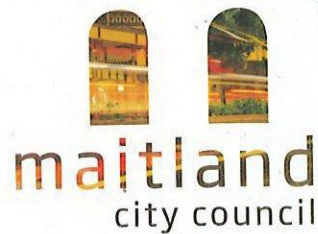




PNC003000



Our Ref: 2017/62071

Phone Enquiries: 4934 9700  
Ian Shillington or Mark Roser

28 August 2017

Department of Planning & Environment  
Hunter Region  
PO Box 1226  
NEWCASTLE NSW 2300  
Att: Ben Holmes



Dear Mr Holmes

**Re: Site Compatibility Certificate for Seniors Housing at 107 Haussman Drive,  
Thornton being Lot 2 DP 145348**

I refer to your letter to Council dated 10 August 2017 requesting comments from Council on the consistency of the proposal with the criteria in clause 25(5) of the Housing for Seniors or People with a Disability SEPP. Council, having reviewed the proposal and supporting information, provides the following comments to assist the Department in determining the Site Compatibility Certificate (SCC) application:

1. The subject land is included in the Thornton North Urban Release Area (URA) as identified within the Maitland Local Environmental Plan 2011. The land is also identified as Category 1 Residential land in the Maitland Urban Settlement Strategy (MUSS) 2012. The future development outcomes for the site are envisaged to be of an urban nature;
2. The subject land was previously part of clay quarrying activities in the locality supporting the brick manufacturing industry. The Geotechnical Report for the site concludes that the site is suitable for the proposed development from a geotechnical viewpoint provided that development is carried out in accordance with sound engineering principles and good hillside practice.

The Geotechnical Report recommends further investigation should be carried out during detailed design phase for earthworks/retention design, site classification and pavement design. In areas of previous filling, detailed geotechnical investigation at future stages of the development is recommended to delineate the extent, depth and properties of the fill.

Given the history of the site Council supports the need for additional geotechnical investigations over the subject land. These studies can form part of any future development assessment process;

3. It is noted that the application for the SCC addresses location and access to facilities through nominating site proximity to public transport routes and bus stops, providing access to Greenhills shopping precinct, Thornton Shopping Village and the future Chisholm commercial precinct. Bus stops are located on both Raymond Terrace Road and Haussman Drive within the prescribed distances, however there are no formed or designated pedestrian linkages along these roads to meet the required access standards identified in cl.26 of the SEPP. Compliance with the design and construction standards for the pedestrian path network would need to be demonstrated in detail as part of any future development assessment process;

4. The site requires significant land form alteration to accommodate the proposed facility. It is critical that the management of stormwater quantity and quality can be provided on site with no off site impacts during both construction and post development. A detailed stormwater management plan is required as part of any future development assessment process;
5. The subject land gains access from Haussman Drive. A detailed traffic impact assessment is required addressing upgrades to Haussman Drive including lead in works for the intersection with Raymond Terrace Road. The traffic assessment should include integration of the proposed access to the site with these improvements;
6. The proposal will involve the modification of vegetation around the edges of the mapped EEC (Hunter Spotted Gum – Ironbark Forest). A development application, and further vegetation assessment will need to demonstrate that vegetation modification to support bushfire mitigation and access is balanced against maintaining the ecological values of the EEC on site;
7. The subject land immediately adjoins an electrical substation. Any future development application would need to address health and safety standards for residential development near such a facility;
8. Detailed site studies pertaining to the following will need to be submitted with any development application for the site:
  - Traffic Impact Assessment
  - Stormwater Management Plan
  - Contamination Report
  - Further flora/fauna reports addressing the recommendations of the previous report
  - Site and building design details addressing compliance with the design criteria of the Housing for Seniors or People with a Disability SEPP
  - Comprehensive geotechnical investigations addressing recommendations of the previous report
  - Bushfire hazard report

Council wishes to advise that there is no objection to issuing a Site Compatibility Certificate for Seniors Housing over that part of the site identified in the application. Additional information and reports pertaining to the above information will need to be addressed as part of any future development application for the site.

Should you require any additional information or wish to discuss the matter further please contact Council's Ian Shillington or Mark Roser on 49349700.

Yours sincerely



David Evans  
General Manager