



Planning

SEPP (HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

A site compatibility certificate is required under section 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Perception Planning Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Matthew

Brown

Family name

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Clarence Town

NSW

2321

Postal address
(or mark 'as
above')

PO Box or Bag

Suburb or town

107

Clarence Town

State

Postcode

Daytime telephone

Fax

NSW

2321

0437 195 264

Email

perceptionplanning@bigpond.com

Mobile

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

Feasibility for 'Serviced Self-Care Housing' in Tamworth.

STREET ADDRESS

Unit/street no.

Street or property name

47

Darrell Road

Suburb, town or locality

Postcode

Local government area

Calala

2340

Tamworth Regional Council

NAME OF PROPERTY

47 Darrell Road, Calala.

REAL PROPERTY DESCRIPTION

p+ Lot: 1 / DP: 220319

**Attach**—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

Tamworth 'Serviced Self-Care Housing'

**Attach**—copy of proposed site layout.**PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP****B1 THE PROPOSED SITE**

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes?

☐ Yes ☒ No**OR**

1.2. Is the subject site land adjoining land zoned primarily for urban purposes?

☒ Yes ☐ No**Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site?

☒ Yes ☐ No**Attach**—copy of development control table.**OR**

1.4. Is the land being used for the purposes of an existing registered club?

☐ Yes ☒ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

- Environmentally sensitive land (Schedule 1).

☐ Yes ☒ No

- Land that is zoned for industrial purposes (except Warringah LGA).

☐ Yes ☒ No

- Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP.

☐ Yes ☒ No

- Land to which Sydney Regional Environmental Plan No. 17—Kurnell Peninsula (1989) applies.

☐ Yes ☒ No

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

SECTION B1 — SUMMARY CHECK

Continue to fill out this application form **only** if you have answered:

☒ Yes to questions 1.1 and 1.2, **and**☒ Yes to questions 1.3 and 1.4, **and**☒ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No

2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to **either** question 2.1 **or** question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to **all** subsections in question 2.3, your proposal does not require a site compatibility certificate.

SECTION B2 — SUMMARY CHECK

Continue to fill out the application form **only** if you have answered:

- ☒ No to **both** question 2.1 and question 2.2, **and**
- ☒ Yes to **any** subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

B3 TYPES OF SENIORS HOUSING

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- A residential care facility ☒ Yes ☐ No Beds
- A hostel ☐ Yes ☒ No Dwellings
- Infill self-care housing (urban only and not dual occupancy) ☐ Yes ☒ No Dwellings
- Serviced self-care housing ☒ Yes ☐ No Dwellings
- A combination of these ☐ Yes ☒ No Beds Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- for people with a disability? ☒ Yes ☐ No
- in combination with a residential care facility? ☒ Yes ☐ No
- as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☐ Yes ☒ No

If you answered **no** to **all** questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, please **attach** documentation to describe the development proposal, its context and strategic justification.

C1 DEVELOPMENT PROPOSAL INFORMATION**1. CONTEXT**

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses
- Description of surrounding environment:
 - built form
 - potential land use conflicts
 - natural environment (including known significant environmental values and resources or hazards)
- Access to services and facilities and access (clause 26):
 - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
 - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities
- Open space and special use provisions (if relevant)
- Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes
- Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003. (nb: separate Guideline available for further information)

2. PROPOSAL

The proposal can be presented through photos, maps and written evidence

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses
- proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003

3. STRATEGIC JUSTIFICATION

Brief description of the proposed development—10 pages limit

- Relationship with regional and local strategies
- Public interest reasons for applying for seniors housing in this locality
- Adequacy of services and infrastructure to meet demand

4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS

Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following matters for consideration outlined under clause 25(5)(b) of the SEPP:

1. THE NATURAL ENVIRONMENT (INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES, OR HAZARDS), AND THE EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT.

The site is located within a rural land zone (RU4). The site is known for its cattle grazing environment. No natural hazard are present on this site (bushfire, flooding or mine subsidence). The site does The subject site is in vicinity to small lot residential developments & large lot residential developments. -refer to the attached letter head for further information.

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

The only identified impact from this development is the increased traffic into Darrell Road. Nonetheless, future traffic impact assessments will be conducted to ensure potential traffic demand will continue to be managed on Darrell Road – post Site Compatibility Certificate determination for the purpose of Development Application Assessment. Refer to the attached letter head for further details.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

The proposed development will include the provisions to include a multi-use development for the purpose of a small community shop for general goods (neighborhood shop) and for the small office space for a local General Medical Practitioner. Space is also dedicated for community services and recreation facilities. Refer to attached plans and letter head.

4. IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

No impacts have been identified / will not be applicable from this development.

5. WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

Given its locality to residential development/ land zoning - the proposed development(s) will incorporate well with the existing built character of the area and will be similar in bulk, scale, built form and character as the surrounding and future uses of the land in the vicinity of the development.

6. IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE *NATIVE VEGETATION ACT 2003*—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: *THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003*).

The site is clear of significant vegetation given its current use as agriculture/ cattle grazing land. Vegetation removal will be limited/ minimal for the purpose of this development.

C3 ADDITIONAL COMMENTS

Refer to attached letter head and supporting documents for further information of this proposed Seniors Living Development.

PART D — CHECKLIST, PAYMENT AND SIGNATURES**D1 APPLICATION CHECKLIST**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

Map and detailed description of land

A copy of proposed site layout

A copy of zoning extract or other evidence

A copy of development control table

Proposal information—context, proposal and strategic justification

Additional information for statements against site compatibility criteria (optional)

☒
☒
☒
☒
☒
☐

I have addressed the following SEPP site compatibility matters in section C2 of the form.

☒ Yes ☐ No

1. Existing environment and approved uses

2. Impact on future uses

3. Availability of services and infrastructure

4. Impact on open space and special uses provision

5. Impact of the bulk and scale of the proposal

6. Impact on conservation and management of native vegetation

☒
☒
☒
☒
☒
☒

I have provided three hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No**D2 APPLICATION FEE**

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5580

Number of beds or dwellings

69 dwellings

D3 CERTIFICATE APPLICATION AUTHORIZATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

In what capacity are you signing if you are not the owner of the land

APPLICANT

Name(s)

MATT BROWN

Date

1/8/2018

D4 LANDOWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature

Name

ANTHONY SUMMERS

Date

21/6/2018

Signature

Name

LINDA SUMMERS

Gina Davis

From: Matt Brown <matt@perceptionplanning.com.au>
Sent: Wednesday, 1 August 2018 5:41 AM
To: Gina Davis
Cc: Jeff Bretag
Subject: SCC - Darrell Road
Attachments: 08041401.PDF

Hi Gina

As discussed please find attached the D3 and D4 sections of the form signed.

Also please note the SCC applies to only part of the site as per the attached concept plans – I give you consent for you to amend the form and tick this box on the hard copy.

Thanks for your continued assistance with this matter

Thanks

Matt

MATT BROWN Director

BUrbRegPlan, MAdminLead, DipBuildSurv, GradCertEnvMgt,
DipMgmt, Cert IV T&A, MPiA, CPP/Registered Planner

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18 April 2018

NSW Department of Planning and Environment
Tamworth Office
PO Box 949
Tamworth NSW 2340

northcoast@planning.nsw.gov.au

**Re: SEPP (Housing for Seniors or People with a Disability) 2004 – Director-General's Site Compatibility Certificate.
Lot: 1 DP: 220319, 47 Darrell Road, CALALA.**

Perception Planning wish to apply to the Department of Planning & Environment for a site Compatibility Certificate for a Seniors Living Development at 47 Darrell Road, Calala.

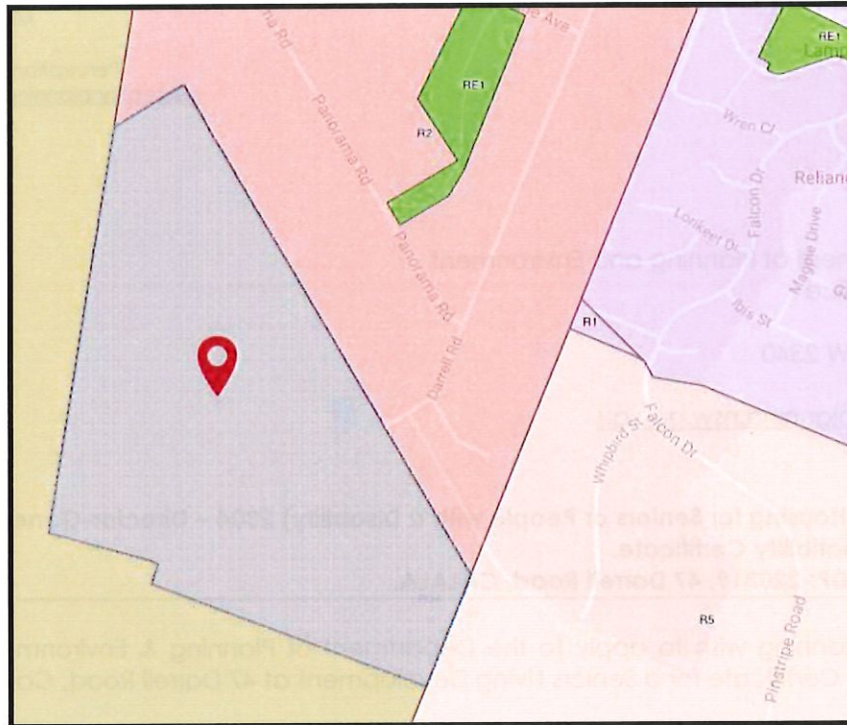
Given the sites location and context, it is to our understanding that the feasibility of the proposed Seniors Living can be subject to a Site Compatibility Certificate under the SEPP (Housing for Seniors or People with a Disability) 2004. It is required to ascertain the feasibility and Site Compatibility Certificate of the proposed development as attached (**ATTACHMENT 1**) before progressing further to the Development Application stage for this development.

Development Proposal Information is given as required under Section C1 of the attached SEPP (Housing for Seniors or People with a Disability) 2004 – Director-General's Site Compatibility Certificate Application (**ATTACHMENT 2**). The following information is provided as required:

1) CONTEXT

- Location, zoning of the site and representation of surrounding uses
- The subject site is located at 47 Darrell Road, Calala. Legally known as Lot: 1 DP: 220319. The current zoning of the site is RU4 – Primary production Small Lot. The site is located adjacent to the zone RU4 to the south and west. The site is also located adjacent to the land zone(s) R2 – Low Density Residential and R5 – Large Lot Residential as per the figure below (**FIGURE 1**).

Figure 1 – Land Zone Context



- Description of surrounding environment

- The surrounding built form is made up of a mixture of the above-mentioned land zones. As such, the dominate built form of the area is made of residential dwellings to the north, north-east of the site. Provisions have been made for the introduction of large lot residential lots to the east of the site, complementing the transition between small lot residential, large lot residential and the rural land zone surrounding the site to the south and west.
- As mentioned above – given the location of the site to residential zoning, the proposed development represents a well-considered development that will transition from the low-density development to the north and north-east to a similar developed low-density development for seniors living. It is not anticipated that the development will impact on any of the existing uses in the locality of the proposed site.

The only identified impact from this development is the increased traffic into Darrell Road. Nonetheless, future traffic impact assessments will be conducted to ensure potential traffic demand will continue to be managed on Darrell Road – post Site Compatibility Certificate determination for the purpose of Development Application Assessment.

- The site is zoned for its agricultural use. However, given the sites rocky landscape, the site is not considered to be prime agriculture land. The site is only used for cattle grazing. As such, no primary uses of the land are needed for the benefit of the community, nor are there any

identified hazards that may prevent the proposed development from being continued.

- Access to services and facilities and access
 - The proposed development will include the provisions to include a multi-use development for the purpose of a small community shop for general goods (i.e. neighbourhood shop) and for the small office space for a local General Medical Practitioner. Space is also dedicated for community services and recreation facilities **(ATTACHMENT 1)**.
- Open space and special use provisions
 - The proposed development makes provisions for ample open space for future residents to the site **(ATTACHMENT 1)**
- Agriculture capability of the site and adjoining land
 - As identified in **FIGURE 1**, the site is zoned for the purpose of agricultural use. However, it has been understood that the site is only used for the purpose of cattle grazing. This is the extent of the agriculture potential that the site is capable of. The site is known for its rocky landscaping – and as such, is not deemed appropriate for extensive agriculture use.
- Type, values and significance of native vegetation on site
 - The site has not been identified to contain any significant native vegetation. This is further backed up due to its limited supply of vegetation on site and due to the site's current use as an open paddock for cattle grazing.

2) THE PROPOSAL

- Proposal description - The proposed development will incorporate seniors living dwellings, a café and community centre, shared pool and tennis court amenities and mixed use premises for a neighbourhood shop and GP premises.
- Site description
 - The site is currently used for agriculture / cattle grazing. The site also contains a rural residential dwelling which will remain and function as normal. As the site is used for agriculture/ cattle grazing and rural residential living – there are no known hazards associated with this site. Further, the site is bushfire, flood and mine subsidence free. No known contamination issues are associated with this lot to our understanding.
- Building envelope and scale
 - The proposed seniors living residential accommodation will be similar in design and scale as the adjoining land zone types **(ATTACHMENT 1)**.

- Native vegetation clearing
 - The site is located on land that is already clear of vegetation. Given that the land is already clear of vegetation; what vegetation remains to be cleared will be absolutely minimal at best. However, vegetation that will be required to be removed will be replaced with native vegetation as per the landscape plan concept as seen in the attached plans **(ATTACHMENT 1)**. It is proposed that more vegetation/ landscaping will be planted as opposed to what will be required to be removed.

3) STRATEGIC JUSTIFICATION

- Relationship with regional and local strategies
 - A) Tamworth Regional Affordable Housing Strategy
 - This development will be reflective of the overall aims and objectives of the Tamworth Regional Affordable Housing Strategy. The proposed development will enable housing catered for seniors who wish to down-scale in size for residential living into smaller-scale, affordable and manageable properties.
 - B) Tamworth Regional Development Strategy
 - The Strategy identifies a need to identify and promote appropriate sites for aged care facilities and seniors living developments. From our understanding and preliminary investigations on the matter, the proposed location is more than suitable and appropriate for this development in providing Tamworth with further variety in housing types across its region. Further to this, the Strategy identifies "...proportion of people aged 65 and over will increase substantially and persons aged 10 and 19 years is expected to decline." (p.2). This will have a significant impact on demand for health services and for aged-care and residential services in the Region. As such, supporting this development will directly assist in this growing demand for seniors related infrastructure in the region.
 - C) Tamworth Regional DCP 2010
 - The proposed development will be designed in accordance with the relevant sections of the DCP.
 - D) Tamworth Regional Local Environmental Plan 2010
 - The proposed development will comply and respect the relevant objectives of the LEP.
- Public Interest reasons for applying for seniors housing in this locality
 - As mentioned above, Tamworth is currently experiencing an aging population. As such, services, infrastructure and residential accommodation catered specifically for an aging population will be in greater demand to manage this demographic shift. As such, it is in the public's best interest to see this type of development be introduced in this locality.
- Adequacy of services and infrastructure to meet demand
 - Tamworth Regional Council has endorsed the 2014 Tamworth Regional Infrastructure Strategy that will not only benefit seniors and an aging

population, but the entire community / LGA as a whole. Tamworth also contains a major regional Hospital – Tamworth Hospital that provides a wide variety of health care specialities that may become important for an aging population. Further, the town is a region hub in the Hunter New England Area with a wide variety of specialities services, commercial and retail services available. Introducing such a development will only benefit and compliment the existing services and infrastructure in the Tamworth regional LGA.

- 4) Pre-lodgement consultation with the Consent Authority (Council) and Infrastructure providers
- The proposed development has not been subject to a pre-lodgement meeting with Council. Pending the outcome from this Site Compatibility Certificate, Perception Planning will engage Council to further explore the overall feasibility for the proposed Seniors Living. This meeting will ensure appropriate direction in the required sub-consultant reports needed to support this development. Duty liaison has occurred with Council and they have also been sent a copy of this SCC request.

Conclusion

We look forward to the outcome of the Site Compatibility Certificate as we strongly believe this Seniors Living Development will contribute and compliment the identified aging population of the Tamworth Regional LGA. If we can be of any further assistance, please let us know.

Regards,



MATT BROWN Director

BUrbRegPlan, MAdminLead, DipBuildSurv, GradCertEnvMgt,
DipMgmt, Cert IV T&A, MPIA, CPP/Registered Planner

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ATTACHMENT 1 – Preliminary Plans

ATTACHMENT 2 – Site Compatibility Certificate Application

ATTACHMENT 3 – Development Control Table

Tamworth Regional Local Environmental Plan 2010

Current version for 1 September 2017 to date (accessed 5 February 2018 at 12:53)

Land Use Table > Zone RU4

< >

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature
- To minimise conflict between land uses within this zone and land uses within adjoining zones

2 Permitted without consent

Environmental protection works, Extensive agriculture, Home-based child care, Home occupations, Moorings, Roads

3 Permitted with consent

Agricultural produce industries, Cellular phone premises, Dual occupancies (attached), Dwelling houses, Farm buildings, Intensive plant agriculture, Kiosks, Landscaping material supplies, Light industries, Markets, Plant nurseries, Roadside stalls, Rural workers' dwellings, Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres, Backpackers' accommodation, Cemeteries, Centre-based child care facilities, Commercial premises, Crematoria, Eco-tourist facilities, Entertainment facilities, Exhibition villages, Heavy industrial storage establishments, Home occupations (sex services), Industrial retail outlets, Industrial training facilities, Industries, Intensive livestock agriculture, Mortuaries, Recreation facilities (major), Registered clubs, Residential accommodation, Respite day care centres, Restricted premises, Rural industries, Service stations, Serviced apartments, Sex services premises, Storage premises, Vehicle body repair workshops, Vehicle repair stations, Wharf or boating facilities, Wholesale supplies

9 July 2018

NSW Department of Planning and Environment
Tamworth Office
PO Box 949
TAMWORTH NSW 2340

Attention: Gina Davis, gina.davis@planning.nsw.gov.au

Dear Ms Davis,

**Re: Further Information Request – Site Compatibility Certificate
Lot 1, DP 220319 – 47 Darrell Road, Calala**

I write in regard to your email dated 2 May and email dated 13 June 2018 that requests further information in regard to the above Site Compatibility Certificate for 47 Darrell Road, Calala (the site). The contents of this letter and an appropriate response is provided below.

Definition

The Application Form (**ATTACHMENT 1**) and Accompanying Report have been amended to reflect that his Site Compatibility Certificate is for 'Serviced Self-Care Housing', not 'Infill Self-Care Housing'. This amendment directly responds to your email dated 13 June.

Draft New England North West Regional Plan

The Draft England North West Regional Plan includes the Tamworth Regional Local Government Area. The Directions from the Draft Plan that are applicable include:

- 3.2 – Plan for housing to meet the needs of a growing and changing population
- 3.3 – Deliver housing choice to suit changing needs
- 3.4 – Promote sustainable settlement growth with great places to live

These directions talk about the need to deliver housing choice to suit changing needs, such as the ageing population. They also discuss the need to promote sustainable settlement growth, such as locations that are serviced by existing infrastructure and that will not cause - use conflict with agricultural enterprise. These relevant directions also discuss the need to encourage healthy living by increasing options for walking and cycling.

The proposed development would meet all these directions by: 1) Providing housing that directly responds to the ageing population; 2) Providing a housing community that allows existing residents to 'age in place'; and 3) Is located in close proximity to existing services (e.g. Cala Neighbourhood Centre) and public transport that services this Centre.

The proposal for this SCC is consistent with the direction provided by this Draft Plan and other State Government Policy directions that seek to provide housing for an ageing population, such as the NSW Government, 2016, 'NSW Ageing Strategy 2016-2020'.

Services and Infrastructure

The services and infrastructure that are or will be available to meet the demands arising from the proposed development. This includes location and access to facilities, not only on-site, but in the vicinity. Whilst the application states that the proposed seniors housing will include a community shop and office for a General Practitioner, this is not adequate for the purpose of ensuring that residents have access to a full range of services, such as banking, health, community and social activities.

Access to such services in the immediate vicinity and surrounding suburbs must also be discussed. How the residents will gain access to such services must also be detailed (i.e. on-site mini bus, town bus services utilising a nearby bus stop, etc. In this regard, attention should be paid to Clause 26(2)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The site is serviced by water, sewer and electricity (**ATTACHMENT 1**).

A parcel of land zoned B1 – Neighbourhood Centre has resulted in an Independent Grocer and Tavern now providing a service to the Calala community. This in turn means that the suburb is serviced by local bus providers and private taxis are available.

The following table identifies how the site complies with Clause 26(2)(a) of the SEPP:

No	Clause	Site
(1)	Residents of the proposed development will have access that complies with subclause (2) to: a. Shops, bank services provides and other retail and commercial services that residents may reasonably require, b. Community services and recreation facilities, and c. The practice of a general practitioner	Community, Recreational Facilities and a General Practitioner are to be provided within the Seniors Housing Development (i.e. the site). Monk Park, which includes a playground is located to the north-east, which is within a 400m walk of the site.
(2)	Access complies with this clause if: a. The facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable: i. A gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, ii. A gradient of no more than 1:10 for a maximum length of 5 metres at a time, iii. A gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or c. In the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area) – there is a transport service available to the residents who will occupy the proposed development: i. That is located at a distance of not more	The immediate local village (i.e. Calala) is located 2.6km to the north is 4-minute drive or 29-minute walk from the site. This village contains the following amenities: a. Pharmacy b. Northeast Health GP Clinic c. Parks d. Calala Community Monthly Markets e. Calala Tavern f. IGA Supermarket g. Café & Takeaway h. Bottle Shop i. Butcher j. Domino's Pizza The nearest bus-stop also provides connections to this village. This bus stop is located on Panorama Road, which is

	<p>than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway,</p> <p>ii. That will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1)</p> <p>iii. That is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive)</p> <p>And the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p>	<p>243m to the north-east of the Site. Six bus services a day from Tamworth Bus Services visit this bus stop (ATTACHMENT 2).</p> <p>If a SCC was provided, the owner would work with the Tamworth Bus Services to have a bus-stop located outside of the site. This would be located on Darrell Road, which is a local collector road for Calala and it is therefore likely that the bus operator would be willing to extend their existing route along Darrell Road. Initial discussions have taken place with Tamworth Bus Services and we are awaiting a formal response. The developer is also committed to providing a private bus service.</p>
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Built Environment

Compatibility with surrounding environment.

To the north of the site is land zoned R1 – General Residential and to the east of the site is land zoned R2 – Low Density Residential. While the land to the immediate south is land zoned R5 – Large Lot Residential. The proposed seniors living will directly contribute to the variety of housing that has been envisioned for this locality. This adjoining land appears to be subdivided and the majority of construction having taken place in the 1980s, so the proposed seniors living would provide housing that allows these residents to 'age in place'.

The land to the west is rural and is currently being used for grazing. The existing residential development has existed alongside this rural land for decades and in turn, it is not considered that they are incompatible. Increased setbacks could be provided to these western lands, if it is deemed appropriate through the site analysis and planning process.

Natural Environment

Compatibility with the natural environment, being:

- a. Bushfire prone land,
- b. Flooding, water quality impacts, drainage and filling,
- c. Land contamination, and
- d. Biodiversity and tree removal (significant native vegetation is not limited only to trees, but also native grasslands)

The site is zoned rural and has been used for rural purposes. It contains one single dwelling and a number of ad hoc trees, which is typical of rural land in this locality. The NSW Planning Portal does not identify the land as bushfire prone or to be impacted by flooding.

Further investigations would need to be undertaken to determine if the site is contaminated, given its zoning as rural land. Both contamination and the impacts of a hydrological changes, which is expected of all development can be appropriately designed for when specialist studies are undertaken, once a SCC is received from the Department. It is believed that the

site can be easily adapted to meet drainage and filling requirements as it has existing retention basins and contour banks to control, catch and hold excess stormwater.

Traffic Assessment

Traffic generation numbers should be known. Will the proposed development require an external road upgrade to meet the predicted demand?

The Roads and Maritime Services, 2002, 'A Guide to Traffic Generating Developments' identifies that development for 'Housing for Aged and Disabled Persons' should estimate 1-2 daily trips. At 69 units, this equates to a maximum of 139 daily trips (i.e. 5.7 per hour).

The site has direct access to the collector road of Darrell Road, which has a road reserve of 15m and is within 900m of the arterial road of Calala Lane. Both roads appear to be operating under capacity given their design to a standard that would have anticipated the eventual extension of Darrell Road.

The applicant would be willing to provide a traffic assessment, once a SCC is received from the Department, despite the clear indication that the existing road network has capacity and the proposed development will result in a small number of additional movements.

Please contact me at matt@perceptionplanning.com.au or on 04 3719 5264 should you have any questions regarding this matter.

Regards,



MATT BROWN Director
BUrbRegPlan, MAdminLead, DpBuildSurv, GradCertEnvMgt,
CipMgmt, Cert IV T&A, MPiA, CPP/Registered Planner

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Negotiation / Facilitation / Mediation
Project Management
Training
Bushfire Assessments

**Overhead wires not shown
LOOK UP & LIVE!**

LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- Underground Earth or Wire
- Ground Substation
- Pole
- Cubicle
- Pit
- Area of Interest

Critical Assets

- Contact Essential Energy on 13 23 91
- Zone Substation
- Underground Cable
- Underground Fibre
- Proposed Works
- Area of proposed works

Proposed assets are shown as orange symbols

THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE
If details are incorrect, please notify Essential Energy on 13 23 91 (or fax 1800 354 636)

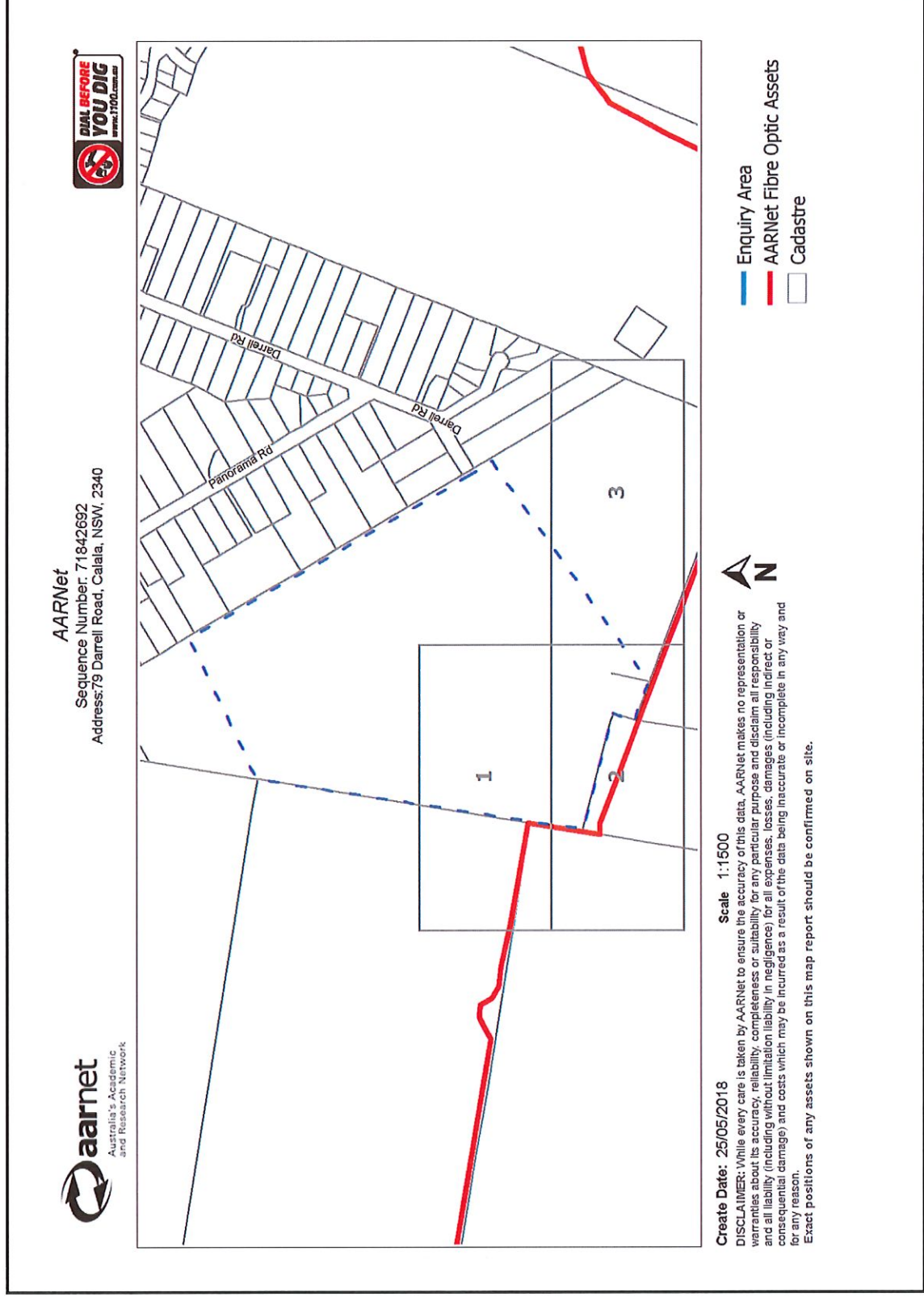
ISSUE DATE: 25/05/2018
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

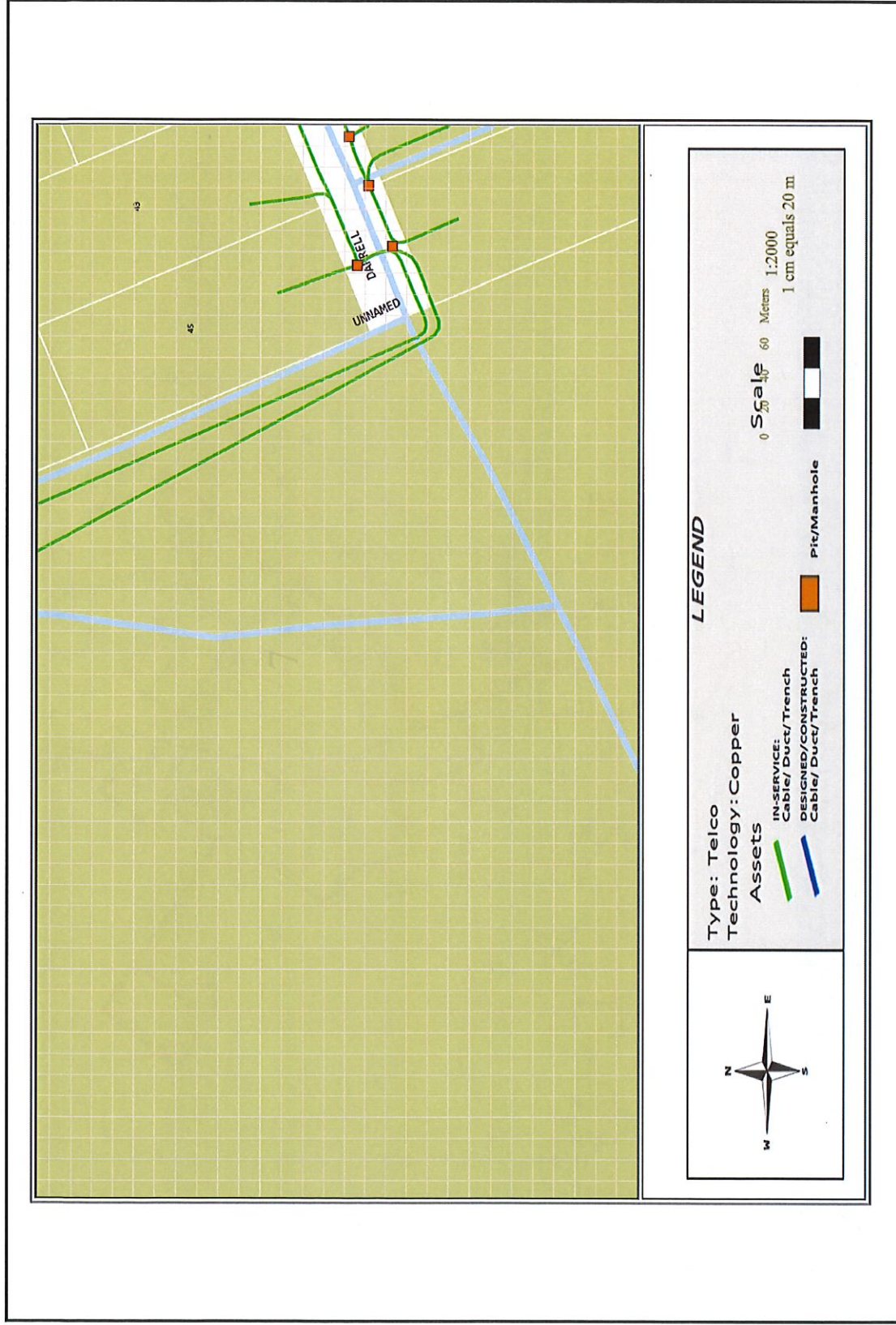
A4 SCALE: 1:4579

essential energy

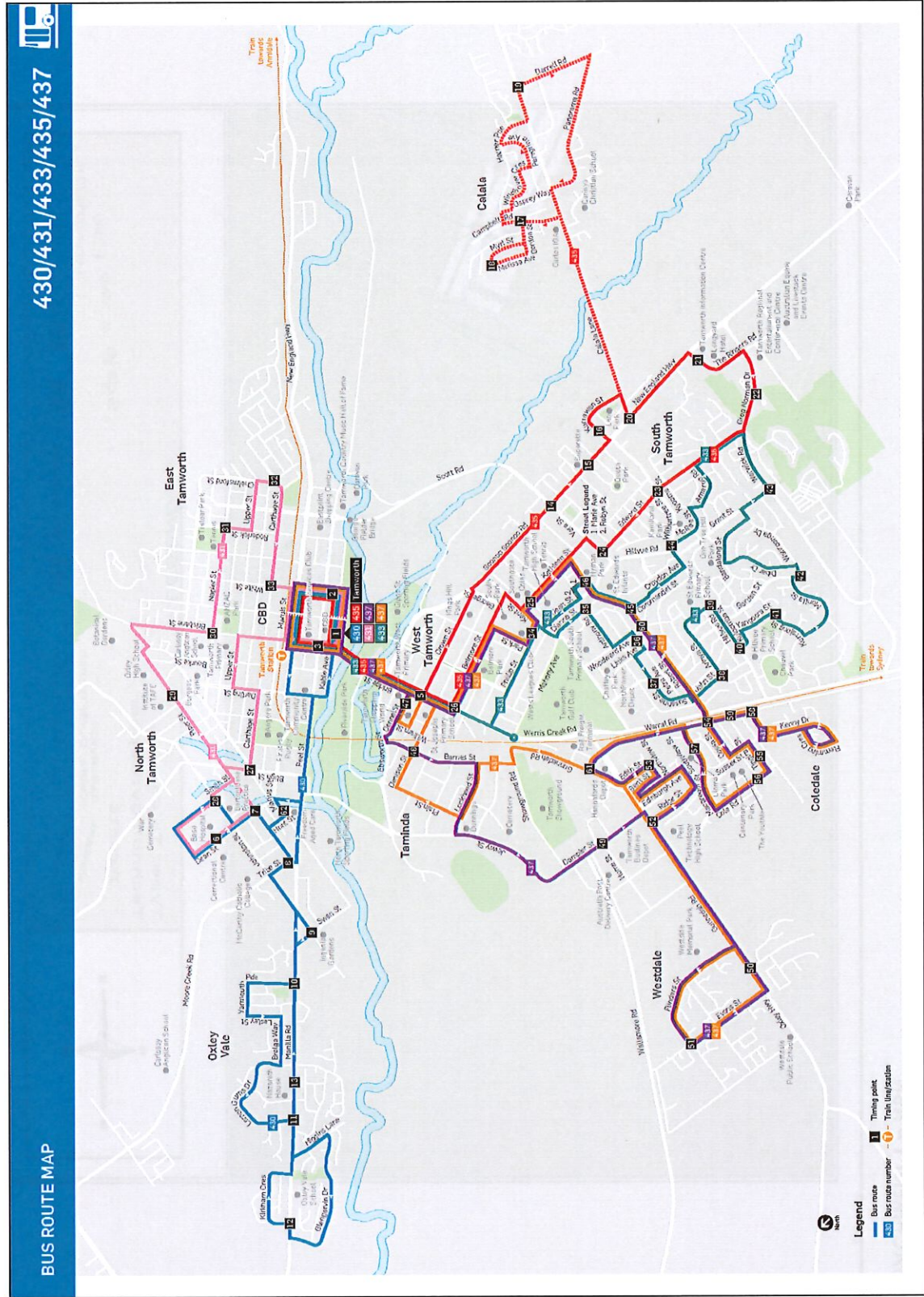
Job Number: 14285323 **Sequence number:** 71842690 **Job location:** 78 Darnall Road, Calella **Map Centre:**

ATTACHMENT 1 – FIBRE OPTIC





ATTACHMENT 2 – BUS ROUTE MAP



9 July 2018

NSW Department of Planning and Environment
Tamworth Office
PO Box 949
Tamworth NSW 2340

Attention: Gina Davis, gina.davis@planning.nsw.gov.au

Dear Ms Davis,

**Re: Further Information Request – Site Compatibility Certificate
Lot 1, DP 220319 – 47 Darrell Road, Calala**

Perception Planning wish to apply to the Department of Planning & Environment for a site Compatibility Certificate for 'Serviced Self-Care Housing' at 47 Darrell Road, Calala (the site).

Given the sites location and context, it is to our understanding that the feasibility of the proposed 'Serviced Self-Care Housing' can be subject to a Site Compatibility Certificate under the SEPP (Housing for Seniors or People with a Disability) 2004.

It is required to ascertain the feasibility and Site Compatibility Certificate of the proposed development as attached (**ATTACHMENT 1**) before progressing further to the Development Application stage for this development.

Accompanying Information is given as required under Section C1 of the attached SEPP (Housing for Seniors or People with a Disability) 2004 – Director-General's Site Compatibility Certificate Application (**ATTACHMENT 2**). The following information is provided:

No	Heading	Response
1.1	Context	<p>Location, zoning of the site and representation of surrounding uses</p> <p>The site is located at 47 Darrell Road, Calala. Legally known as Lot: 1 DP: 220319. The current zoning of the site is RU4 – Primary Production Small Lots. The site is located adjacent to the zone RU4 to the south and west.</p> <p>The site is also located adjacent to the land zone(s) R2 – Low Density Residential and R5 – Large Lot Residential.</p>
1.2		<p>Description of surrounding environment</p> <p>The dominant built form of the surrounding environment is residential dwellings. Provisions have been made for the introduction of large lot residential lots to the east of the site.</p> <p>Given the proximity of the site to residential zoning, the proposed development represents a well-considered development that will transition from the low-density development to the north and north-east to a similar developed low-density development for seniors living. It is</p>

		<p>not anticipated that the development will impact on any of the existing uses in the locality.</p> <p>The only identified impact from this development is the increased traffic into Darrell Road. Nonetheless, future traffic impact assessments will be conducted to ensure potential traffic demand will continue to be managed on Darrell Road – post Site Compatibility Certificate determination for the purpose of Development Application Assessment.</p> <p>The site is zoned for its agricultural use. However, given the site's rocky landscape, the site is not considered to be prime agriculture land. The site is only used for cattle grazing.</p>
1.3		<p>Access to services and facilities and access</p> <p>Community, Recreational Facilities and a General Practitioner are to be provided within the Seniors Housing Development (i.e. the site).</p> <p>Monk Park, which includes a playground is located to the north-east, which is within a 400m walk of the site.</p> <p>The immediate local village (i.e. Calala) is located 2.6km to the north is 4-minute drive or 29-minute walk from the site. This village contains the following amenities:</p> <ul style="list-style-type: none"> a. Pharmacy b. Northeast Health GP Clinic c. Parks d. Calala Community Monthly Markets e. Calala Tavern f. IGA Supermarket g. Café & Takeaway h. Bottle Shop i. Butcher j. Domino's Pizza <p>The nearest bus-stop also provides connections to this village. This bus stop is located on Panorama Road, which is 243m to the north-east of the Site. Six bus services a day from Tamworth Bus Services visit this bus stop (ATTACHMENT 2).</p> <p>If a SCC was provided, the owner would work with the Tamworth Bus Services to have a bus-stop located outside of the site. This would be located on Darrell Road, which is a local collector road for Calala and it is therefore likely that the bus operator would be willing to extend their existing route along Darrell Road.</p> <p>Initial discussions have taken place with Tamworth Bus Services and we are awaiting a formal response. The developer is also committed to providing a private bus service.</p>
1.4		<p>Open space and special use provisions</p> <p>The proposed development includes significant open space for future residents to the site.</p>

1.5		<p>Agriculture capability of the site and adjoining land</p> <p>The site is zoned for the purpose of agricultural use. However, it has been understood that the site is only used for the purpose of cattle grazing. This is the extent of the agriculture potential that the site is cable of. The site is known for its rocky landscaping – and as such, is not deemed appropriate for extensive agriculture use.</p>
1.6		<p>Type, values and significance of native vegetation on site</p> <p>The site has not been identified to contain any significant native vegetation.</p>
2.1	Proposal	<p>Proposal description</p> <p>The proposed development will incorporate 'Serviced Self-Care Housing', a café and community centre, shared pool and tennis court amenities and mixed use premises for a neighbourhood shop and GP premises.</p>
2.2		<p>Site description</p> <p>The site is currently used for agriculture/cattle grazing. The site also contains a rural residential dwelling which will remain. As the site is used for agriculture/ cattle grazing and rural residential living – there are no known hazards associated with this site. Further, the site is bushfire, flood and mine subsidence free. No known contamination issues are associated with this lot to our understanding.</p>
2.3		<p>Building envelope and scale</p> <p>The proposed seniors living residential accommodation will be similar in design and scale as the adjoining land zone types.</p>
2.4		<p>Native vegetation clearing</p> <p>The site is located on land that is already clear of vegetation. Given that the land is already clear of vegetation. A landscape plan is provided as part of the Architectural Plan Set.</p>
3.1	Strategic Justification	<p>Relationship with regional and local strategies</p> <p>a. Tamworth Regional Affordable Housing Strategy</p> <p>This development will be reflective of the overall aims and objectives of the Tamworth Regional Affordable Housing Strategy. The proposed development will enable housing catered for seniors who wish to down-scale in size for residential living into smaller-scale, affordable and manageable properties.</p> <p>b. Tamworth Regional Development Strategy</p> <p>The Strategy identifies a need to identify and promote appropriate sites for aged care facilities and seniors living developments. From our understanding and preliminary investigations on the matter, the proposed location is more than suitable and appropriate for this development in providing Tamworth with further variety in housing types across its region. Further to this, the Strategy identifies "...proportion of people</p>

		<p>aged 65 and over will increase substantially and persons aged 10 and 19 years is expected to decline." (p.2). This will have a significant impact on demand for health services and for aged-care and residential services in the Region. As such, supporting this development will directly assist in this growing demand for seniors related infrastructure in the region.</p> <p>c. Draft New England North West Regional Plan</p> <p>The Draft England North West Regional Plan includes the Tamworth Regional Local Government Area. The Directions from the Draft Plan that are applicable include:</p> <ul style="list-style-type: none"> • 3.2 – Plan for housing to meet the needs of a growing and changing population • 3.3 – Deliver housing choice to suit changing needs • 3.4 – Promote sustainable settlement growth with great places to live <p>The proposed development would meet all these directions by: 1) Providing housing that directly responds to the ageing population; 2) Providing a housing community that allows existing residents to 'age in place'; and 3) Is located in close proximity to existing services (e.g. Cala Neighbourhood Centre) and public transport that services this Centre.</p> <p>The proposal for this SCC is consistent with the direction provided by this Draft Plan and other State Government Policy directions that seek to provide housing for an ageing population, such as the NSW Government, 2016, 'NSW Ageing Strategy 2016-2020'.</p>
3.2		<p>Public Interest reasons for applying for seniors housing in this locality</p> <p>Tamworth is an aging population. As such, services, infrastructure and residential accommodation catered specifically for an aging population will be in greater demand to manage this demographic shift. As such, it is in the public's best interest to see this type of development be introduced in this locality.</p>
3.3		<p>Adequacy of services and infrastructure to meet demand</p> <p>The Tamworth Regional Infrastructure Strategy that will not only benefit seniors and an aging population, but the entire community.</p> <p>Tamworth contains a major regional hospital. Tamworth Hospital provides a wide variety of health care specialities that may become important for an aging population. Further, the town is a regional hub in the Hunter New England Area with a wide variety of speciality services, commercial and retail services available. This proposed development is responding to this public investment in infrastructure.</p>
4.1		<p>Pre-lodgement consultation with the Consent Authority (Council) and Infrastructure providers</p> <p>The proposed development has not been subject to a pre-lodgement meeting with Council. Pending the outcome from this Site Compatibility Certificate, Perception Planning will contact Council to further explore</p>

		<p>the overall feasibility for the proposed Seniors Living. This meeting will ensure appropriate direction in the required sub-consultant reports.</p> <p>Duty liaison has occurred with Council and they have also been sent a copy of this SCC request.</p>
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Conclusion

We look forward to hearing from the Department about the outcome of this Application. We strongly believe this development will contribute and compliment the identified aging population of the Tamworth Regional LGA.

Please contact me at matt@perceptionplanning.com.au or on 04 3719 5264 should you have any questions regarding this matter.

Regards,

MATT BROWN Director

BUrbRegPlan, MAdminLead, DipBuildSurv, GradCertEnvMgt,
DipMgmt, Cert IV T&A, MPIA, CPP/Registered Planner

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ATTACHMENT 1 – Preliminary Plans

ATTACHMENT 2 – Site Compatibility Certificate Application

ATTACHMENT 3 – Development Control Table

Tamworth Regional Local Environmental Plan 2010

Current version for 1 September 2017 to date (accessed 5 February 2018 at 12:53)

[Land Use Table > Zone RU4](#)



Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

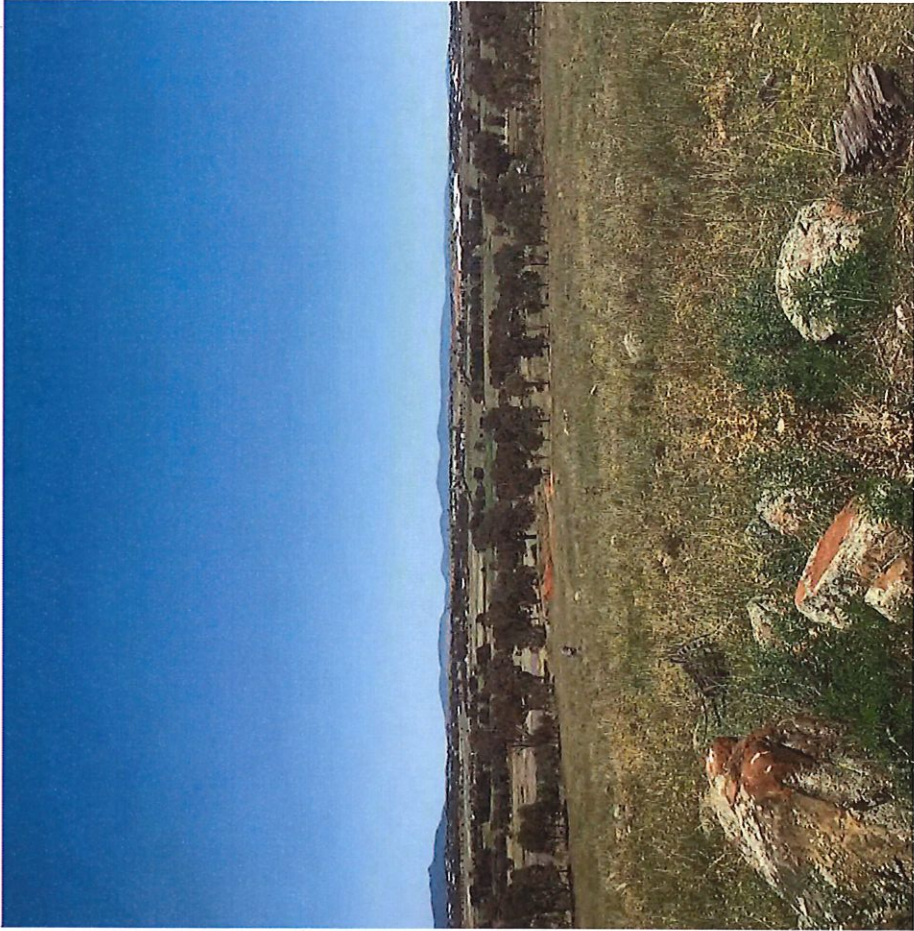
Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads

3 Permitted with consent

Agricultural produce industries; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies



DRAFT CONCEPT

Tamworth Seniors Housing

Feasibility study for a Seniors Living Development in Tamworth

REVISION C



SITE

47 Darrell Road Calala
NSW

CLIENT

Advanced Planning C/O Perception Planning

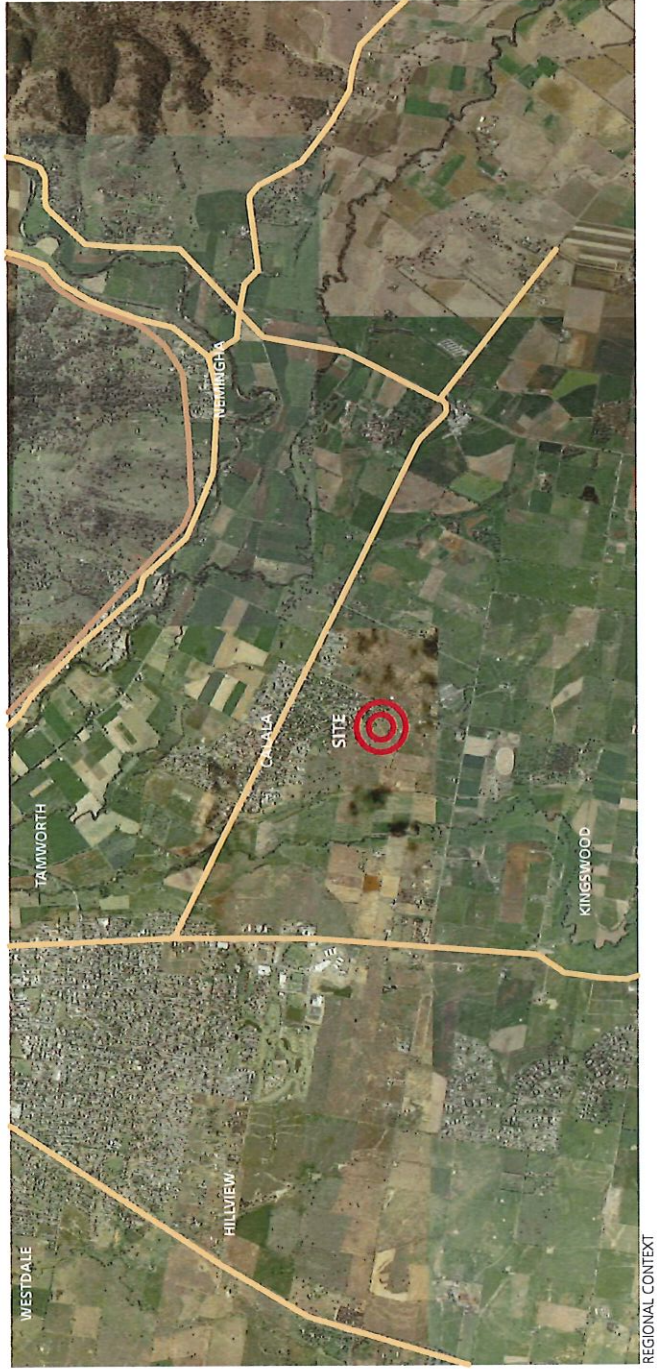
DATE

22.03.18

PROJECT NO.

3893

SHAC



REGIONAL CONTEXT



LOCAL CONTEXT

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2. This is a draft document and should not be used for construction purposes.

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1. Information and data in this document is subject to change without notice.

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No

Dr

Chk

Date

Content

A

JM

MT

16/01/18

Draft Issue

B

JM

MT

06/02/18

Client Issue

C

JM

MT

22/03/18

Client Issue

KEY POINTS

SITE ADDRESS:
47 DARRELL ROAD, CALALA
NSW 2340

LOT / DP NUMBERS:
LOT 1, DP220319

SITE AREA:
TOTAL SITE APPROX. 33.35ha
FOCUS SITE: 9.4ha

ZONING:
RU4 - PRIMARY PRODUCTION SMALL
LOTS

COUNCIL:
TAMWORTH REGIONAL COUNCIL

- RAILWAY LINE

- RAILWAY LINE

- WATERCOURSE

3893

SK1001

RevC 22.03.18

Location Plan

Tamworth Seniors Housing

47 Darrell Road Calala

NTS

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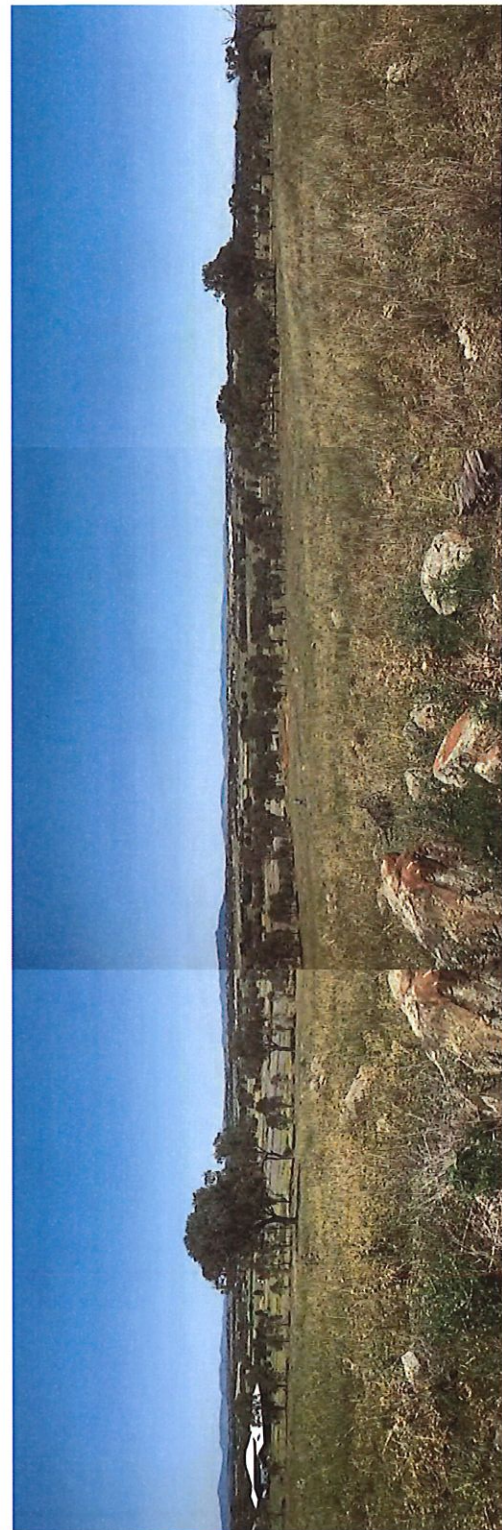
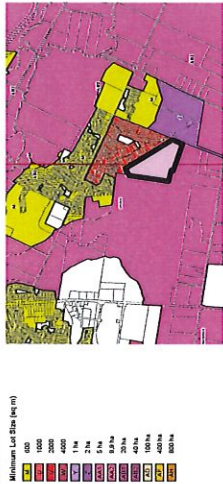
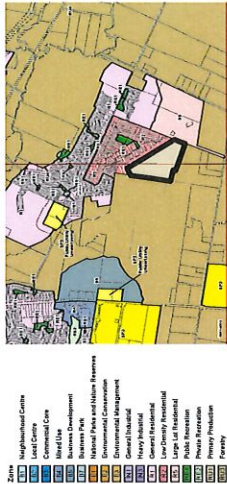
SHAC

Nominated Architect Justin Hamilton (0100) | ANN 32 131 584 846

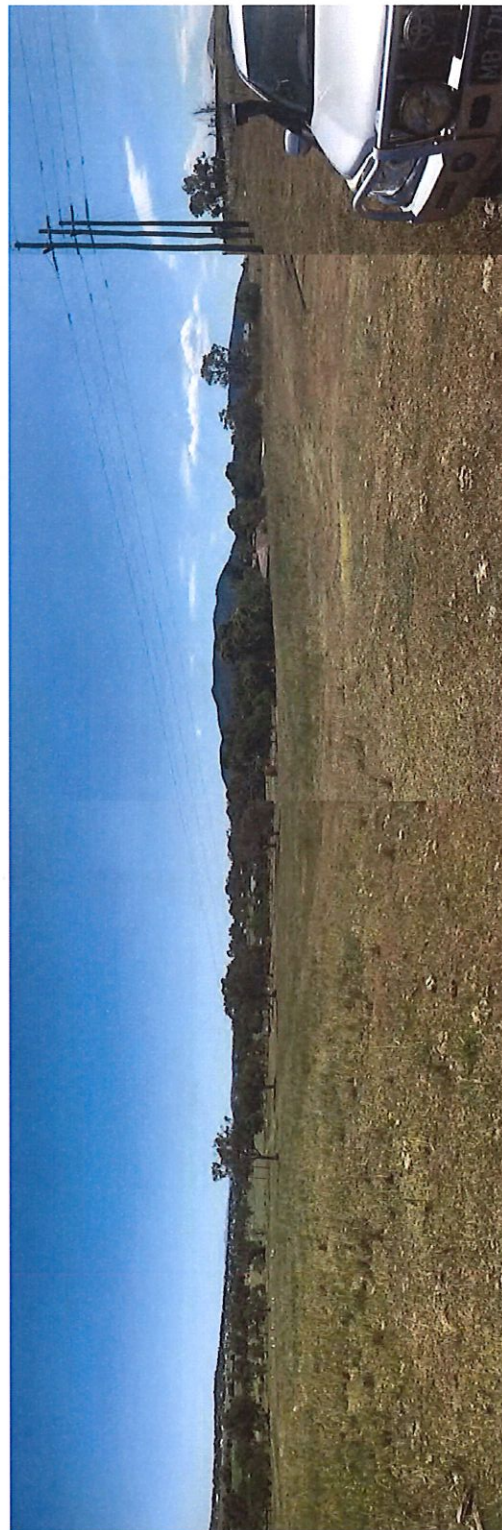
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- 2. All dimensions are to the centre of the line unless otherwise stated.
- 3. All dimensions are to the centre of the line unless otherwise stated.

No	Dim	Unit	Date	Content
A	JM	MM	19.03.18	Draft Issue
B	JM	MM	06.02.18	Client Issue
C	JM	MM	22.03.18	Client Issue



VIEW OF SITE FROM SOUTH TO WEST



VIEW OF SITE FROM WEST TO NORTH

3893

SK1002

RevC 22.03.18

Site Photos + Due Diligence

Tamworth Seniors Housing

47 Darrell Road Calala



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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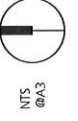
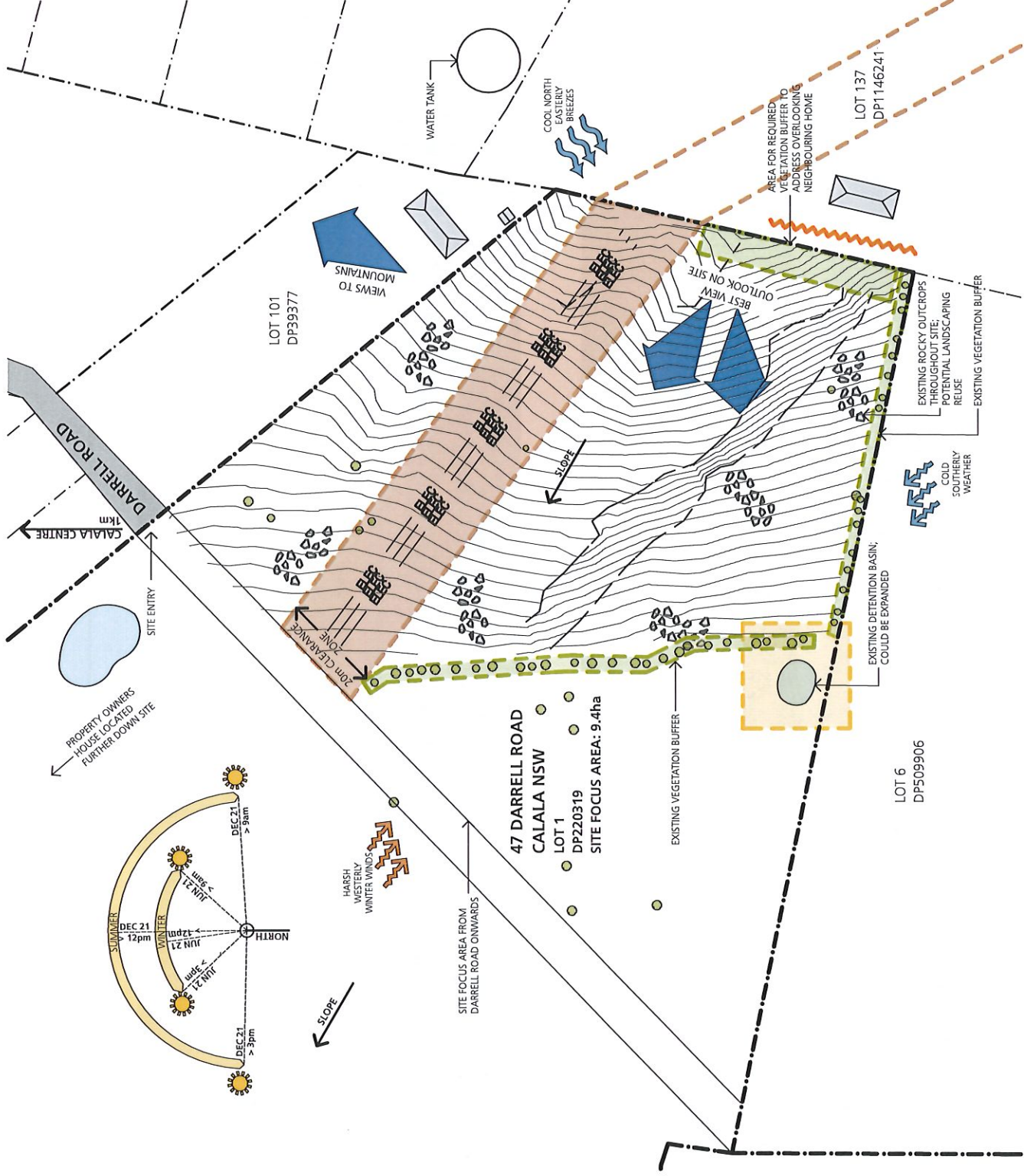
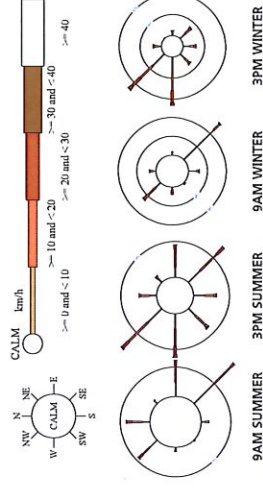
1. Dimensions are in millimetres unless otherwise stated.
2. Views to ground elements are to be added to the plan as a reference.
3. Check all dimensions and site plan to ensure accuracy and consistency.
4. Any changes to the plan must be made to the plan as a reference.

No	Drn	Chk	Date	Content
A	JUN	WT	19/01/18	Draft Issue
B	JUN	WT	19/01/18	Client Issue
C	JUN	WT	22/03/18	Client Issue

LEGEND

- WATERCOURSE
- ROADS
- CLEARANCE AREA AROUND OVERHEAD POWERLINES
- VEGETATION BUFFER
- POTENTIAL PRIVACY ISSUE
- TOP AND TOE OF BANKS
- OVERHEAD ELECTRICITY
- EXISTING DETENTION BASIN

WEATHER AND CLIMATE



SHAC

Nominated Architect Justin Hamilton (0160) | ABN 37 131 584 846

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2. Check all dimensions on this plan to avoid errors and omissions.
3. Verify all dimensions on the ground prior to construction.



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SK1104
RevA 22.03.18

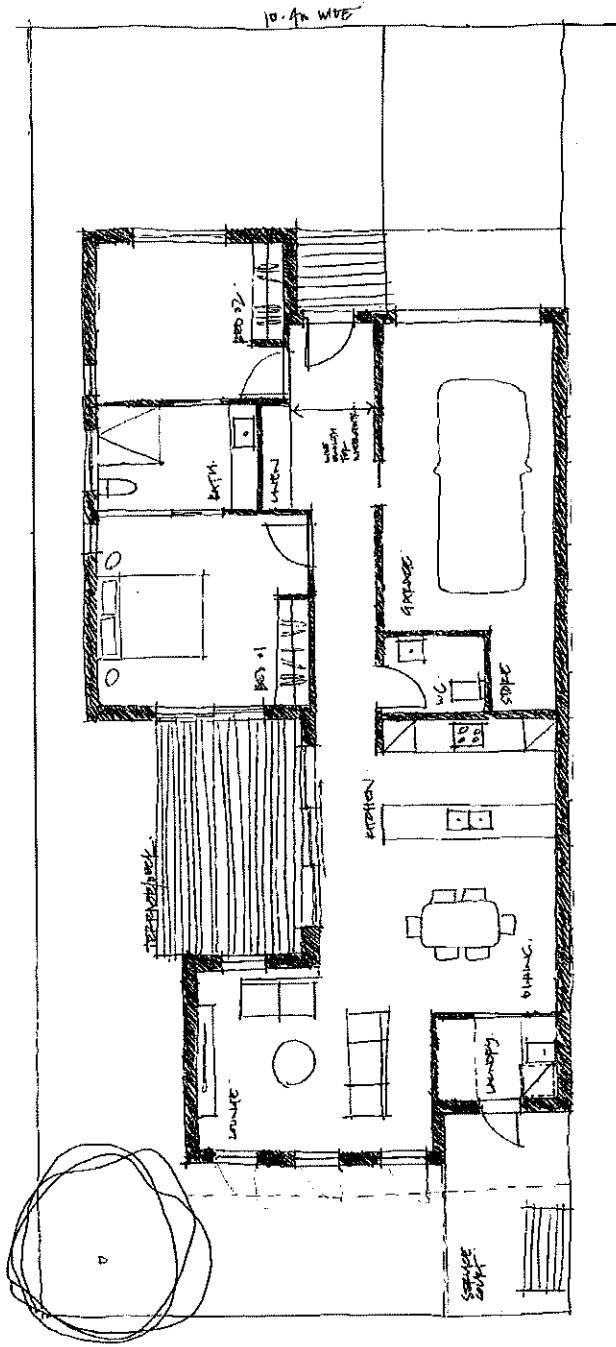
Site Plan Concept 4
Tamworth Seniors Housing
47 Darrell Road Calala



SHAC
Nominated Architect: Justin Hamilton (6160) | ABN 32 137 564 846

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- 1. Information shown indicates a concept only, not a final design.
- 2. All dimensions are approximate and subject to change.
- 3. Any dimensions shown are for reference only.
- 4. Any dimensions shown are for reference only.



3893
SK1105

Tamworth Seniors Housing
47 Darrell Road Calala

RevA 22.03.18



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SHAC

Nominated Architect: John Lunnion (S100) | ABN 27 137 284 866