

## Jocelyn McGarity

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**From:** Matthew Borsato <Matthew.Borsato@portstephens.nsw.gov.au>  
**Sent:** Tuesday, 16 January 2018 5:02 PM  
**To:** Jocelyn McGarity  
**Subject:** RE: SCC Referral - 29 Royal Avenue, Medowie

Hi Jocelyn

Council has reviewed the proposed Site Compatibility Certificate Application (Monteath and Powys, 9 October 2017) and offers the following comments:

### Bushfire

- Further demonstration that future development of the site will satisfy the provisions of Planning for Bushfire Protection 2006 in relation to bushfire risk and the proposed use of the site for occupation by seniors and the proposed location of the community facility and storage within the proposed APZ.
- Further demonstration that future development of the site will satisfy the provisions of Planning for Bushfire Protection 2006 in relation to the adjacent E2 Environmental Conservation Zone and its ownership by the Minister Administering the NSW National Parks and Wildlife Service Act 1974 (NSW).

### Road Transport and Public Transport Network

- The Site Compatibility Certificate Application states a new bus service is proposed through the larger Bower Estate, which will provide the subject development site with a new bus route within 400m (page 8). Additional information is required demonstrating this statement such as the bus operator, the frequency of the route, and identifying the location of the nearest bus stop to the proposal. No detail is provided – only general statements - in relation to the adequacy of public transport to service seniors at the proposed development site within Medowie.
- A key principle of the Medowie Planning Strategy is '*The town centre is the focus for commercial and community activity*'. The objective is to consolidate the town centre as the 'heart' for the social and economic life of the community. Demonstrating good public transport access for seniors to the Medowie town centre will help to achieve this objective and improve ability for seniors at the site to be a part of the broader community.
- The proponent should confirm the impact of the additional yield on the suitability/capacity of the intersection of Boundary Road with Medowie Road including safety for future residents.
- RMS referral may be required to assess traffic impacts on Boundary Road. The traffic report has been written considering up to 600 developed lots within the subdivision, RMS has previously provided comment on this (16-2015-336-4) but may wish to provide comment to any future seniors living.

### Utility Services

- Evidence should be provided from the relevant service providers that additional demand on utility services is able to be accommodated.

### Surrounding Development

- The Application does not acknowledge the existing rural residential development located South of Boundary Road on allotments of at least 4,000m<sup>2</sup> (see also Development Design).

### Community Services and Facilities

- Further information is required on the extent and type of medical services that will be made available within the site.
- Further information is required on the extent and capacity of medical and other services within Medowie and/or the ability to easily access them in other centres.

### Development Design

- The proposal does not sufficiently consider the existing rural residential development located South of Boundary Road on allotments of at least 4,000m<sup>2</sup>.
- Land within The Bower Estate, along the entire frontage with Boundary Road, was deliberately retained as R5 Large Lot Residential with a minimum lot size of 4,000m<sup>2</sup>. This outcome was a main consideration in Council's assessment and support for the recent rezoning of land to achieve increased development yield at The Bower Estate. This concept was also part of the relevant planning proposal submitted to Council by Monteath and Powys dated 24 June 2016 (copy available on request).
- The proposal does not sufficiently consider the objectives of the R5 Large Lot Residential Zone and 4,000m<sup>2</sup> minimum lot size purposely retained on the frontage with Boundary Road.
- The concept shows community facilities to the north of the site; the site layout is densely packed with no centralized communal public domain within the site. Centrally located domains are essential to encourage social interactions, support social relationships and physical activity, being key elements to maintaining health.

### 5.3 State Legislation – SEPP (Housing for Seniors or People with a Disability) 2008

- Clause 25 (iii) – Further detail is required on the availability of services and infrastructure to service the proposed seniors housing development (particularly medical and transport services). The information provided is very general.

- Clause 25 (v) – As stated under 'Development Design' (above) the proposal does not sufficiently consider the existing rural residential development located South of Boundary Road on allotments of at least 4,000m<sup>2</sup>.

Land within The Bower Estate, along the entire frontage with Boundary Road, was deliberately retained as R5 Large Lot Residential with a minimum lot size of 4,000m<sup>2</sup>. This was a main outcome and consideration in Council's assessment and support for the recent rezoning of land to achieve increased development yield at The Bower Estate. This concept was also part of the relevant planning proposal submitted to Council by Monteath and Powys dated 24 June 2016 (copy available on request).

- Cl 26(1)(c) – As stated under 'Community Services and Facilities' (above):
  - Further detail is needed on the extent and type of medical services that will be made available within the site.
  - Further information is required on the extent and capacity of medical and other services within Medowie and/or the ability to easily access them in centres such as Raymond Terrace.
- A Social Impact Assessment, or Plan of Management, that addresses accessibility to services needed by older people, such as health services, fresh food and groceries, day to day needs such as shops, banking, recreation and community services and substantiation would assist in demonstrating how the proposal meets Clause 26.

### Drainage

There are no objections to the proposal provided the below items are addressed:

- Additional on-site stormwater detention capacity will be required if there is an increase in impermeable area for the site. The original stormwater strategy for the DA 16-2015-336-3 residential subdivision assumed an impervious area percentage of 60% for this catchment area (Normal Residential 2A zoning).
- Overland flow paths from adjacent stages shall be maintained through the development and designed in accordance with Council's infrastructure specifications.
- Floor levels and flood free access should be maintained above the PMF for any adjacent flood zones or detention basins.

Regards



**Matthew Borsato** | Senior Strategic Planner  
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**From:** Jocelyn McGarity [<mailto:Jocelyn.McGarity@planning.nsw.gov.au>]  
**Sent:** Tuesday, 9 January 2018 2:58 PM  
**To:** Matthew Borsato  
**Subject:** RE: SCC Referral - 29 Royal Avenue, Medowie

Hi Matthew,

That is fine and understandable. I will continue to work on my assessment in the absence of Council's report and look forward to a response on the 16<sup>th</sup>.

Regards,

Jocelyn McGarity  
Planning Officer | Hunter Region | Department of Planning and Environment  
T: 02 4904 2700 F: 4904 2701 E: [jocelyn.mcgarity@planning.nsw.gov.au](mailto:jocelyn.mcgarity@planning.nsw.gov.au)

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**From:** Matthew Borsato [<mailto:Matthew.Borsato@portstephens.nsw.gov.au>]  
**Sent:** Tuesday, 9 January 2018 1:31 PM  
**To:** Jocelyn McGarity <[Jocelyn.McGarity@planning.nsw.gov.au](mailto:Jocelyn.McGarity@planning.nsw.gov.au)>  
**Subject:** RE: SCC Referral - 29 Royal Avenue, Medowie

Hi Jocelyn

Council's Development Services Group is coordinating a response to the subject Seniors Housing SECC. An extension to the timeframe to Tuesday 16<sup>th</sup> January is requested. This is, in part, requested to account for staff availability during the Christmas and New Year period.

Regards



**Matthew Borsato** | Senior Strategic Planner  
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**From:** Matthew Borsato  
**Sent:** Friday, 5 January 2018 9:05 AM  
**To:** 'Jocelyn McGarity'  
**Subject:** RE: SCC Referral - 29 Royal Avenue, Medowie

Hi Jocelyn

I am currently putting a response together for this application. Apologies for the delay.

Regards



**Matthew Borsato** | Senior Strategic Planner  
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**From:** Jocelyn McGarity [<mailto:Jocelyn.McGarity@planning.nsw.gov.au>]  
**Sent:** Tuesday, 12 December 2017 12:15 PM  
**To:** SwitchPC  
**Cc:** Jeffrey Bretag; Matthew Borsato  
**Subject:** SCC Referral - 29 Royal Avenue, Medowie

Hi Team,

Please find the Department's letter referring a seniors housing SCC application to Council for comment.

I have attached the SCC Application Form and Application report and application for your perusal.

If you have any questions please contact me on the below number.

Regards,

**Jocelyn McGarity**

Planning Officer | Hunter Region | **Department of Planning and Environment**

T: 02 4904 2700 F: 4904 2701 E: [jocelyn.mcgarity@planning.nsw.gov.au](mailto:jocelyn.mcgarity@planning.nsw.gov.au)



**Planning &  
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