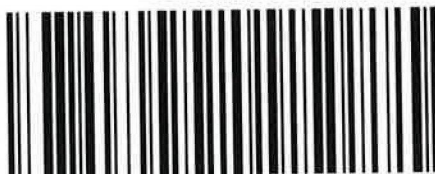




**PORT STEPHENS**  
COUNCIL



PNC002649

Telephone Enquiries:  
MR B T LAMONT  
(02) 4980 0378  
Your Ref: 16/02421

14/07/2016

NSW DEPARTMENT OF PLANNING AND ENVIRONMENT  
ATTN: MR JAMES SHELTON  
PO BOX 1226  
NEWCASTLE NSW 2300



Dear Sir,

**RE: Application for Site Compatibility Certificate – Muree Golf Club**  
**LOT: 1 SEC: 22 DP: 758871, LOT: 8 SEC: 24 DP: 758871 and LOT: 202 DP: 610043**  
**1A Freeth Street, 7 Walker Crescent and 9 Walker Crescent, RAYMOND TERRACE NSW**

Reference is made to the abovementioned application for a Site Compatibility Certificate in accordance with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. The Department has requested Council's comment relating to the criteria set out under Clause 25(5)(b) of the SEPP. Council has considered the application and provides the following general information regarding the site and its suitability for the Department's consideration.

(i) *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 proposed development site forms part of the Muree Golf Club in Raymond Terrace and is identified as bushfire prone land (category 1 and 2 vegetation and buffer). The bushfire threat is considered able to be addressed as part of any future development application and should not impede the use of the site for senior's housing.

(ii) *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,*

Population forecasts demonstrate that Raymond Terrace has an ageing population and that there will be a continued and increasing demand for senior's housing in the area as well as within the greater Port Stephens Local Government Area (LGA). The Port Stephens Planning Strategy 2011 (the Strategy) states that Council will plan for a range of housing types of appropriate densities, location and suitability that are capable of adapting and responding to an ageing population.

The Strategy states that medium density housing, such as senior's living developments should be generally located within a five minute walk (400m) of a centre, a five minute

**PORT STEPHENS COUNCIL**

116 Adelaide Street  
Raymond Terrace NSW 2324

PO Box 42  
Raymond Terrace NSW 2324

Phone: 02 4980 0255  
Email: [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

[www.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au)  
ABN 16 744 377 876

walk (400m) of bus stops with frequent services to major centres or within a ten minute walk (800m) to town centres.

A bus stop exists within 400m of the development, as per the SEPP requirements and meeting the requirements of the Strategy, however there is not currently a footpath linkage. A connecting footpath between the proposed seniors living development and the bus stop would be required as part of any future development application. An assessment and subsequent upgrade of the existing public bus stop on Mount Hall Road, to comply with current Disability Standards for Accessible Public Transport requirements, would be necessary as part of any future development application. This would include the provision of concrete hard stand, connecting paths to the proposed development, tactile ground surface indicators as well as seating or shelters as required. The above matters are considered standard requirements for such developments and are not an impediment to the future development of the land.

Council considers the site suitable for use as senior's housing development. The site will retain the Muree Golf Club's operation and not impact upon the continued and future use of the residue land for private recreation purposes.

*(iii) 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,*

The proposed location is on the periphery of the Raymond Terrace Town Centre and forms part of the existing low and medium density residential area. The site is located approximately 1000m from the major shopping precinct of Raymond Terrace. This area provides for general shopping, banks, community, recreation and health services facilities.

*(iv) 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 proposed location is zoned RE2 - Private Recreation in accordance with the Port Stephens Local Environmental Plan 2013 (PSLEP2013). The proposal represents only a minimal impact on the part of the land utilized for recreational purposes and the land will retain the operation of the existing golf course. The site adjoins a large area of Council owned public open space known as Boomerang Park and the potential use of the subject site for senior's housing will not compromise the public use of this area.

*(v) 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,*

Council considers the general density, layout and scale of the application to integrate with the surrounding area from a concept perspective. Further visual impact assessment and consideration of the overall development would be carried out as part of any future

development application. The site adjoins Council's depot which may present issues relating to noise and dust. The placement of car parking structures and ancillary service areas as part of the overall design may serve to mitigate these impacts. Council would expect the inclusion of an Acoustic Impact Assessment and details of building design treatments as part of any future development application.

*(vi) 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.*

Any clearing of native vegetation as a result of a future development application would be assessed at that stage.

### *Conclusion*

In summary, Council is supportive of additional senior's housing within the Local Government Area and sees no impediment for the use of the subject site for such a purpose. The future development of the site will be subject to the development assessment process at which point full consideration of the overall development and potential impacts will be undertaken. Council considers that the proponent has adequately demonstrated that the proposal is compatible with the site and surrounding land uses.

Should you have any further enquiries or wish to discuss the above, please do not hesitate to contact the undersigned.

Yours faithfully



BROCK LAMONT  
SENIOR DEVELOPMENT PLANNER  
PORT STEPHENS COUNCIL

Ph: (02) 4980 0378  
Email: [Brock.Lamont@portstephens.nsw.gov.au](mailto:Brock.Lamont@portstephens.nsw.gov.au)