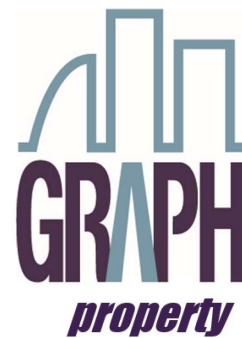


Our Ref: 837_Wests_Mayfield_DPE20181011

11 October 2018

The Secretary
NSW Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300



Attention: Mr James Shelton

Dear Sir,

Adequacy Assessment - Site Compatibility Certificate – 32 Industrial Drive MAYFIELD

I refer to our recent site compatibility certificate (SCC) application, your RFI dated 30 August 2018 and our recent discussions concerning the assessment process to date.

Please find attached and below our response to your adequacy assessment on the proposal. I trust this will now allow for the Department of Planning and Environment (DPE) to continue with its assessment of the subject application and report the matter to the Hunter - Central Coast Regional Planning Panel (HCCRPP) at its earliest opportunity.

1. Shadow Diagrams

The architectural package prepared by EJE has been updated to include shadow diagrams which identify the location of adjoining buildings and associated private open space areas. The shadow diagrams take into account shadowing from existing improvements and features both within and external to the site.

As provided in **Figure 1**, the diagrams demonstrate that dwellings will still receive a minimum of 3 hours sunlight per day to windows that currently receive sunlight.

Figure 1 – Shadow Diagram (Source EJE)



57 Fletcher Street
Adamstown NSW 2289
Tel: (02) 4935 9400
Fax: (02) 4935 9450

Email: mail@graph.com.au
Web: www.graph.com.au

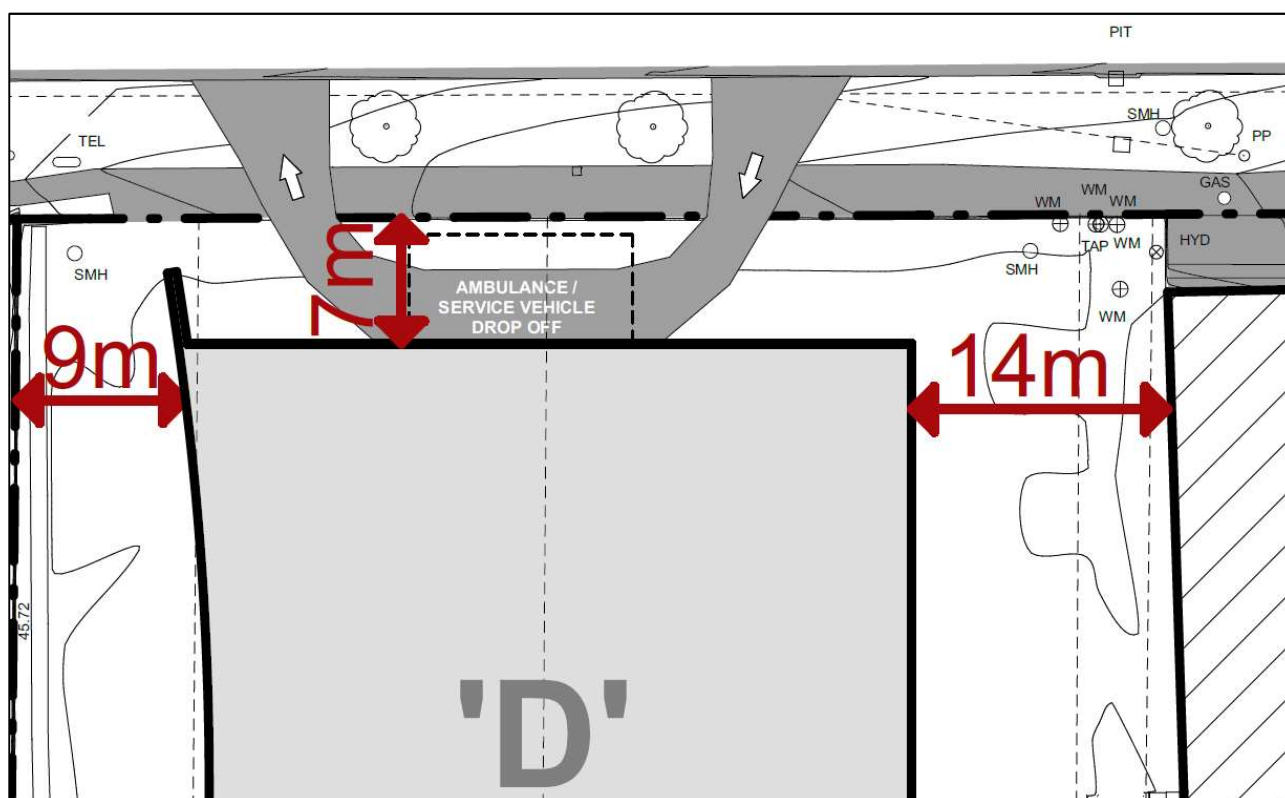
Graph Property Pty Ltd
ABN: 40 625 117 008

2. Industrial Drive Access

Prior to submitting the SCC application, the Wests Group sought preliminary advice from the NSW Roads and Maritime Service (RMS). In its written advice (23 July 2018), the RMS noted it *'will consider a driveway from Industrial Drive to the proposed Residential Care Facility (RCF) for ambulances / non-peak hour service vehicles only'*.

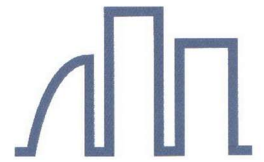
As provided in **Figure 2**, the architectural scheme has been updated to remove the basement car park (30 spaces), while the driveway crossing to industrial drive has been retained to provide for ambulance and service vehicles only.

Figure 2 – Aged Care Access Arrangements (source EJE)



The basement car park was provided principally to cater for visitor and staff parking associated with the RCF and will therefore be accommodated elsewhere within the site (noting It should be noted that the current scheme provides a surplus of approximately 60 spaces above that required for the ILU development. Thirty (30) of these spaces can now be utilised to accommodate visitor and staff parking associated with the RCF.

The car parking arrangements will be refined during the development of DA documentation to optimise functionality based on the predicted needs of the building occupants, staff and users.



3. Condition of Existing Mature Trees

The Wests Group have engaged consulting landscape architects and arborists Terras to undertake a technical assessment of the existing mature trees (Figs). The assessment notes that the majority of the figs were planted in the late 1930 – early 1940s, with two trees (Tree 14 and 15) described as younger specimens understood to have been planted at a later point to replace earlier tree failure. The assessment notes that the replacement trees are in good condition.

The assessment predicts a life span of the majority of the trees of between 15 – 40 years, however notes that this could be extended through implementing a management regime.

For Trees 14 and 15 the assessment predicts a lifespan of over 40 years.

As has been undertaken in the past, there is provision for trees to be replaced. The recommended management regime includes provision for annual inspection by an AQF5 arborist. This annual assessment process would consider the useful life expectancy and recommend the removal and replacement of trees as required over the lifespan of the trees and development within the site. It is therefore envisaged that over the next 40 years the trees would be replaced to compensate for any required to be removed.

4. SCC Assessment Process

I understand from our conversation yesterday that, as required under Clause 25(3)(b) of SEPP Seniors, DPE has referred the application to Newcastle City Council. Council have subsequently provided a response to DPE. As advised yesterday, I understand that Council's response does not raise any additional issues and there is no need to further consult with Council. I also understand that no further consultation is required with RMS or any other government agencies. As such, we anticipate that DPE would now (if it has not already) refer the application to the HCRPP.

With respect to the recent additional provisions provided with respect to SCC assessment (proximate land / cumulative impact study), we are of the view that these do not apply to the subject application.

Should you require any further information or additional copies of any documents, please do not hesitate to contact the undersigned.

Sincerely,

Anthony Williams
Development Manager

Cc: Mr Philip Gardner, Wests Group

Attachment 1 – EJE Architectural Plans

Attachment 2 – Terras Tree Assessment Report