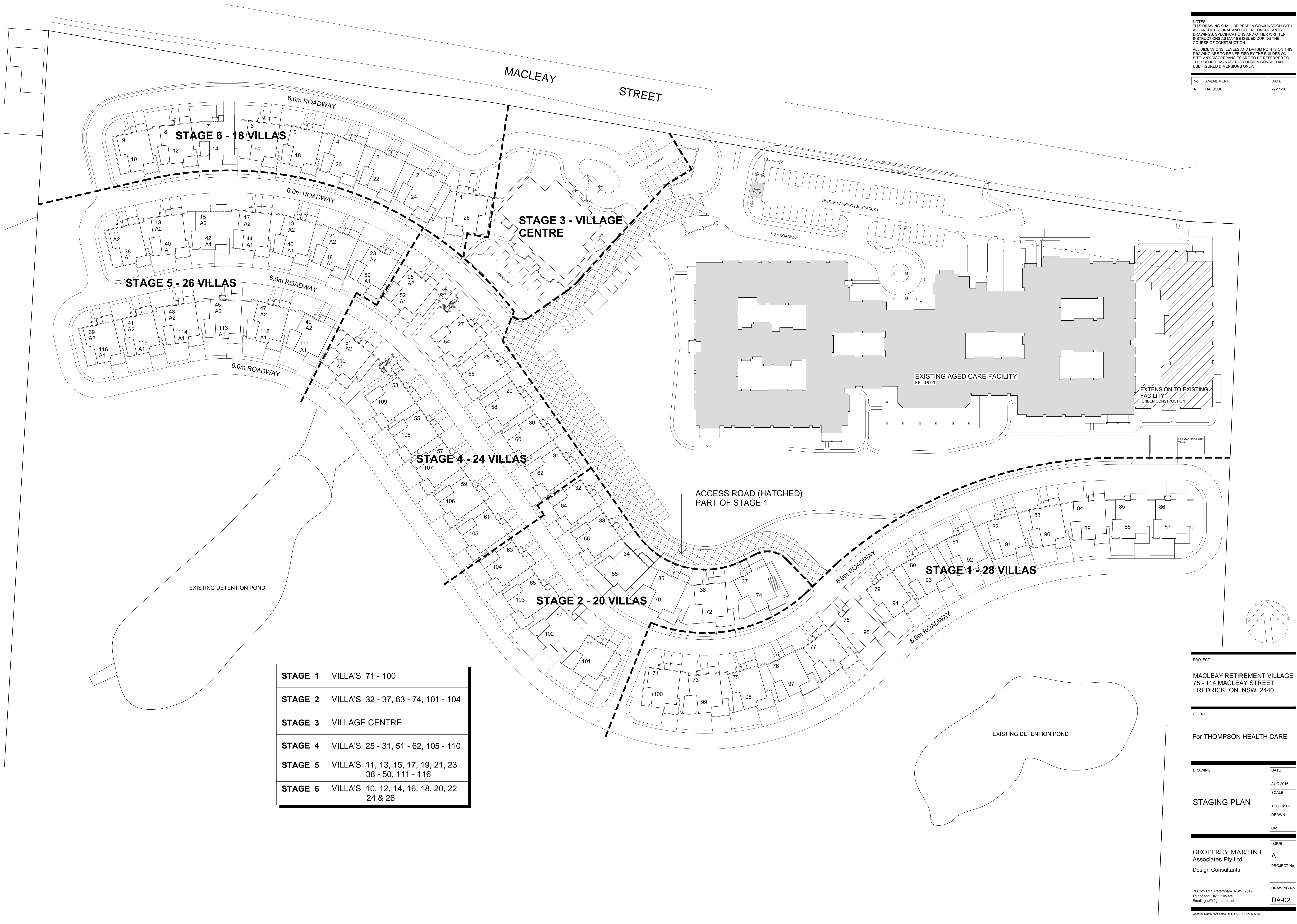


DRAWING	DATE
	JULY 2016
	SCALE
	1:500 @ B1
SITE PLAN	DRAWN
	GM

Geoffrey Martin Associates Pty Ltd ABN 16 074 696 730

NOTES:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION.
ALL DIMENSIONS, LEVELS AND DATUM POINTS ON THIS DRAWING ARE TO BE VERIFIED BY THE BUILDER ON SITE. ANY DISCREPANCIES ARE TO BE REFERRED TO THE PROJECT MANAGER OR DESIGN CONSULTANT. USE FIGURED DIMENSIONS ONLY.

No	AMENDMENT	DATE
A	DA ISSUE	29-11-16



STAGE 1	VILLA'S 71 - 100
STAGE 2	VILLA'S 32 - 37, 63 - 74, 101 - 104
STAGE 3	VILLAGE CENTRE
STAGE 4	VILLA'S 25 - 31, 51 - 62, 105 - 110
STAGE 5	VILLA'S 11, 13, 15, 17, 19, 21, 23 38 - 50, 111 - 116
STAGE 6	VILLA'S 10, 12, 14, 16, 18, 20, 22 24 & 26

PROJECT
MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT
For THOMPSON HEALTH CARE

DRAWING	DATE AUG 2016
	SCALE 1:500 @ B1
	DRAWN GM

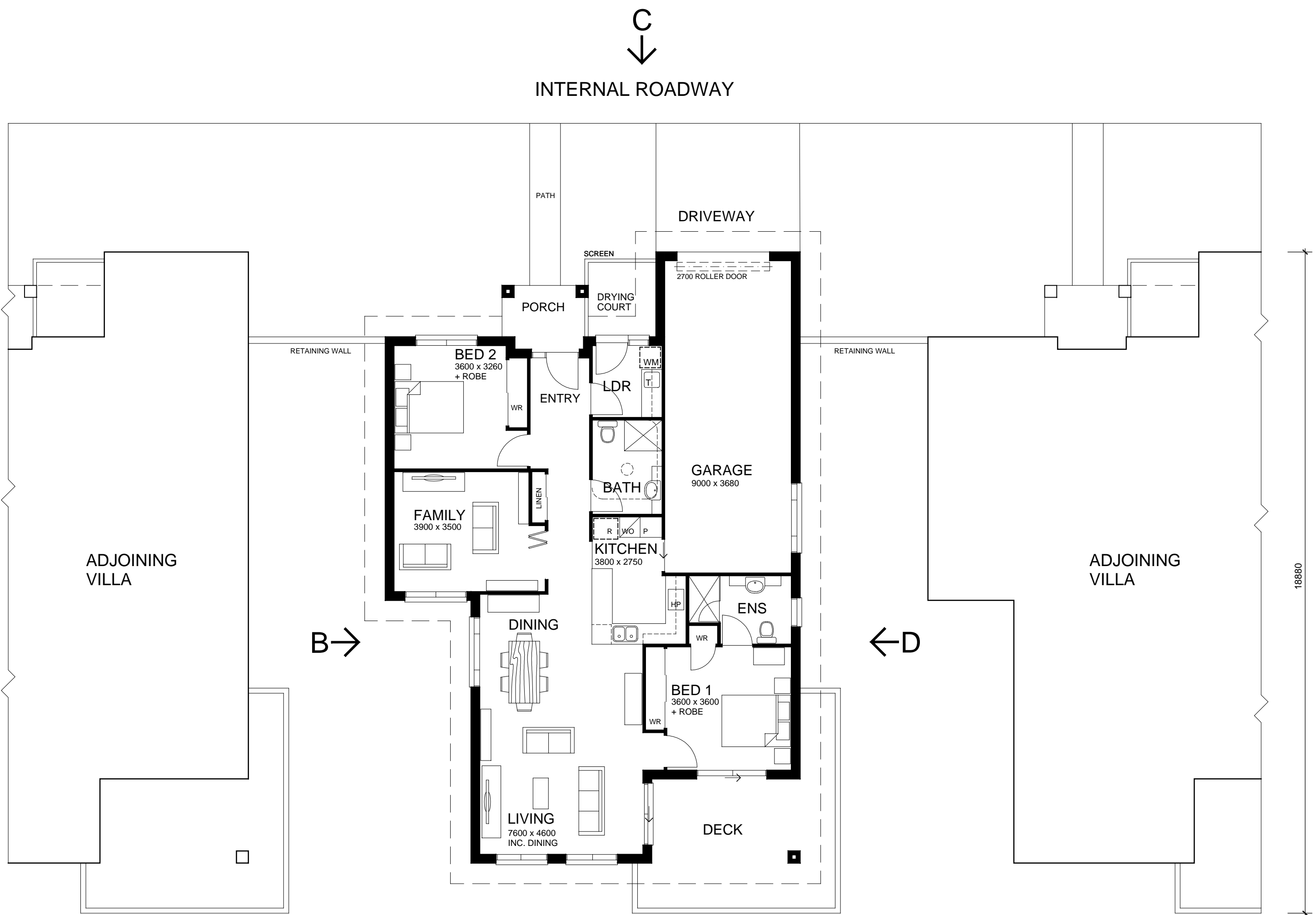
STAGING PLAN

ISSUE
A
PROJECT No

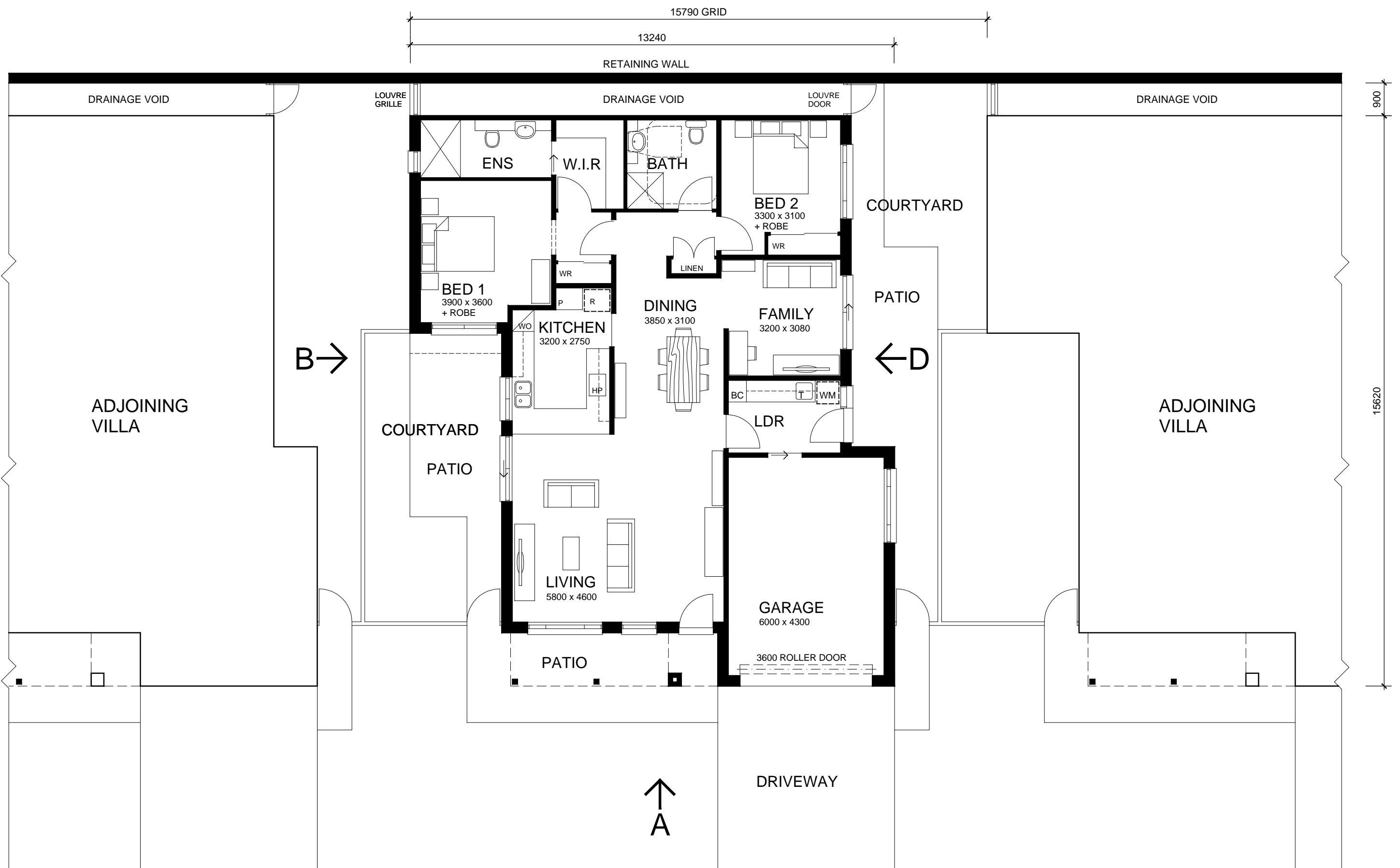
DESIGN CONSULTANTS
GEOFFREY MARTIN+
Associates Pty Ltd

DRAWING No
DA-02

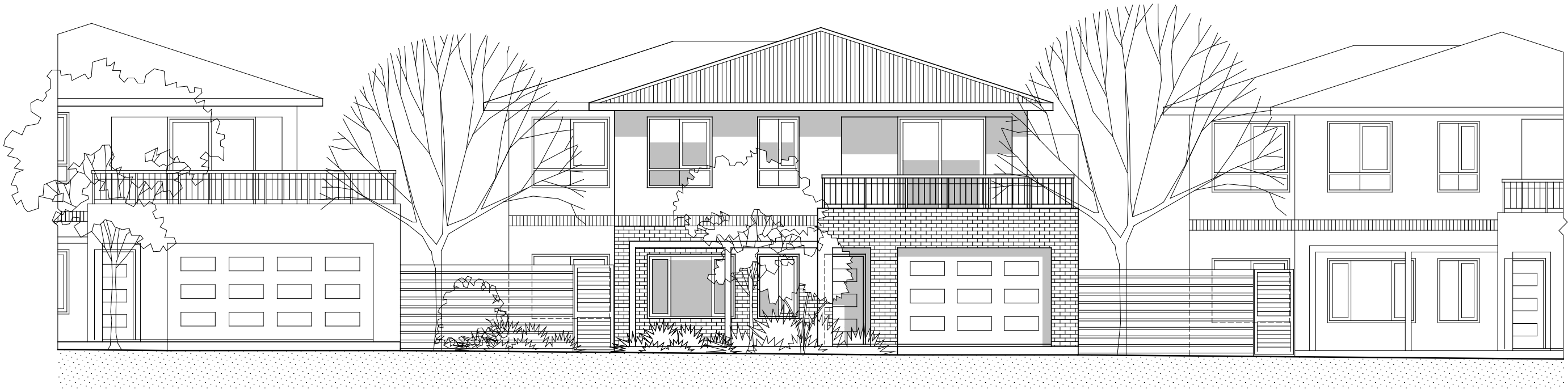
PO Box 627, Petersham NSW 2049
Telephone 0411 106325
Email geoff@gma.net.au
Geoffrey Martin Associates Pty Ltd ABN 16 074 686 730



VILLA TYPE A2 - UPPER LEVEL



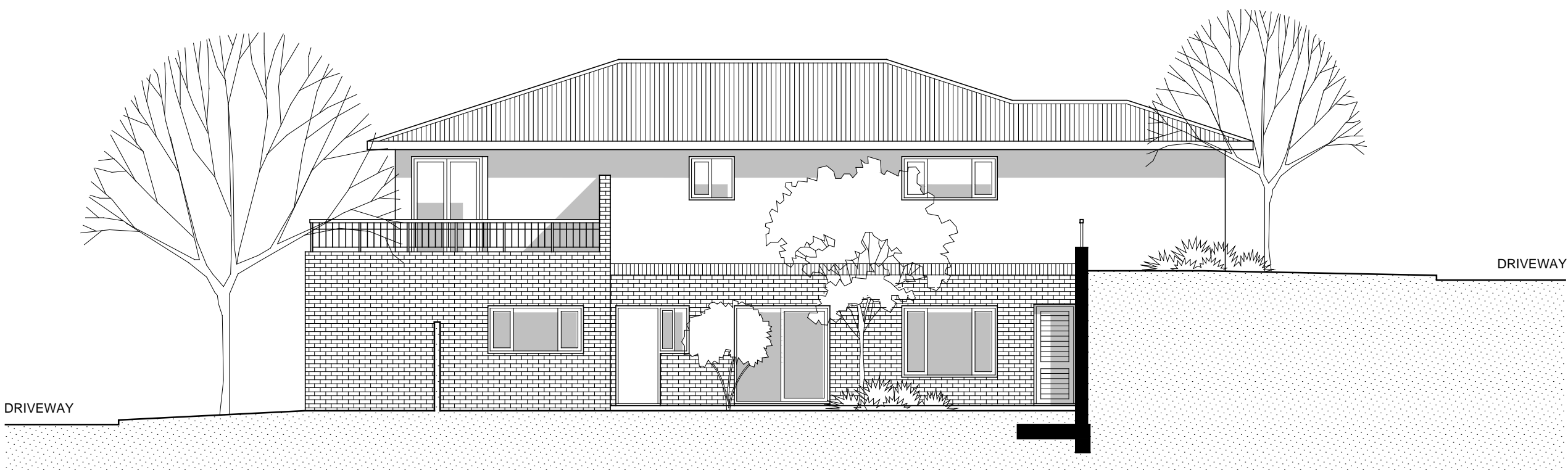
VILLA TYPE A1 - LOWER LEVEL



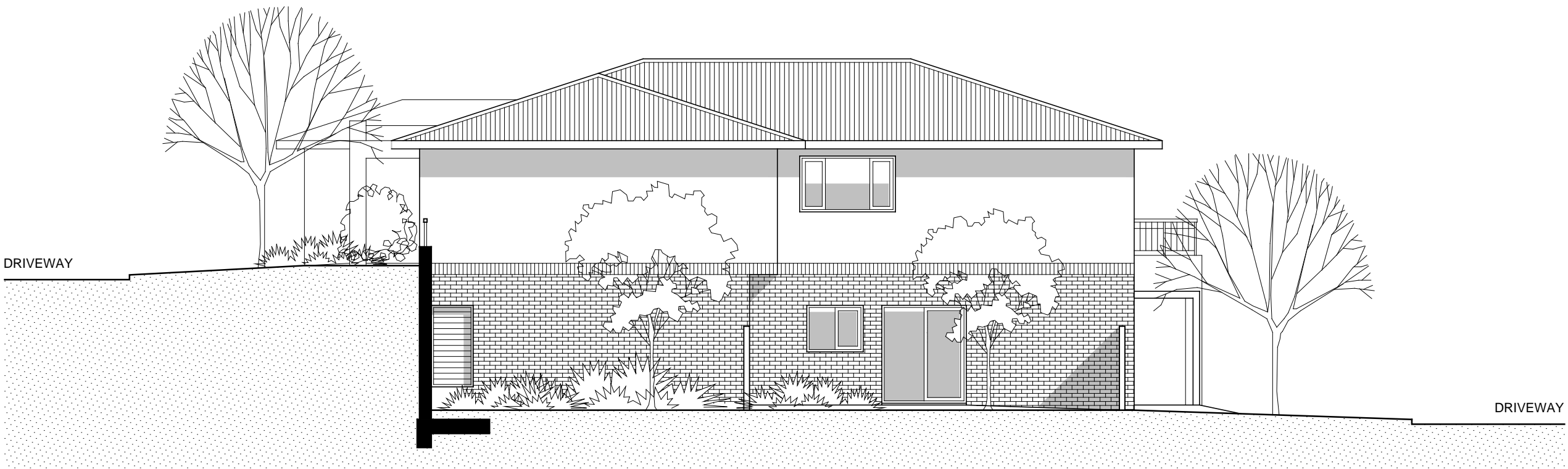
ELEVATION A



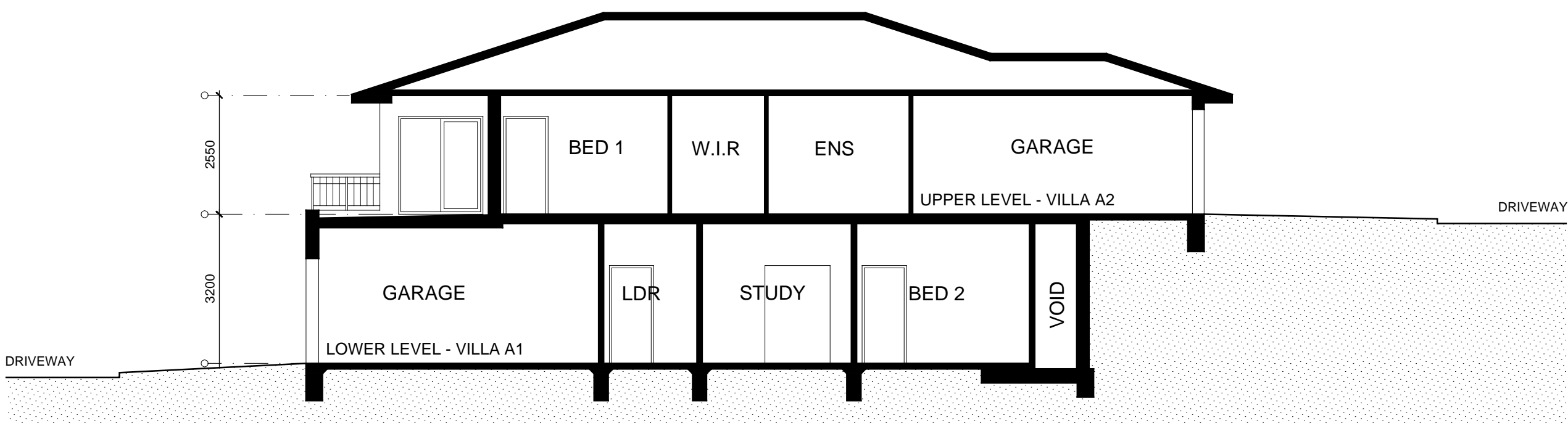
ELEVATION C



ELEVATION D



ELEVATION B



SECTION

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No	AMENDMENT	DATE
A	DA ISSUE	29-11-16

PROJECT
MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

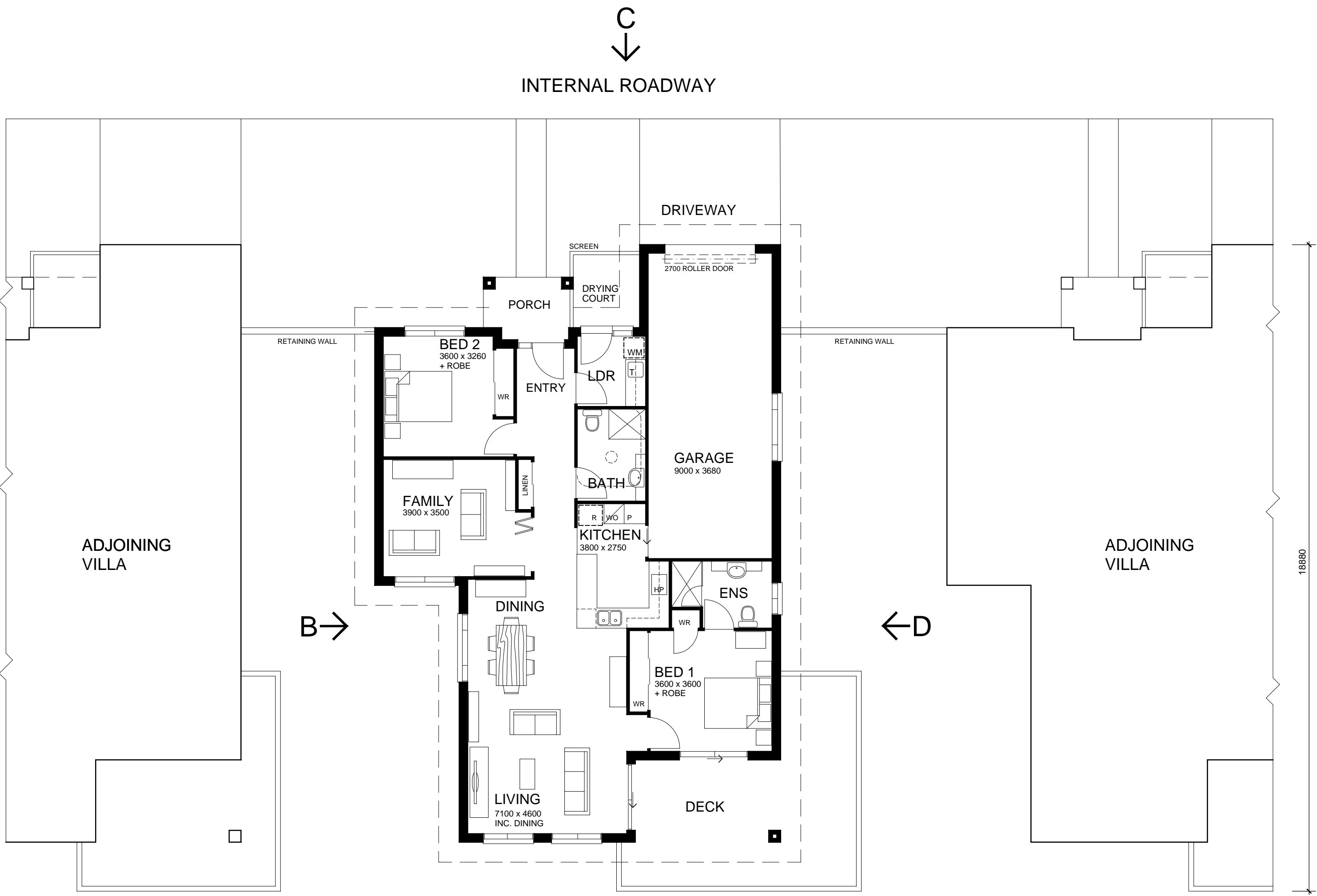
CLIENT
For THOMPSON HEALTH CARE

DRAWING	DATE
VILLAS A1 & A2	JULY 2016
	SCALE
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	DRAWN
	GM

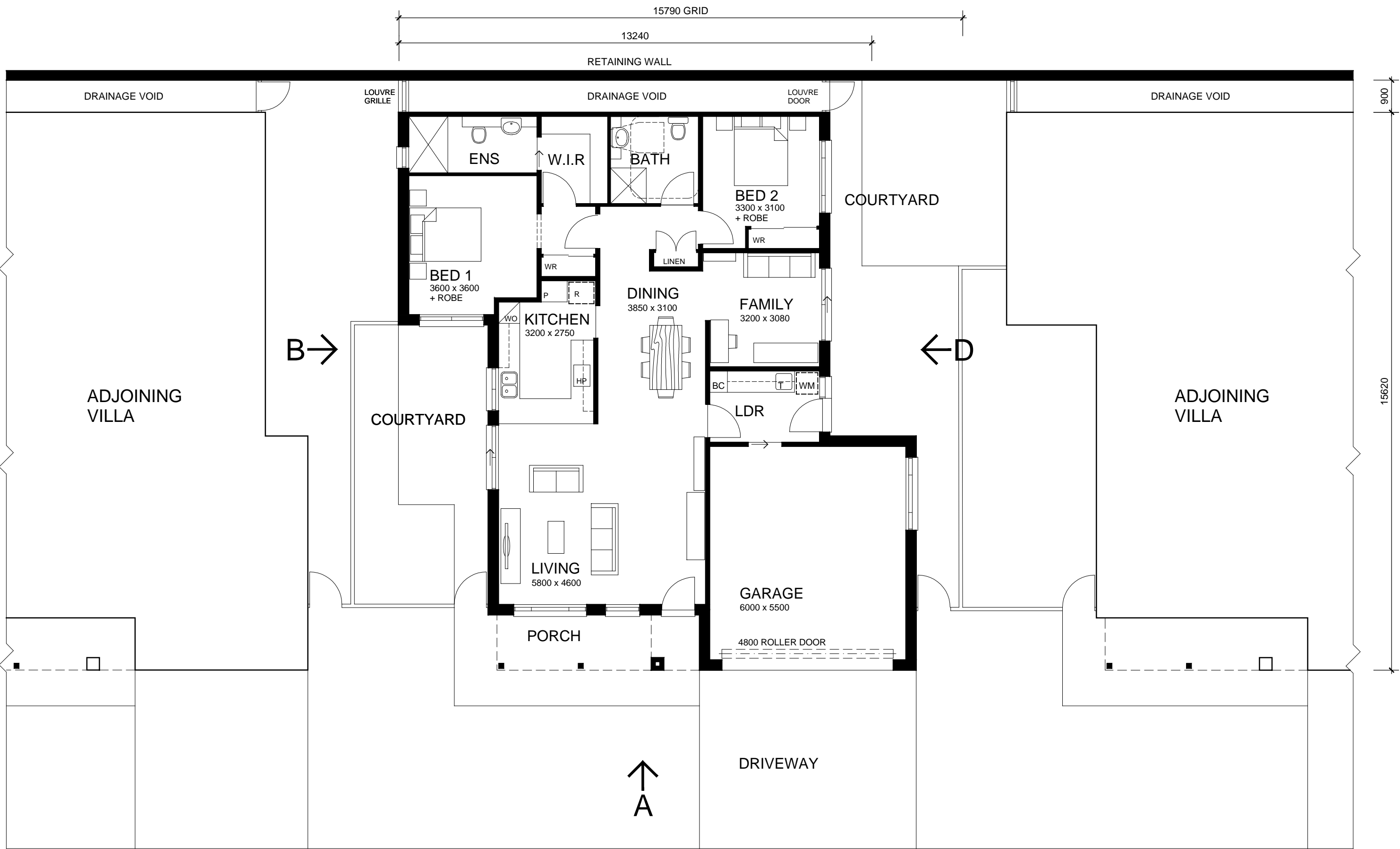
GEOFFREY MARTIN+
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Design Consultants

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Telephone 0411 105325
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Geoffrey Martin Associates Pty Ltd ABN 16 074 686 730



VILLA TYPE B2 - UPPER LEVEL



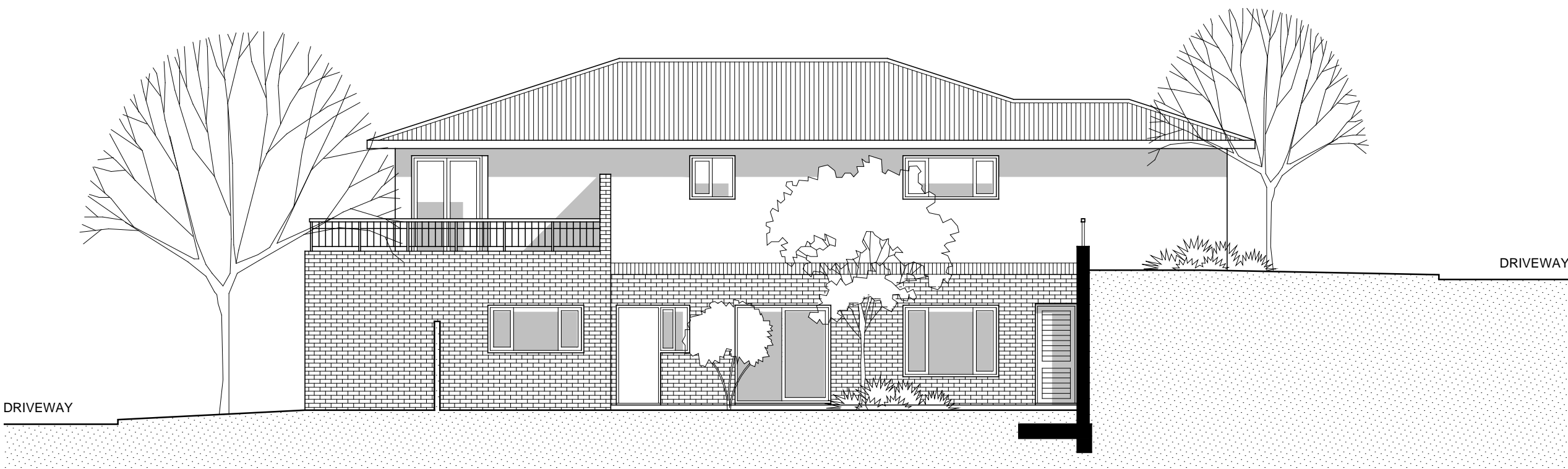
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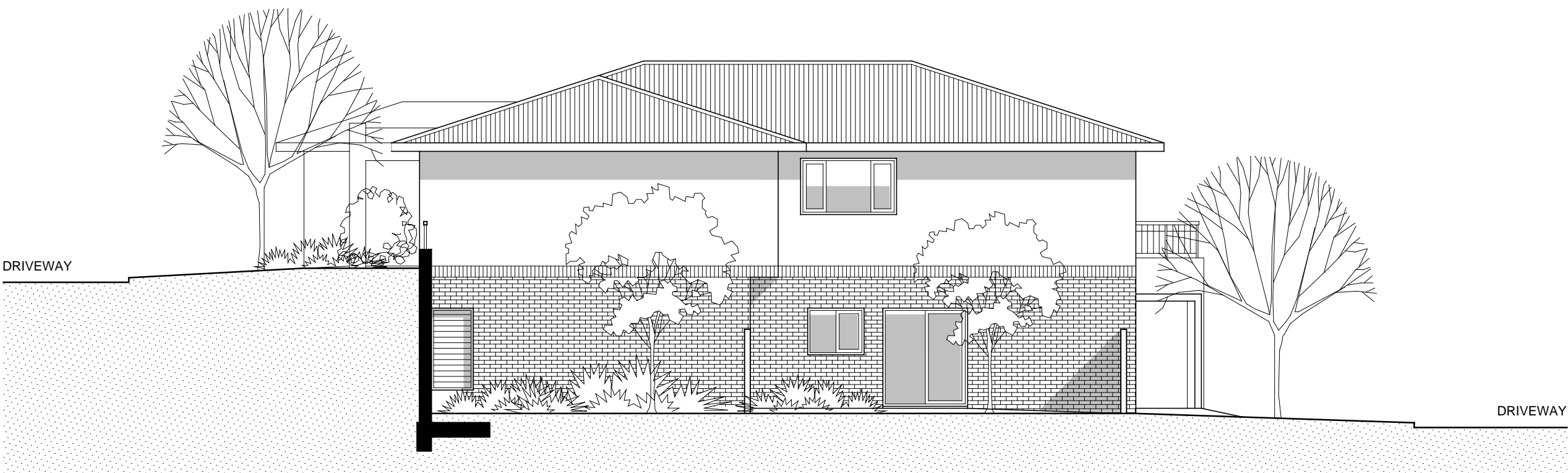
ELEVATION A



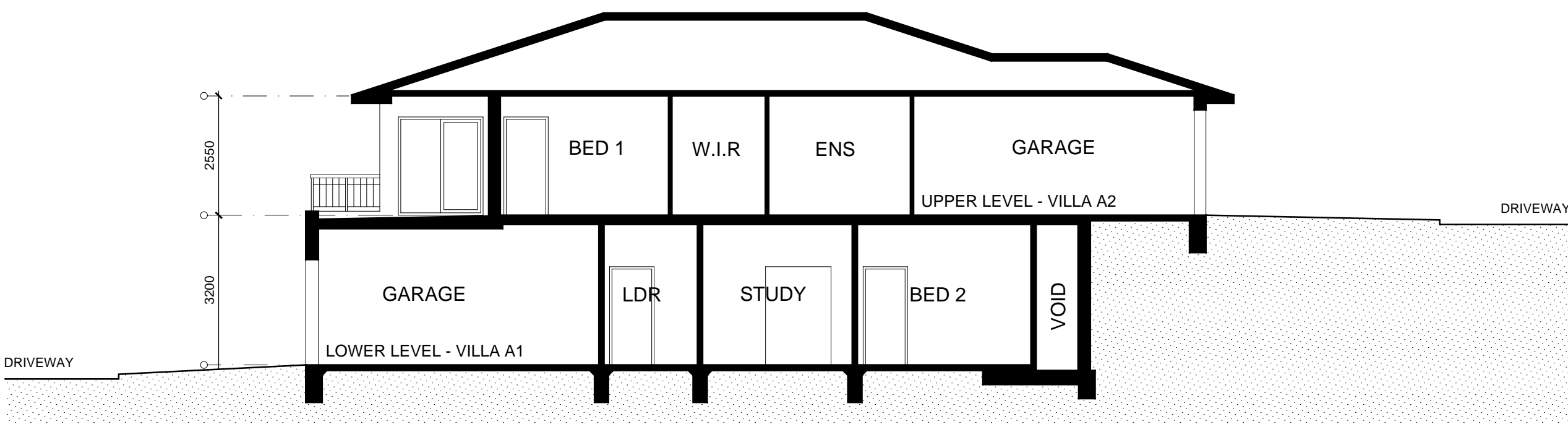
ELEVATION C



ELEVATION D



ELEVATION B



SECTION

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PROJECT
MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING	DATE
VILLAS B1 & B2	JULY 2016
SCALE	SCALE
1:100 @ B1	1:100 @ B1
DRAWN	DRAWN
GM	GM

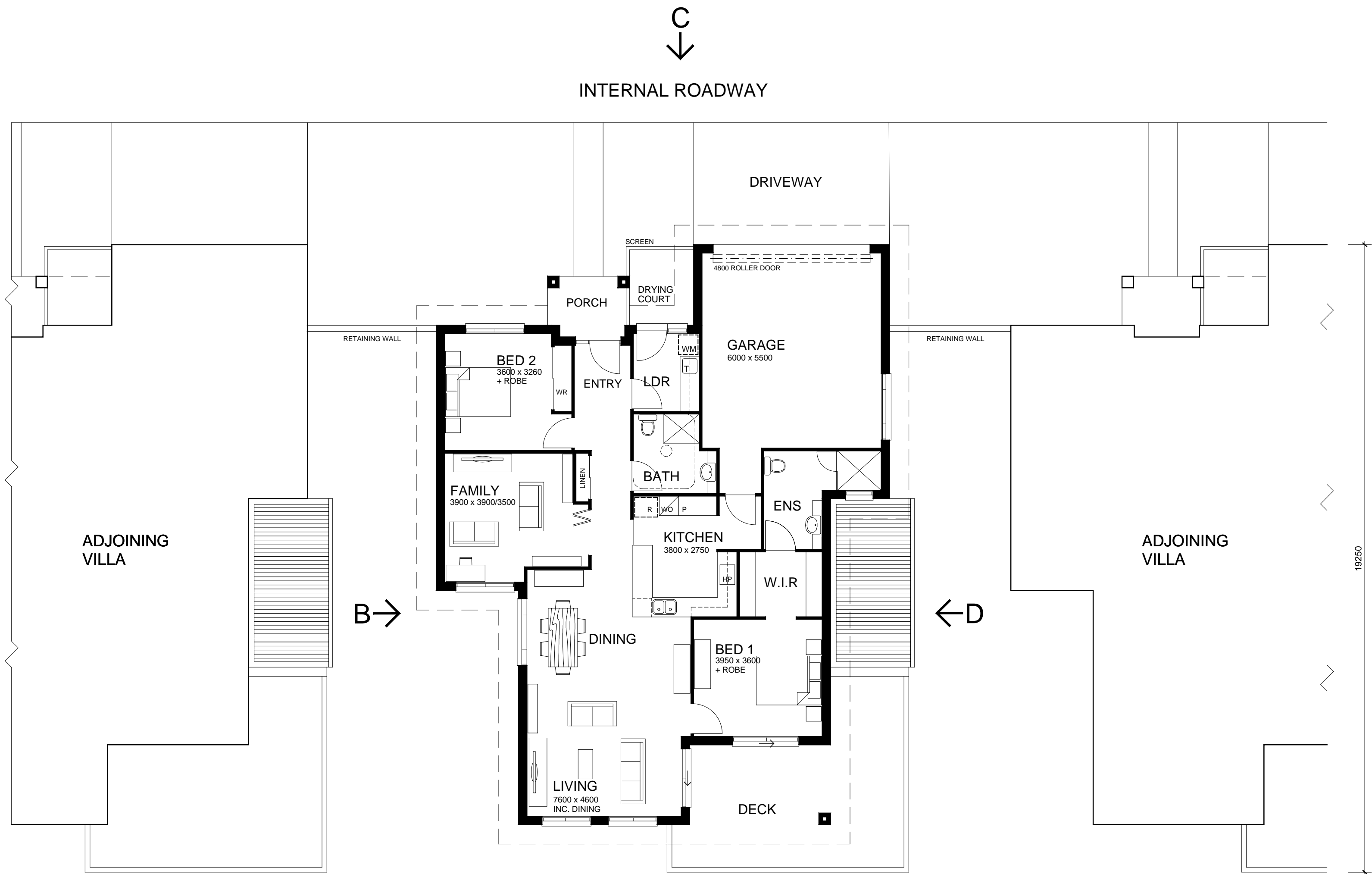
ISSUE
PROJECT No
A
DRAWING No
DA-04

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No	AMENDMENT	DATE
A	DA ISSUE	29-11-16



VILLA TYPE C2 - UPPER LEVEL



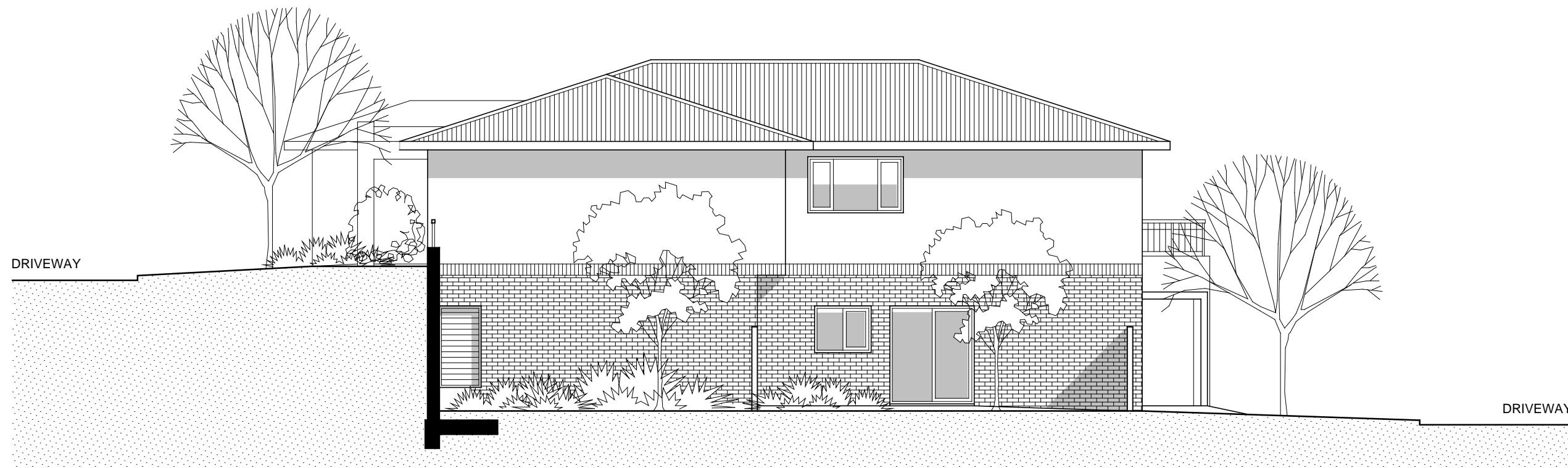
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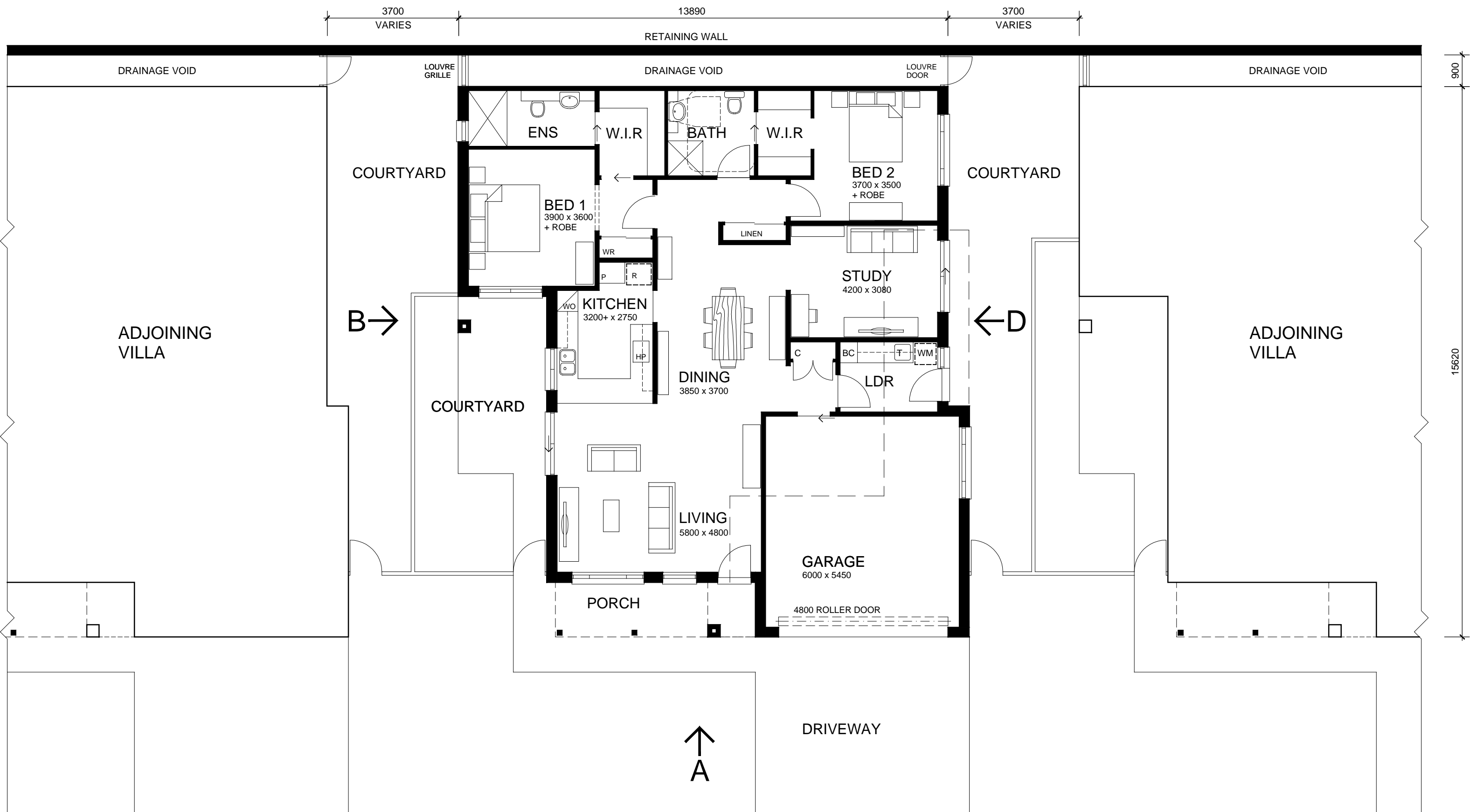
ELEVATION C



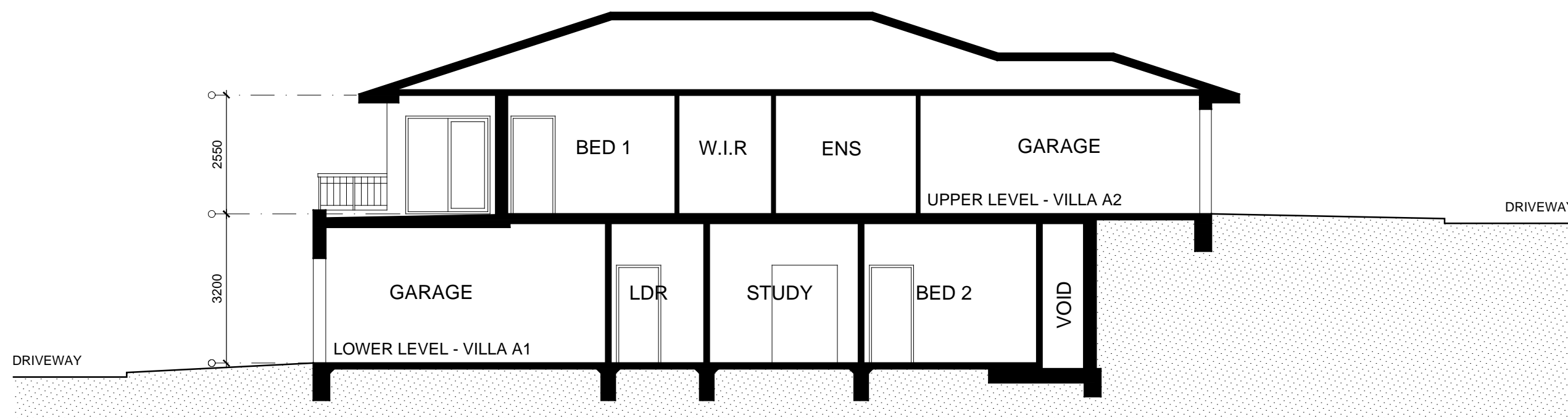
ELEVATION D



ELEVATION B



VILLA TYPE C1 - LOWER LEVEL



SECTION

PROJECT

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING

DATE

JULY 2016

SCALE

1:100 @ B1

DRAWN

GM

ISSUE

PROJECT No

A

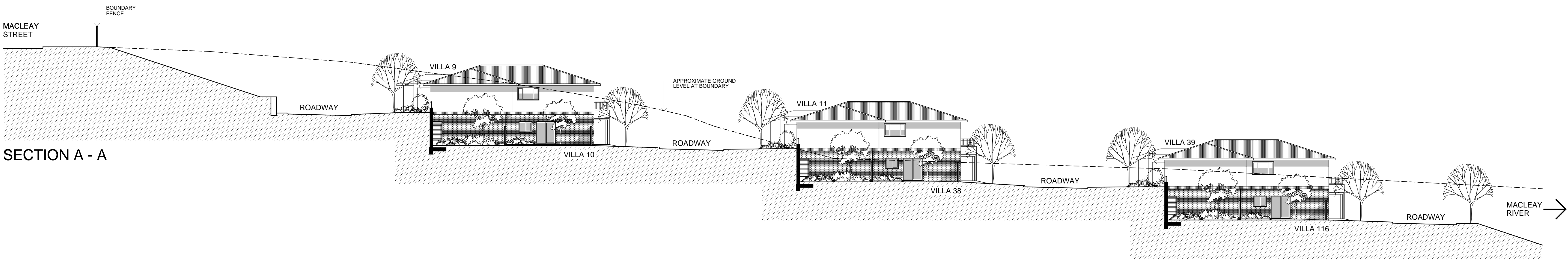
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DA-05

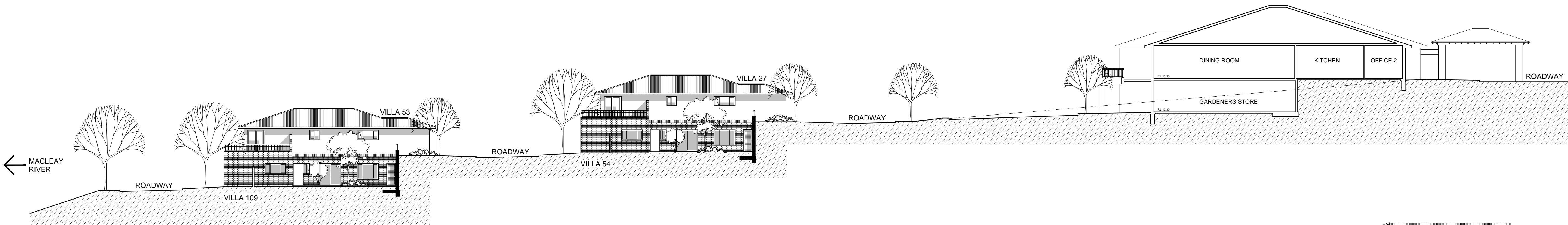
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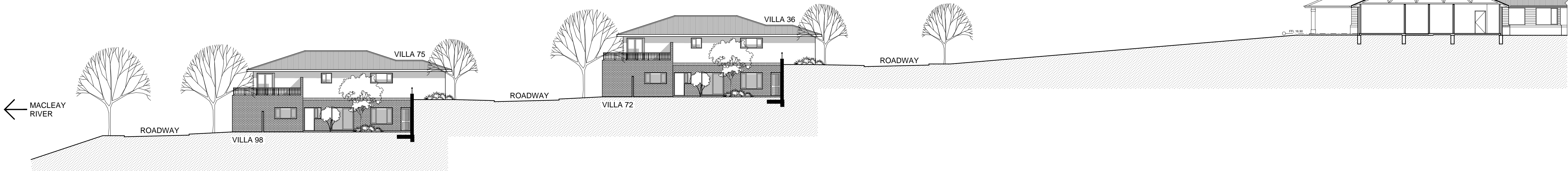
Geoffrey Martin Associates Pty Ltd ABN 16 074 686 730



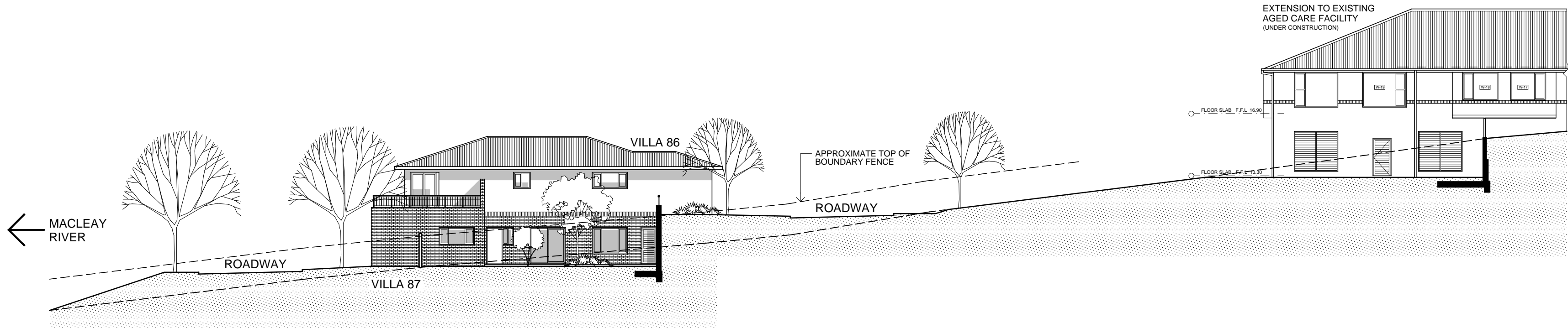
SECTION A - A



SECTION B - B



SECTION C - C



SECTION D - D



TYPICAL STREET ELEVATION - VILLAS 81 - 86



TYPICAL STREET ELEVATION - VILLAS 87 - 82

NOTES:
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PROJECT

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING

ELEVATIONS &
SECTIONS

GEOFFREY MARTIN+
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DATE

JULY 2016

SCALE

1:200 @ B1

DRAWN

GM

ISSUE

PROJECT No

A

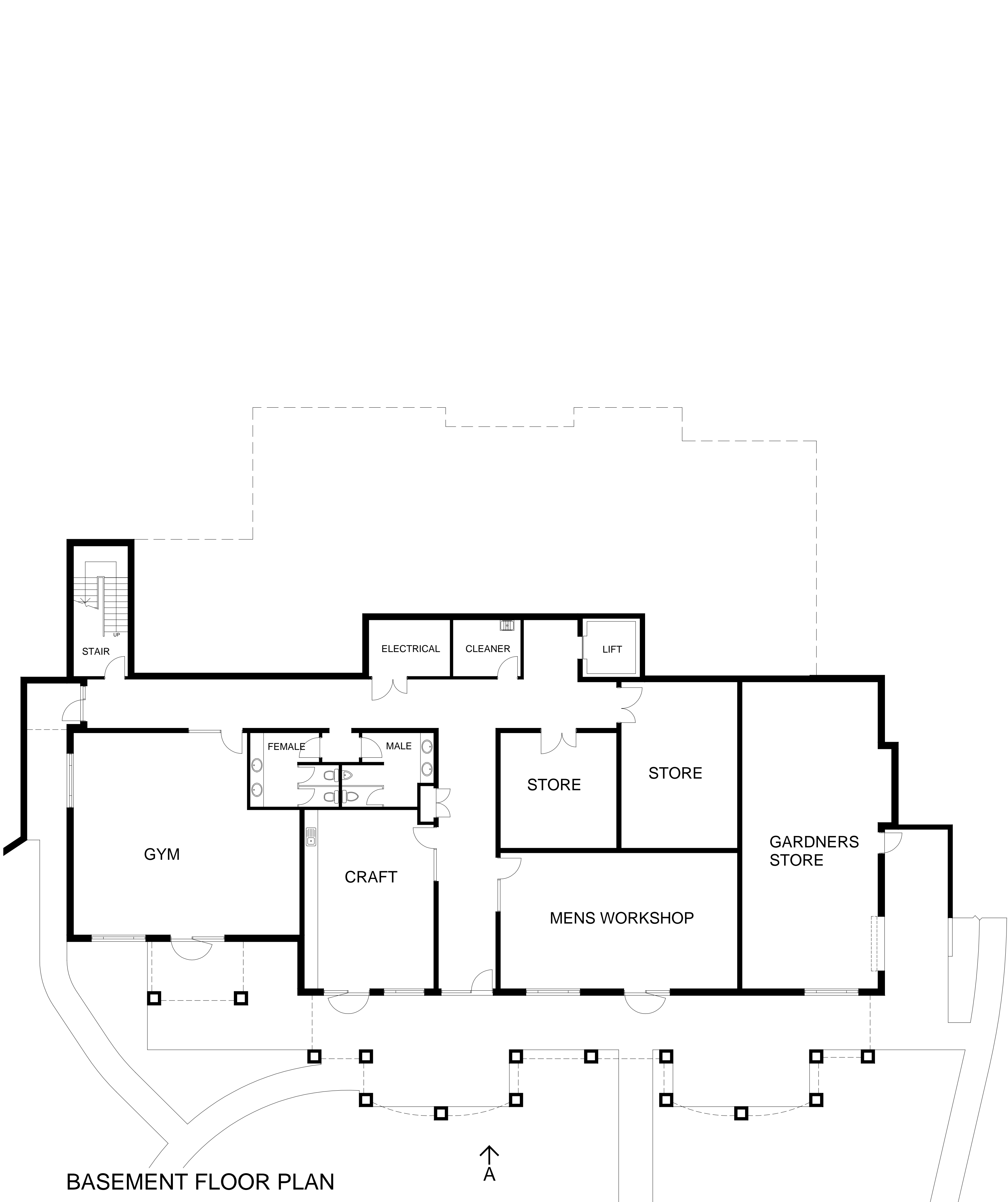
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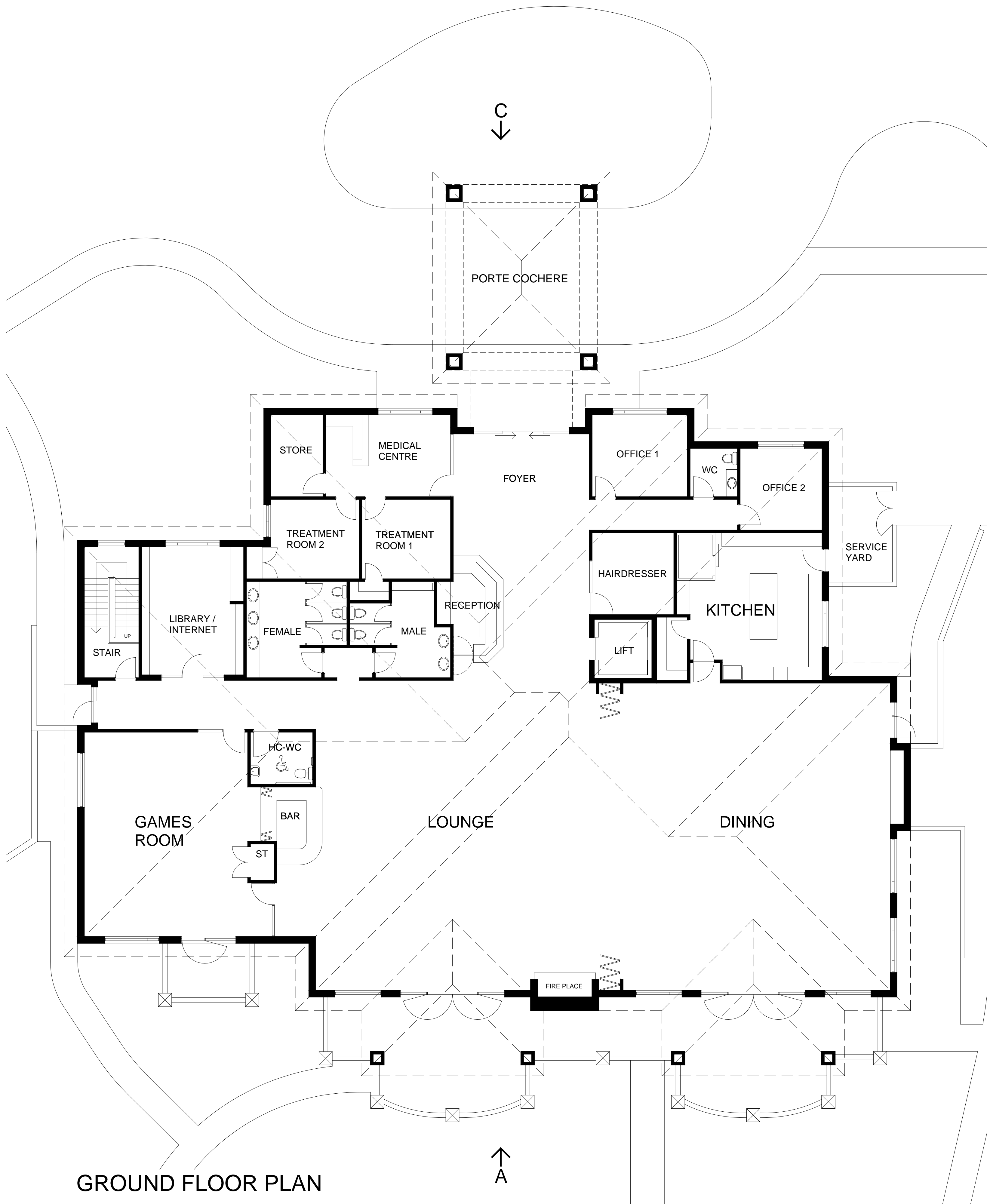
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No	AMENDMENT	DATE
A	DA ISSUE	29-11-16



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

PROJECT

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING

VILLAGE CENTRE
FLOOR PLANS

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Geoffrey Martin Associates Pty Ltd ABN 16 074 686 730

DATE

JULY 2016

SCALE

1:100 @ B1

DRAWN

GM

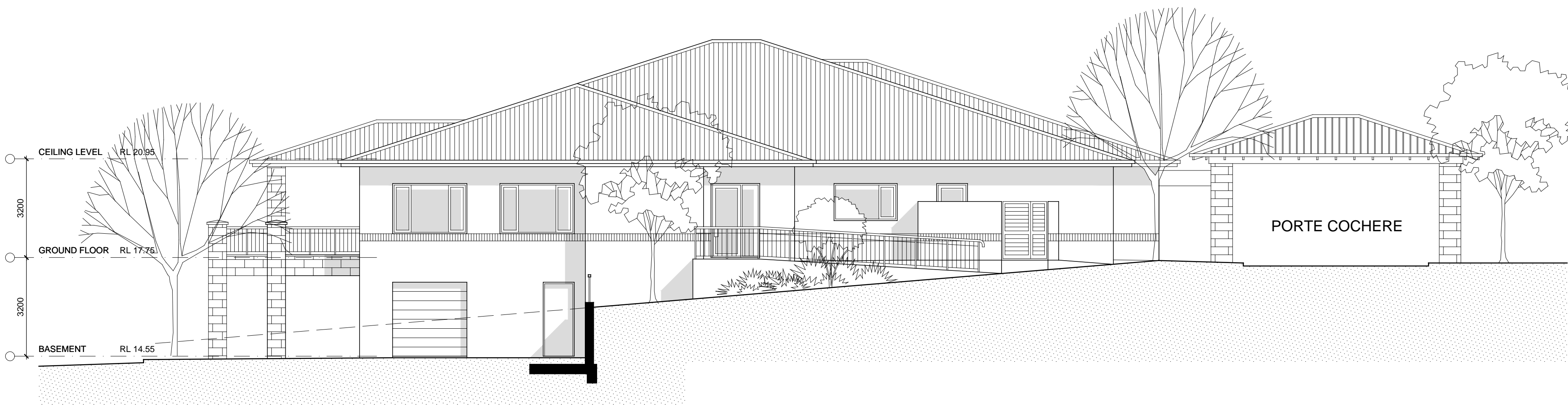
ISSUE

PROJECT No

A

DRAWING No

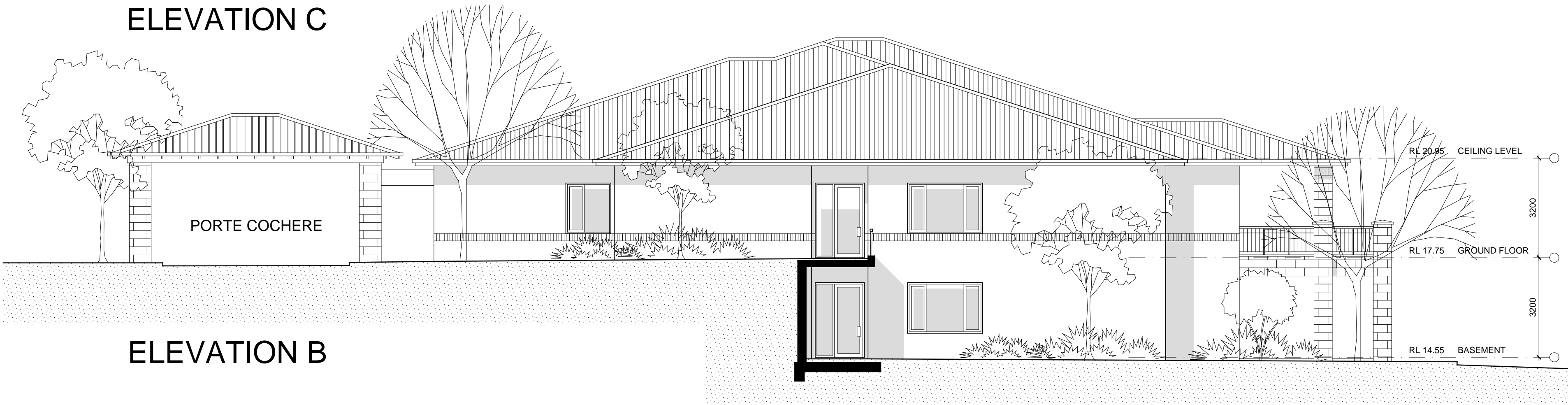
DA-07



ELEVATION D



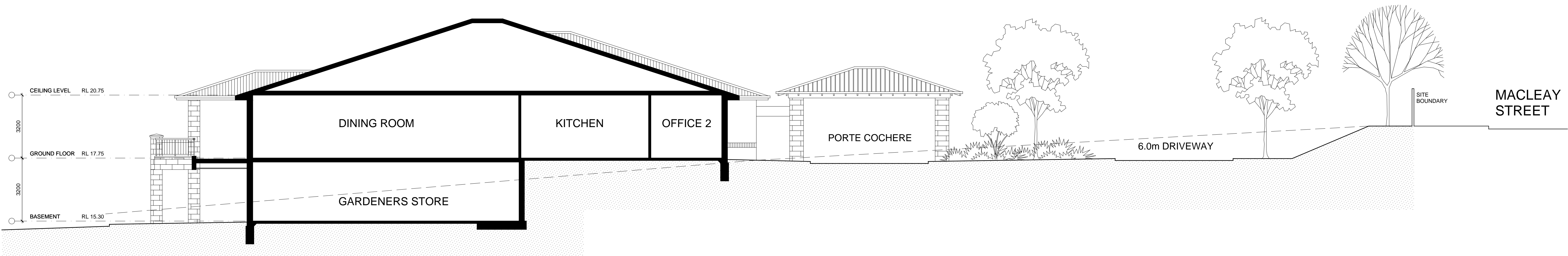
ELEVATION C



ELEVATION B



ELEVATION A



SECTION B - B

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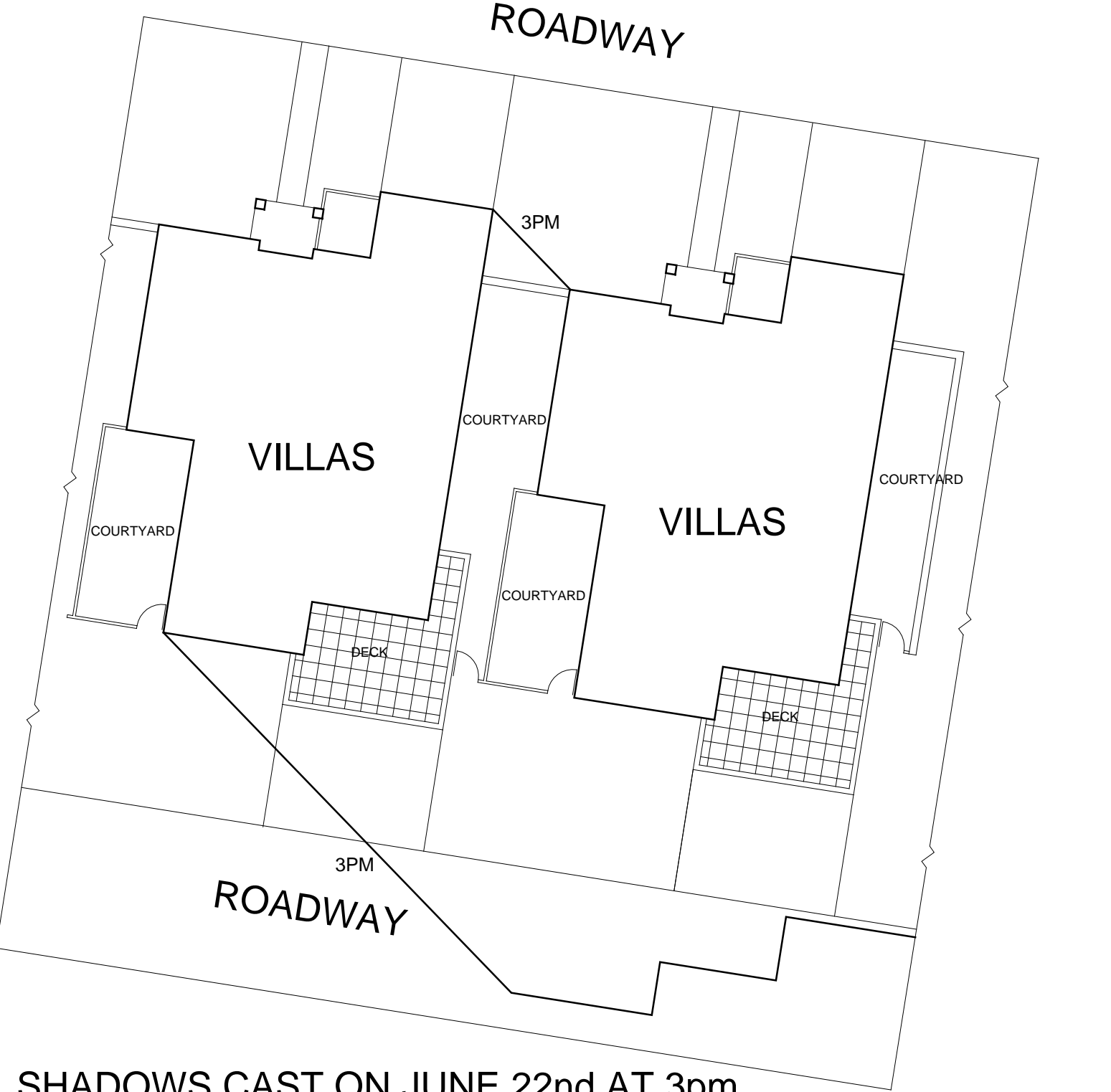
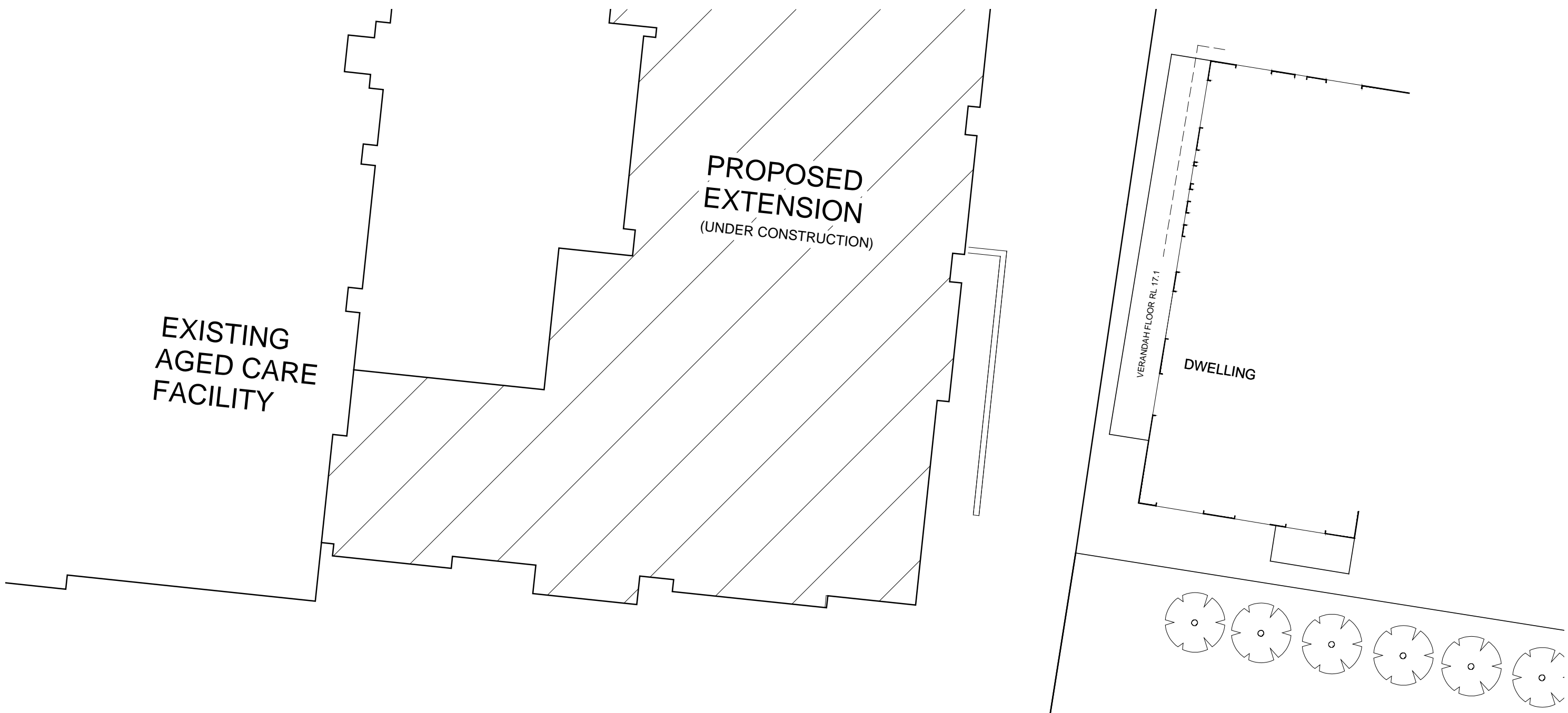
PROJECT
MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT
For THOMPSON HEALTH CARE

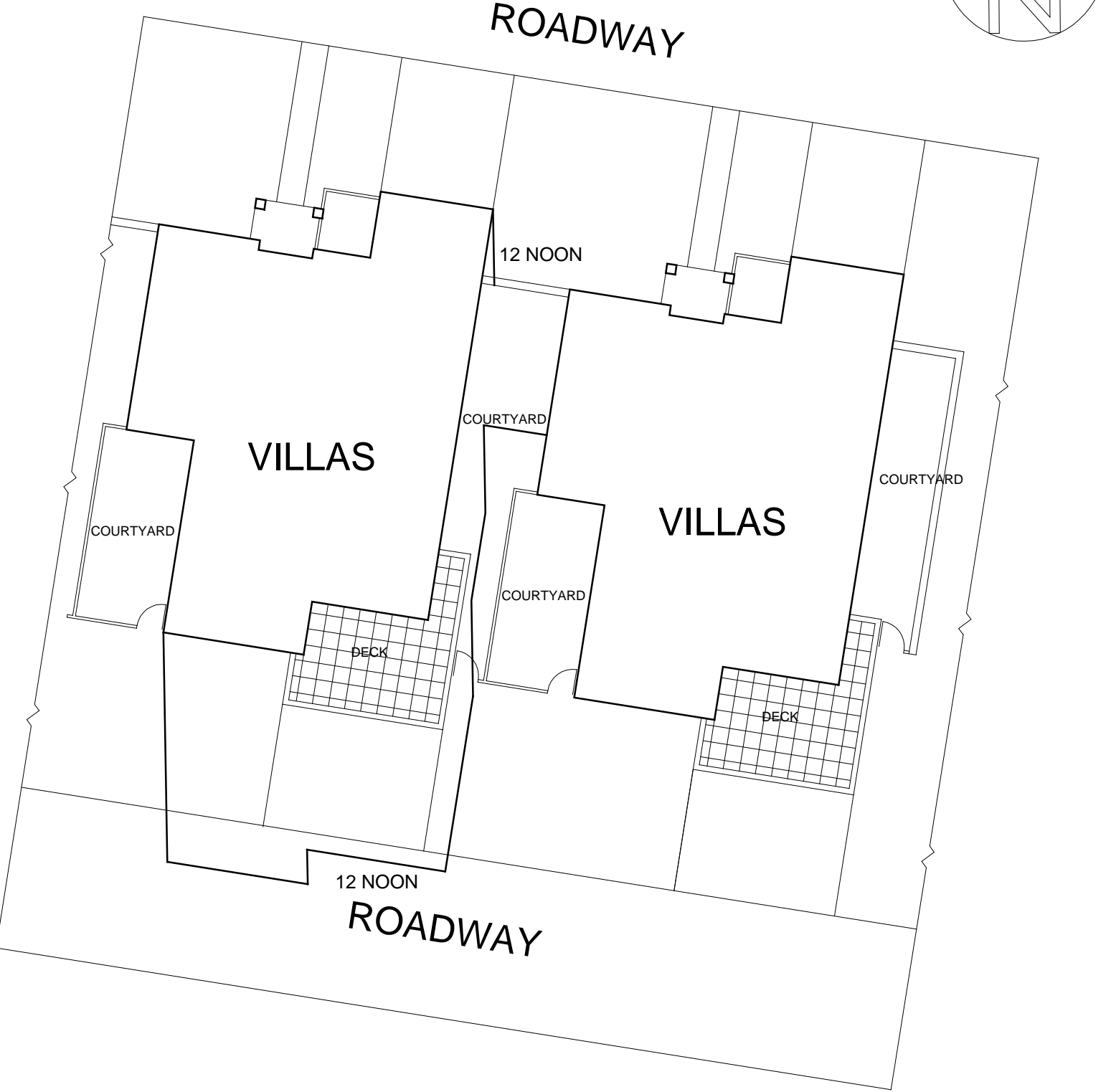
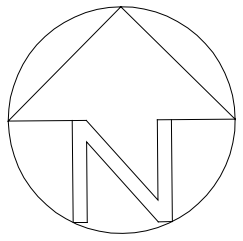
DRAWING	DATE
VILLAGE CENTRE ELEVATIONS & SECTION	AUG 2016
	SCALE
	1:100 @ B1
	DRAWN
	GM

ISSUE
GEOFFREY MARTIN+
Associates Pty Ltd
Design Consultants

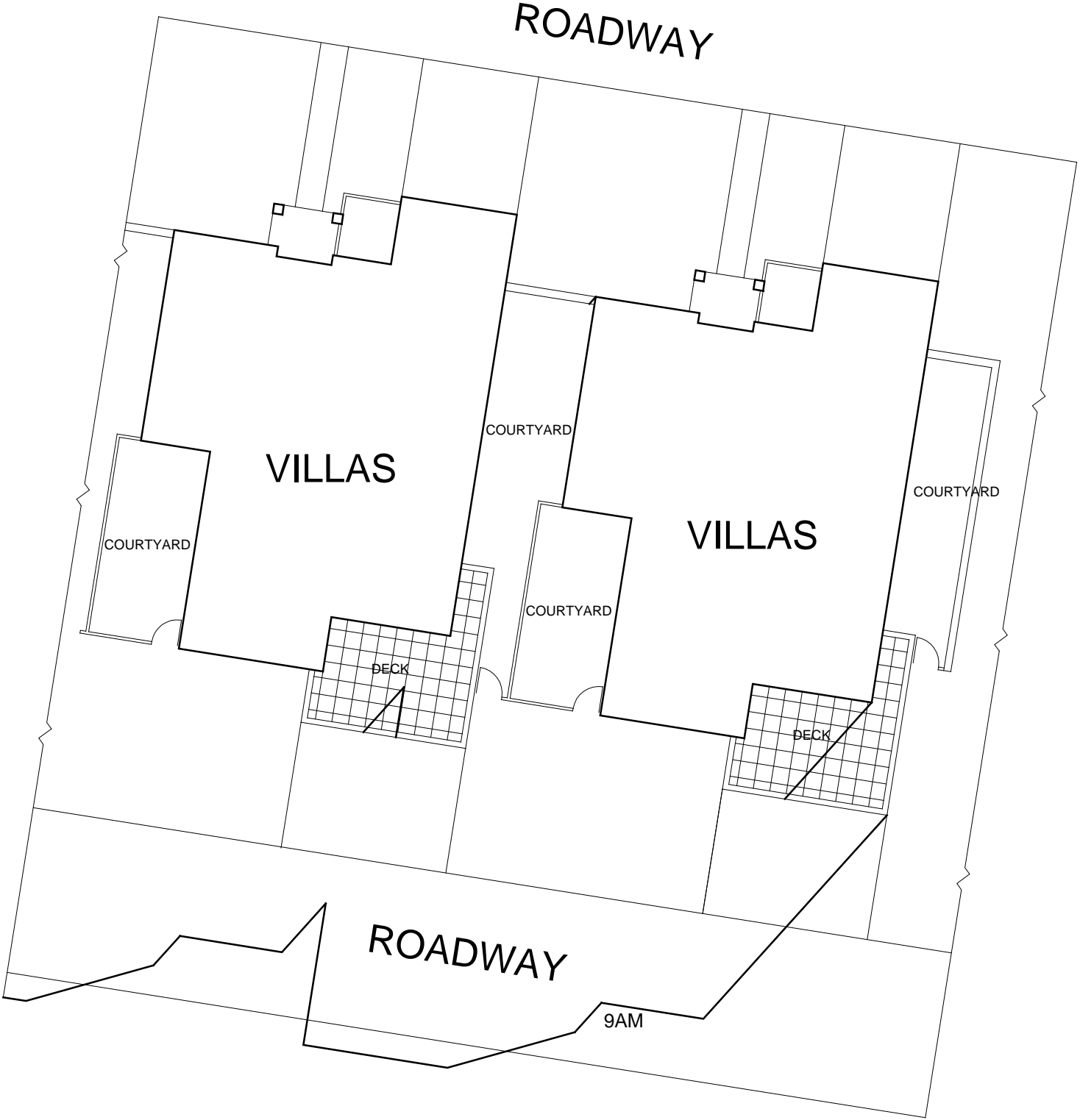
PROJECT No
A
DRAWING No
DA-08



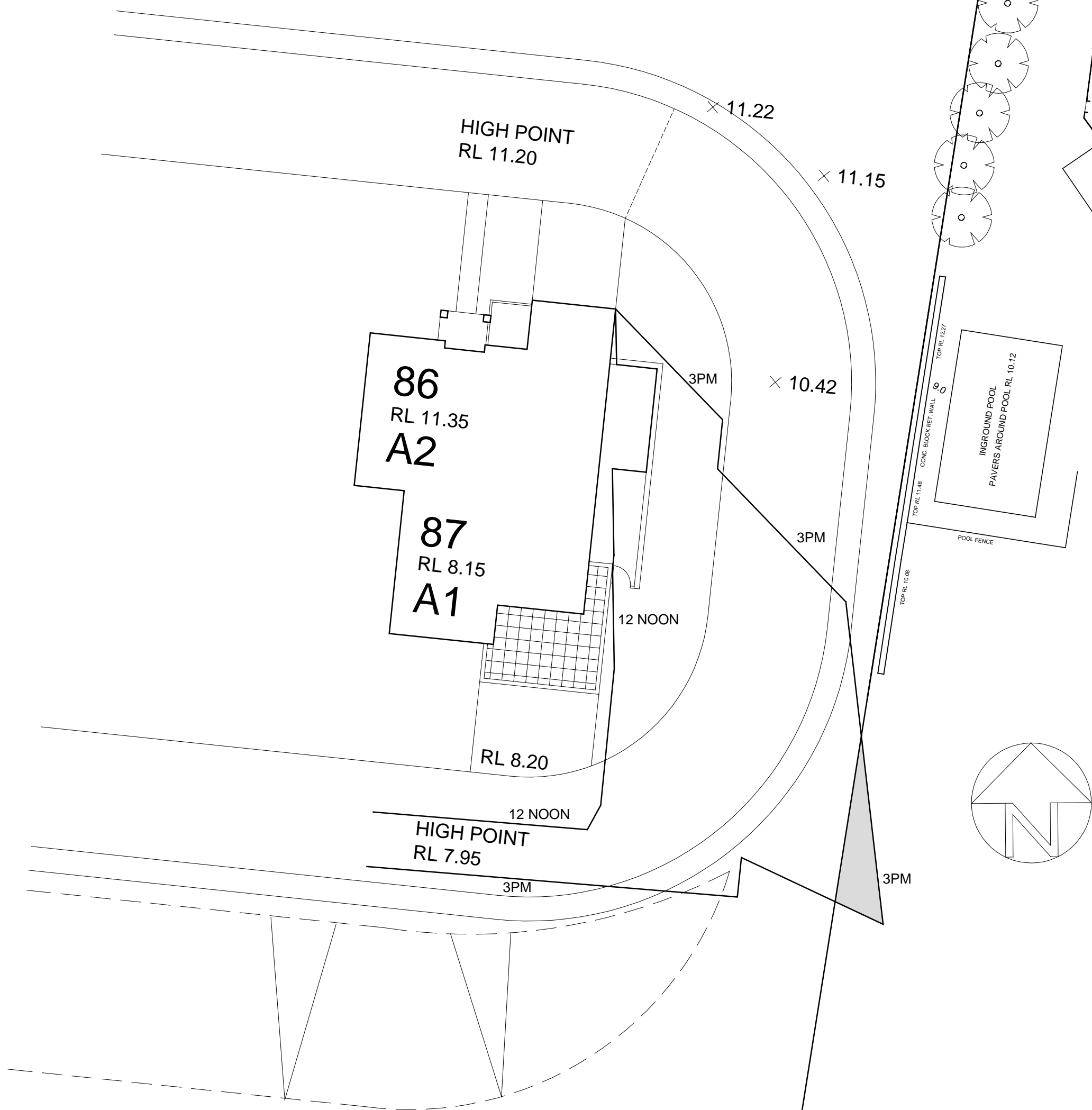
SHADOWS CAST ON JUNE 22nd AT 3pm



SHADOWS CAST ON JUNE 22nd AT 12 NOON



SHADOWS CAST ON JUNE 22nd AT 9am

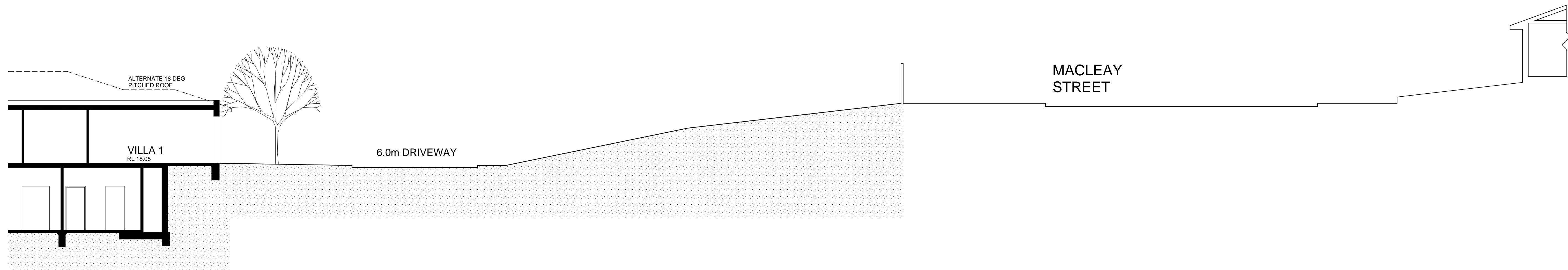
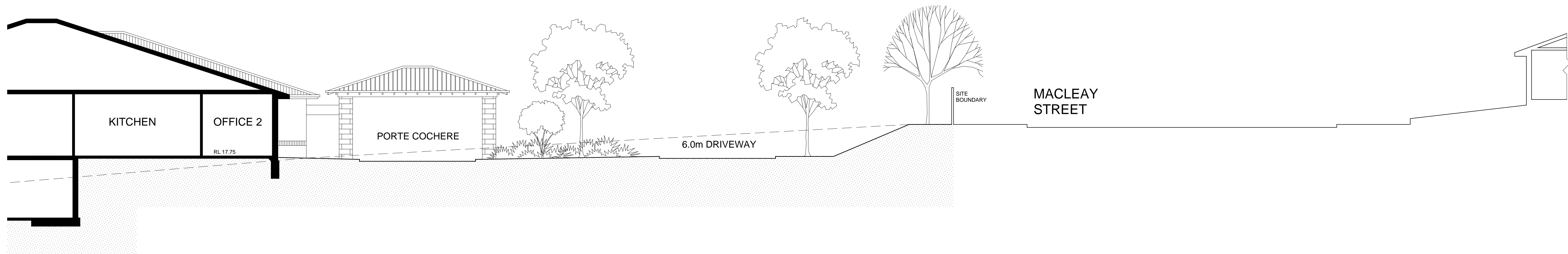
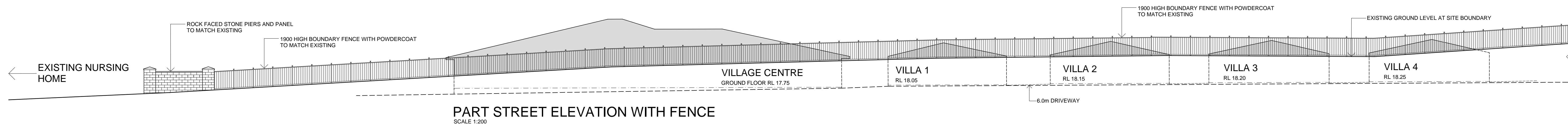
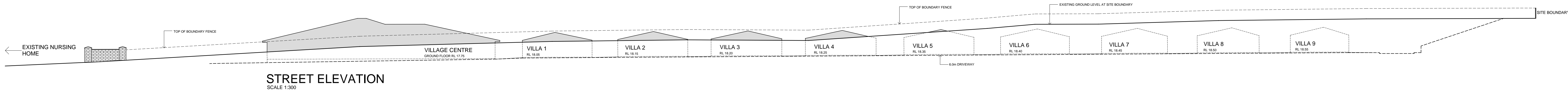


NOTE: ALL SHADOWS CAST ON JUNE 22nd

SHADOW DIAGRAM
EASTERN BOUNDARY

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PROJECT

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING

STREET SECTIONS
& ELEVATIONS

GEOFFREY MARTIN+
Associates Pty Ltd
Design Consultants

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Telephone 0411 105325
Email geoff@gma.net.au

DATE

NOV 2016

SCALE
1:100 @ B1
1:200
1:300

DRAWN

GM

ISSUE

PROJECT No

A

DRAWING No

DA-10

VIEWS FROM RESIDENTS IN MACLEAY STREET AND ADJOINING PROPERTIES WILL HAVE MINIMAL IF ANY INTERUPTION FROM THIS APPLICATION. REFER TO DA 6 AND DA 10

EVENING SUN
SUMMER

EVENING SUN
WINTER

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A	DA ISSUE	29-11-16

MACLEAY STREET

6.0m ROADWAY

6.0m ROADWAY

6.0m ROADWAY

6.0m ROADWAY

VILLAGE CENTRE

VISITOR PARKING (39 SPACES)

6.0m ROADWAY

EXISTING AGED CARE FACILITY
FFL 16.90

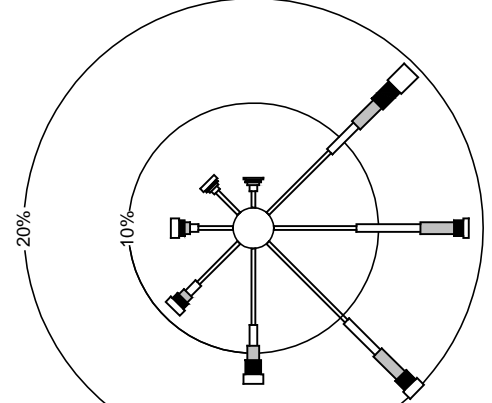
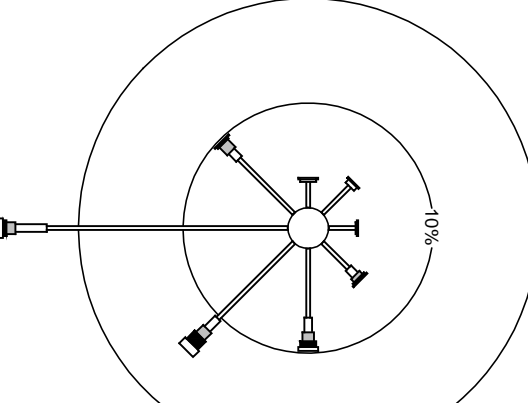
EXTENSION TO EXISTING FACILITY
(UNDER CONSTRUCTION)

LPG GAS STORAGE TANK

VIEWS FROM EXISTING NURSING HOME WILL NOT BE AFFECTED BY THIS APPLICATION. REFER TO SECTION D-D ON DA6

ANNUAL 9am WIND FREQUENCY ANALYSIS (in km/h)

ANNUAL 3pm WIND FREQUENCY ANALYSIS (in km/h)



Wind directions are divided into eight compass directions. Calm has no direction.

Wind directions are divided into eight compass directions. Calm has no direction.

VIEWS TO MACLEAY RIVER

EXISTING DETENTION POND

SITE ANALYSIS

SITE AREA

CURRENT THIS APPLICATION
141,340 sm

PROPOSED AFTER SUB-DIVISION
112,580 sm

EXISTING SITE COVER INCLUDING EXTENSION

9,064 sm (6.4%)

SITE COVER INCLUDING THIS APPLICATION

22,194 sm (15.7%)

13,130 sm (11.7%)

EXISTING FSR INCLUDING EXTENSION

9,064 sm (0.064 / 1)

FSR INCLUDING THIS APPLICATION

26,314 sm (0.186 / 1)

17,250 sm (0.153 / 1)

NO OF VILLAS
PARKING

116 x 2 BEDROOM + STUDY

116 GARAGES

55 MARKED VISITOR SPACES
VISITOR PARKING IS ALSO AVAILABLE IN FRONT OF EACH VILLA'S GARAGE

ACCESSIBILITY

ACCESS TO STREET, ALL VILLA'S AND VILLAGE CENTRE SHALL BE IN ACCORDANCE OF THE BCA, AS1428 AND ALL OTHER RELEVANT STANDARDS. THIS WILL BE ACHIEVED BY PATHWAYS WITH A GRADE NOT EXCEEDING 1:20 WITH LANDINGS AT COMPLIANT DISTANCES AND THE PROVISION OF LIFTS AS REQUIRED.

VILLA SCHEDULE

TYPE A1	46
TYPE A2	46
TYPE A1-MR	1
TYPE A2-MR	1
TYPE B1	10
TYPE B2	10
TYPE C1	1
TYPE C2	1
TOTAL	116

MORNING SUN
SUMMER

VIEWS TO MACLEAY RIVER

MORNING SUN
WINTER

EXISTING DETENTION POND

PROJECT

MACLEAY RETIREMENT VILLAGE
78 - 114 MACLEAY STREET
FREDRICKTON NSW 2440

CLIENT

For THOMPSON HEALTH CARE

DRAWING

DATE

NOV 2016

SCALE

1:500 @ B1

DRAWN

GM

SITE ANALYSIS

GEOFFREY MARTIN+ Associates Pty Ltd
Design Consultants

ISSUE

A

PROJECT No

DRAWING No

DA-11

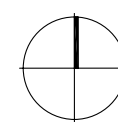
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Telephone 0411 106325
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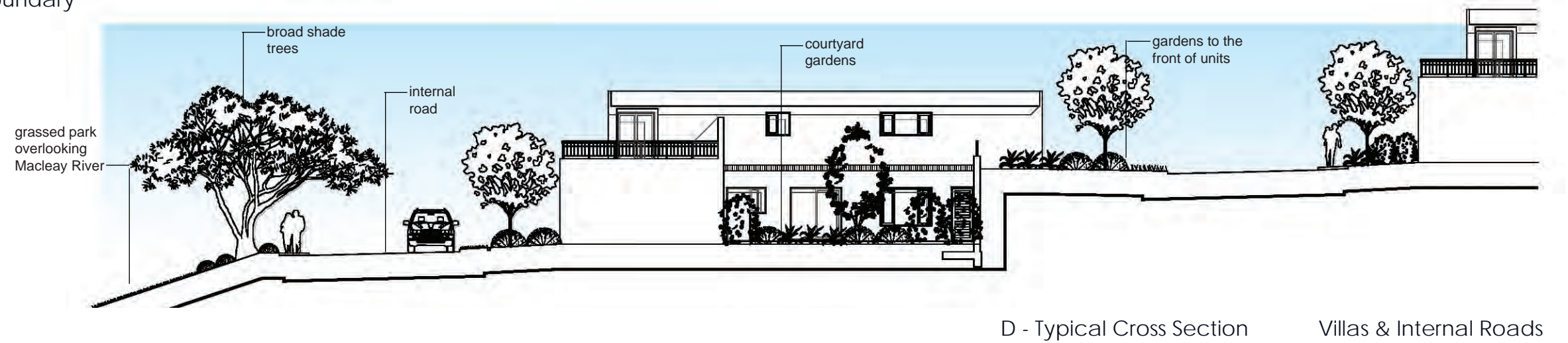
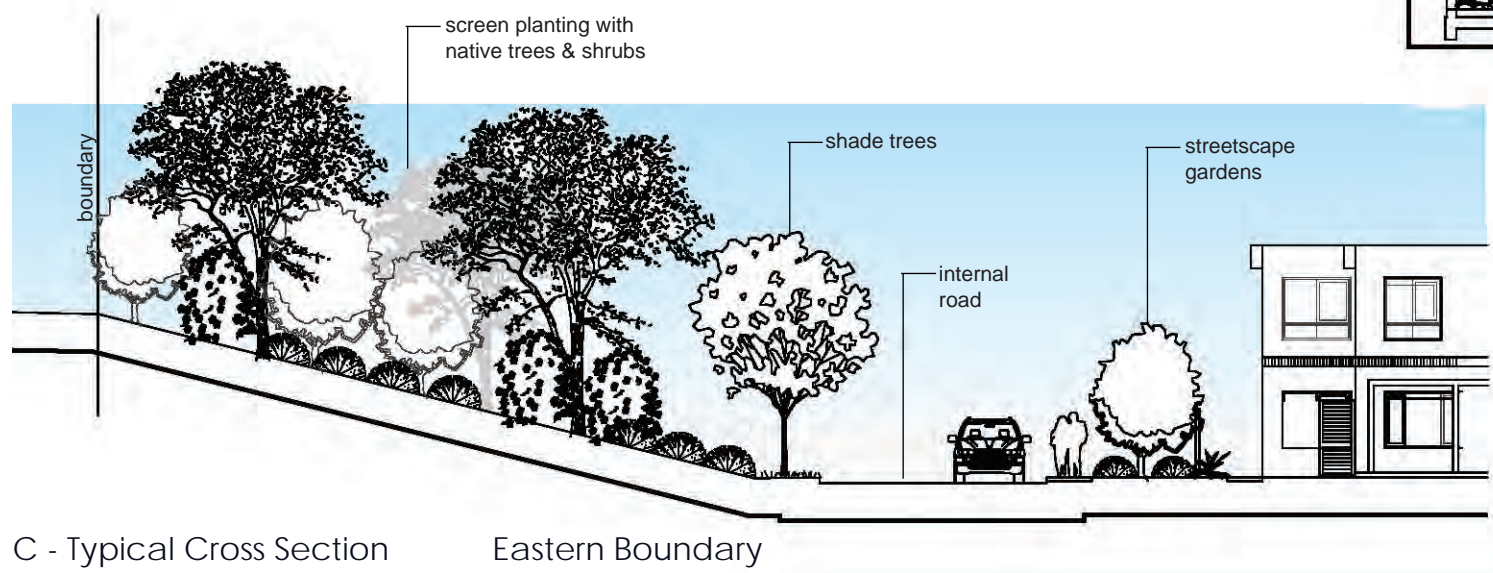
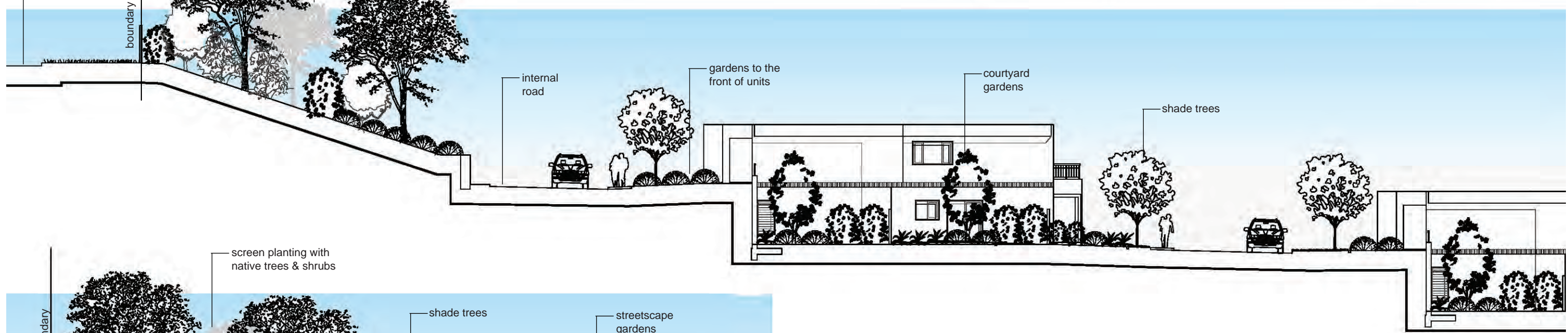
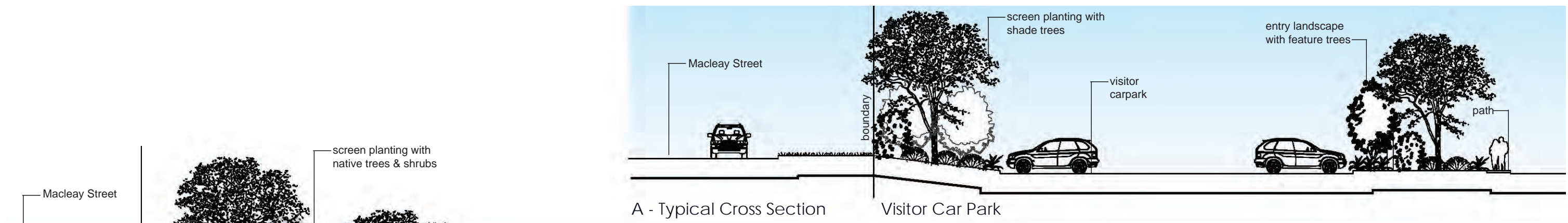
Geoffrey Martin Associates Pty Ltd ABN 16 074 686 730

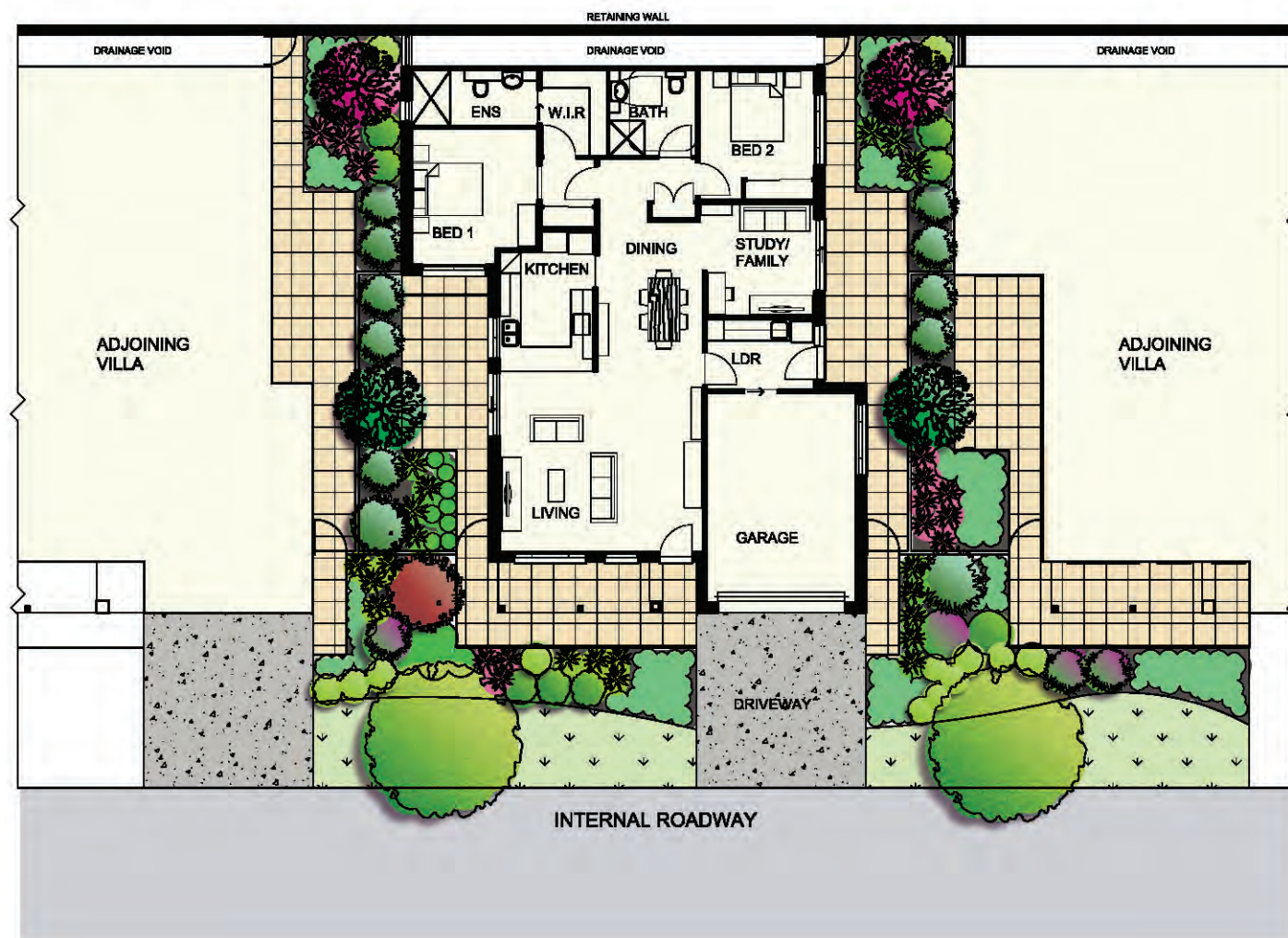


NOTES

- 1 entry with signage walls, colourful planting with flowering feature tree
- 2 screen planting to frontage with native trees, shrubs & groundcovers
- 3 native groundcover planting to batter
- 4 gardens to the frontages of units with shade trees to the road
- 5 courtyard gardens to units (Refer dwg 1625-03 for typical)
- 6 gardens & shade trees to pathway connection
- 7 broad shade trees
- 8 shade trees and low planting to car parking
- 9 native trees and macrophyte planting to basin



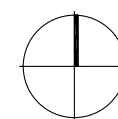




Villa Type A1 - Lower Level



Villa Type A2 - Upper Level



Proposed Plant Species

BOTANICAL NAME	COMMON NAME	HT X WTH
TREES		
Acmena smithii	Narrow Leaf Lilly Pilly	8m x 6m
Backhousia ctirodora	Lemon Scented Myrtle	3m x 2m
Backhousia mytifolia	Grey Myrtle	3m x 2m
Brachychiton acerifolius	Illawarra Flame Tree	8m x 5m
Caesalpinia ferrea	Leopard Tree	8m x 6m
Callistemon viminalis	Weeping Bottlebrush	4m x 3m
Callistemon salignus	Willow Bottlebrush	4m x 3m
Cupaniopsis anacardioides	Tuckeroo	8m x 6m
Elaeocarpus eumundii	Smooth Leaved Quandong	4m x 3m
Elaeocarpus grandis	Blue Quandong	15m x 8m
Elaeocarpus reticulatus	Blueberry Ash	3m x 2m
Glochidion ferdinandi	Cheese Tree	8m x 6m
Guioa semiglauca	Guioa	8m x 5m
Gordonia axillaris	Fried Egg Plan	5m x 4m
Lophostemon confertus	Brush Box	15m x 8m
Melalecua quinquenervia	Broad Leaf Paperbark	15m x 8m
Magnolia ‘Little Gem’	Magnolia dwarf	3m x 2m
Melaleuca linariifolia	Snow in Summer	8m x 5m
Syzygium australe	Scrub Cherry	6m x 4m
Syzygium oleosum	Blue Lilly Pilly	10m x 6m
Tristaniopsis laurina ‘Luscious’	Water Gum cultivar	3m x 2m
Tristaniopsis laurina	Water Gum	4m x 3m
Xanthostemon chrysanthus	Golden Penda	4m x 3m

TREES



Acmena smithii
Narrow Leaf Lilly Pilly



Backhousia citriodora
Lemon Scented Myrtle



Backhousia myrtifolia
Grey Myrtle



Brachychiton acerifolius
Flame Tree



Caesalpinia ferrea
Leopard Tree



Callistemon viminalis
Weeping Bottlebrush



Callistemon salignus
Willow Bottlebrush



Cupaniopsis anacardioides
Tuckeroo



Elaeocarpus eumundii
Smooth Leaved Quandong



Elaeocarpus grandis
Blue Quandong



Elaeocarpus reticulatus
Blueberry Ash



Glochidion ferdinandi
Cheese Tree



Guioa semiglauca
Guioa



Gordonia axillaris
Fried Egg Plant



Lophostemon confertus
Brush Box



Melaleuca quinquenervia
Broad Leaf Paperbark



Magnolia Little Gem
Magnolia



Melaleuca linariifolia
Snow in Summer



Syzygium australe
Scrub Cherry



Syzygium oleosum
Blue Lilly Pilly



Tristaniopsis ‘Luscious’
Water Gum cultivar



Tristaniopsis laurina
Water Gum



Xanthostemon confertus
Golden Penda

SHRUBS

SHRUBS

Acmena Cherry Surprise	Lilly Pilly	1.2m x 1.2m
Baeckea virgata dwarf	Dwarf Twiggy Myrtle	.8m x 1m
Callistemon Endeavour	Bottlebrush cultivar	2m x 2m
Callistemon Eureka	Bottlebrush cultivar	4m x 3m
Callistemon Dawson River	Bottlebrush cultivar	5m x 5m
Callistemon Kings Park Special	Bottlebrush cultivar	3m x 3m
Camellia japonica	Camellia	2m x 2m
Camellia sasanqua	Camellia	2m x 2m
Cordylines terminalis	Cordylines	1.5m x 1m
Coleonema Pulchrum	Diosma	1.2m x 1.2m
Gardenia Florida	Gardenia	.8m x .8m
Grevillea Orange Marmalade	Grevillea cultivar	3m x 3m
Grevillea Honey Gem	Grevillea cultivar	3m x 3m
Lorapetalum Plum Gorgeous	Chinese Fringe Flower	1.2m x 1.5m
Melaleuca Claret Tops	Melaleuca cultivar	.8m .5m
Melaleuca linariifolia	Snow in Summer	3m x 2m
Melaleuca Revolution Green	Melaleuca cultivar	2m x 2m
Syzygium Resilience	Lilly Pilly cultivar	3m x 2m
Syzygium Elegance	Lilly Pilly cultivar	1.5m x 1.5m
Syzygium 'Blaze'	Lilly Pilly cultivar	1.5m x 1.2m
Syzygium 'Bush Christmas'	Lilly Pilly Cultivar	2m x 1.5m
Syzygium Cascade	Lilly Pilly Cultivar	1.5m x 1.5m
Syzygium 'Aussie Southern'	Lilly Pilly Cultivar	3m x 2m
Westringea zena	Coastal Rosemary	1m x 1m



Acmena Cherry Surprise
Lilly Pilly cultivar



Baeckea virgata dwarf
Twiggy Myrtle Dwarf



Callistemon 'Endeavour'
Bottlebrush



Callistemon 'Eureka'
Bottlebrush



Callistemon 'Dawson River'
Bottlebrush



Callistemon 'Kings Park Special'
Bottlebrush



Camellia japonica
Camellia



Camellia sasanqua
Camellia



Cordyline terminalis
Cordyline



Coleonema Pulchrum
Diosma



Gardenia Florida
Gardenia



Grevillea Orange Marmalade
Grevillea



Grevillea Honey Gem
Grevillea



Lorapetalum Plum Gorgeous
Chinese Fringe Flower



Melaleuca Claret Tops
Melaleuca



Melaleuca Revolution Green
Melaleuca cultivar



Syzygium Resilience
Lilly Pilly cultivar



Syzygium Elegance
Lilly Pilly cultivar



Syzygium Blaze
Lilly Pilly cultivar



Syzygyium Bush Christmas
Lilly Pilly



Syzygium Cascade
Lilly Pilly cultivar



Syzygium Aussie Southern
Lilly Pilly cultivar



Westringea zena
Coastal Rosemary cultivar

GROUNDCOVERS

GROUNDCOVERS/CLIMBERS

Acacia cognata ‘Limelight’	Bower Wattle	.8m x 1.2m
Alternanthera Little Ruby	Alternanthera	.5m x .8m
Austromytus dulcis	Midgenberry	.5m x 1m
Brachyscome angustifolia	Stiff Daisy	.3m x .4m
Grevillea cooroora Cascade	Grevillea	.5m x 1m
Grevillea poorinda ‘Royal Mantle’	Grevillea	.2m x 1m
Hardenbergia violaceae mini HaHa	Happy Wanderer cultivar	.5m x .8m
Hibbertia dentata	Hibbertia	.2m x .4m
Hibbertia scandens	Snake Vine	.4m x 1m
Lomandra longifolia	Mat Rush	1m x 1m
Lomandra hystrix	Creek Mat Rush	1m x 1m
Lomandra Tanika	Fine Mat Rush	.8m x .6m
Myoporum parvifolium	Creeping Boobialla	.15m x 1m
Pandorea pandorana	Wonga Wonga Vine	climbing
Philodendron xanadu	Philodendron	.8m x 1m
Trachelospermum tricolor	Variegated Star Jasmine	.3m x 1m
Zieria prostrata	Zieria	.2m x .4m



Acacia cognata ‘Limelight’
Bower Wattle



Alternanthera ‘Little Ruby’
Alternanthera



Austromyrtus dulcis
Midgenberry



Brachyscome angustifolia
Stiff Daisy



Grevillea cooroora Cascade
Grevillea



Grevillea poorinda ‘Royal Mantle’
Grevillea



Hardenbergia violaceae mini HaHa
Happy Wanderer cultivar



Hibbertia dentata
Hibbertia



Hibbertia scandens
Snake Vine



Lomandra longifolia
Mat Rush



Lomandra hystrix
Creek Mat Rush



Lomandra Tanika
Lomandra



Myoporum parvifolium
Creeping Boobialla



Pandorea pandorana
Wonga Vine



Philodendron xanadu
Philodendron



Trachelospermum tricolor
Variegated Tricolor



Zieria prostrata
Zieria