

Ref: 567 Koorungal Road
Your Ref: 16/01690
Contact: Amanda Gray/Colby Farmer

15 March 2016

Meredith McIntyre
Department of Planning & Environment
PO BOX 5475
WOOLONGONG, NSW 2520

Dear Ms McIntyre,

**RE: SEPP (Housing for Seniors and People with a Disability)
2004 - Site Compatibility Certificate
567A Koorungal Road, Wagga Wagga**

Thank you for your e-mail and attachments dated 22 February 2016 regarding the abovementioned matter.

Council staff have had the opportunity to review the information attached to the application for a Site Compatibility Certificate and make the following comments:-

1. It is noted and acknowledged that there is an existing development consent for the subject site for a Seniors Living complex of greater density than that currently proposed. The existing development approval has been commenced with site works only for which a Construction Certificate was obtained.
2. As the land is adjoining land that is zoned primarily for urban purposes the proposed development is permissible under the SEPP. It is however critical that the restriction of serviced self-care housing outlined under clause 17 of the SEPP is reiterated in that the housing can only be:-
 - (a) *for people with a disability, or*
 - (b) *in combination with a residential care facility, or*
 - (c) *as a retirement village (within the meaning of the Retirement Villages Act 1999).*
3. The site is capable of being serviced by utilities. No further investigation has occurred at this stage to determine what upgrades to sewer or stormwater infrastructure may be required to accommodate the increased demands from such a development.



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4. It is noted that the site is affected by overland flow flooding. The Flood Impact Assessment carried out by WMA water dated 7th December 2015 was based on the current version of the model. The report demonstrates that the serviced self-care development will occupy less of the flood affected portion of the site to the south and hence is more suitable for the site when compared to the already approved 72 bed aged care facility. The northern portion of the site fronting Koorringal Road is not affected by the 1% AEP. The report has also indicated that the proposed development is located in a provisional hydraulic hazard category of LOW. Based on the report provided, there are no issues from a flooding perspective.
5. With regard to specific building matters at this concept stage there are no objections to the proposal, but further detail will be needed at CC stage to make a full and comprehensive assessment. An on-site hydrant system will be required due to the size of the site to enable full coverage, such details will be needed with the CC.

Notwithstanding the above comments, if a development application is subsequently lodged with Wagga Wagga City Council for assessment a full s79C assessment in accordance with the *Environmental Planning and Assessment Act 1979, as amended* will be completed and determined in accordance with applicable legislation and controls.

If you have any further enquiries in relation to this matter please do not hesitate to contact Council's Manager of Development Services, Mr. Colby Farmer on 6926 9510.

Yours sincerely,



Colby Farmer
Manager Development Services