

PRE-DEVELOPMENT APPLICATION

26 March 2018



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Dear Andrew

Pre-Development Application No:	PR2018/00015
Land:	Lot 100 DP 1084939
Property Address:	32 Industrial Drive Mayfield NSW 2304
Proposed Development:	Proposed Seniors Housing Development including 262 Apartments and 216 Beds

Reference is made to the pre development application meeting held on 12 March 2018.

The purpose of the meeting was to brief Council staff in relation to the proposal, noting the applicant's intention to commence a process with the Department of Planning and Environment to seek a 'site compatibility certificate' in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. This letter seeks to provide some preliminary feedback in this regard.

As discussed in the meeting held, there appears to be two questions that warrant consideration:

- 1. Whether the site is appropriate for 'Seniors Housing'?*
- 2. Whether the density and height proposed is acceptable?*

The following advice is provided in relation to these questions:

- 1. Whether the site is appropriate for 'Seniors Housing'?*

Noting that the site is adjacent to residential land, there is merit in considering the site for Seniors Housing whilst noting that there are a number of site constraints that will need to be further considered to help inform the assessment of the proposal when formally lodged. As we discussed a number of studies would be required to assist, including:

- A detailed flood study, prepared by a suitably qualified flood engineer, to determine whether the land can be development in accordance with Council's

guidelines. Specifically, the development will need to comply with the relevant requirements of Section 4.01- Flood Management of NDCP 2012. For further information regarding flooding in the Newcastle LGA, refer to the 'Newcastle City-Wide Floodplain Risk Management Study and Plan' (June 2012). A copy of this document can be downloaded from Council's website.

- Consideration of land contamination. Section 5.02 – Contaminated Land Management of the Newcastle Development Control Plan 2012 (DCP 2012) provides detailed guidelines, controls and procedure for remediation of contaminated lands.
- Analysis of the pedestrian paths to surrounding services (considering surrounding topography). Further analysis of pedestrian access to social infrastructure and services is also recommended.
- Traffic generation, and likely impacts to state and local roads. Early consultation with the Roads and Maritime Services is recommended in this regard. RMS approval will be required for any new access (pedestrian and/or vehicular) in Industrial Drive pursuant to S138 Roads Act 1993.
- Proximity to industrial land, and potential resulting land use conflicts. It was noted that higher buildings are likely to result in more 'line of sight' impacts, including potential noise, visual and light impacts.

2. Whether the density and height proposed is acceptable?

As discussed, in the meeting, further information would be required to inform Council officer's view in relation to the scale and height detailed in the concept documentation. In this regard, the following is recommended:

- Undertake a detailed character and impact analysis to surrounding land, i.e. consider the proposal's consistency with the existing and future character of the surrounding area. This exercise should detail the likely impacts to surrounding low density residential land, including the impacts to properties located on higher land in the vicinity of the site.

Please note that the analysis should not rely on the existing hotel building. This building was designed and approved on merit and sits as a standalone structure, and is not considered to be a precedent for high density residential in a low density area.

- Lodge an application to Council's Urban Design Consultative Group for consideration. Typically more detailed photo montages and plans would be submitted for UDCG consideration. In this regard, please provide as much detail as possible to enable a comprehensive assessment. It would be useful to provide a montage of the development, when viewed from Crebert Street.

As noted in the meeting, Council officers welcome ongoing discussion in relation to this proposal, and it is recommended that a further meeting with Council staff take place when further information is available.

For further enquiries please contact Melissa Thomas - Senior Development Officer on 4974 27155 or by email at mthomas@ncc.nsw.gov.au.

Yours faithfully

Murray Blackburn-Smith
MANAGER DEVELOPMENT AND BUILDING

Please note that all efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based on the plans and information submitted for preliminary assessment and discussion with the pre-development application.

You are advised that:

- *the views expressed may vary once detailed plans and information are submitted and assessed in the development application process, or as a result of issues contained in submissions by interested parties;*
- *amending one aspect of the proposal can result in changes which can create, different set of impacts from the original plans; and*
- *the comments do not bind Council Officers, the elected Council members, or other bodies beyond Council, in any way whatsoever.*