

Department of Planning & Environment  
PO Box 949  
TAMWORTH NSW 2340

*Attention: Gina Davis*

**APPLICATION FOR SITE COMPAILTY CERTIFICATE – SEPP (HOUSING FOR SENIORS OF PEOPLE WITH A DISABILITY), Lot 1 DP 220319, 47 DARRELL ROAD, CALALA**

Thank you for the opportunity to comment on the application for a Site Compatibility Certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, for the proposed serviced self-care housing at 47 Darrell Road, Calala.

In this regard, it is advised that Council does not support development of the land for the seniors housing, and the following comments are provided to support this position.

*New England North West Regional Plan*

The site is not suitable for the type of development proposed because it is not identified in the New England North West Regional Plan as a future investigation area for residential development.

This is because the site is highly constrained by significant servicing and design issues. Discussions between Council and the land owner have previously occurred in relation to the site and the constraints to development.

*Sewer*

The land cannot be serviced by the existing gravity reticulation system. Therefore, a sewerage pumping station would be required to service any development.

Further, investigations would need to be undertaken to establish if the downstream gravity mains have the capacity for the additional flows.

Council's current Sewerage Strategy does not make allowance for the sewerage of this area and as a consequence sewer modelling would be required to assess the impact on downstream infrastructure within Calala and further downstream.

*Water*

The land would need to be serviced by the Calala Pressure Booster system. Council's current Water Strategy does not make allowance for the servicing of this area by the Calala Pressure Booster system.

The capacity of the existing system would require assessment to check the capacity for the additional loading.

All correspondence should be addressed to the General Manager:

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### *Stormwater*

Development of the land is likely to be constrained both practically and financially due to the complexity of servicing this site with stormwater.

As the site does not adjoin a natural waterway or suitable stormwater infrastructure, the developer would need to secure easements over downstream properties to discharge minor and major stormwater overland flows.

A stormwater strategy detailing how the proposed development can be serviced would be required. The strategy would need to address at least, but not limited to, the management of all stormwater from upslope, through the proposed development and downslope to an approved point of discharge.

### *Traffic*

Calala Lane presently experiences significant volumes of traffic during peak periods which impacts on the operation of the road network. A traffic impact assessment would need to be undertaken to determine whether the surrounding road network could cater for the proposal without significantly reducing the Level of Service and/or capacity of the road network and identify if any intersection treatment/road upgrades would be required.

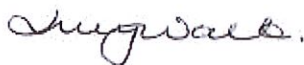
### *Transmission Easements*

The subject site is burdened with transmission easements with consultation required between the developer and Essential Energy and/or Transgrid.

***In summary, Council has significant concerns about the suitability of the site for development, and as a consequence do not support the proposed seniors housing development.***

Should you require any further information regarding this matter, please do not hesitate to contact Council's Development Approvals division on the details below.

Yours faithfully



Lucy Walker  
**Acting Director – Planning & Compliance**

Contact: Mitch Gillogly (02) 6767 5462 or Email: [m.gillogly@tamworth.nsw.gov.au](mailto:m.gillogly@tamworth.nsw.gov.au)

3 August 2018