



SITE COMPATIBILITY CERTIFICATE

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

127 High Street Wallalong, NSW, 2320 (LOT 91, DP 1167540)

Prepared by Perception Planning Pty Ltd on behalf of Mr. John Woods and Mrs. Chris Woods



9 September 2019

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Document Versions and Disclaimer				
No:	Date:	PP Ref:	Author:	Review by:
Version 1 (Draft)	20/08/19	19 08 20_ SiteCompatibilityCertificate 127HighStreet,Wallalong_Version 1	ED	JB/Client
Version 2 (Draft)	20/08/19	19 08 20_ SiteCompatibilityCertificate 127HighStreet,Wallalong_Version 2	JB	ED
Version 3 (Draft)	21/08/19	19 08 20_ SiteCompatibilityCertificate 127HighStreet,Wallalong_Version 3	ED	Client
Version 4 (Final)	9/09/19	19 08 20_ SiteCompatibilityCertificate 127HighStreet,Wallalong_Version 3	ED	Client / JB
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1.0 INTRODUCTION

This report accompanies the Site Compatibility Certificate (SCC) application for seniors housing accommodation located at 127 High Street, Wallalong, NSW, 2320 (the site) under the provisions of Clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP).

It contains details of the proposal and information in accordance with the SCC Application Form (Part C – Site Compatibility). The purpose of this report is to address the planning issues associated with the proposal and to provide a response to the SCC Assessment Criteria.

2.0 CONTEXT

The site is located at 127 High Street, Wallalong (**FIGURE 3**), which is situated within the Port Stephens Local Government Area (LGA). It comprises of one lot, which is legally identified as Lot 91, DP 1167540. The site is irregular in shape and comprises of 10.22ha. It has a 182m frontage to High Street, with direct vehicle access available from this road. The site currently comprises a two storey dwelling, two storey brick garage and small shed.

Wallalong is bisected by High Street which connects Wallalong to Hinton with a predominant residential zone. To the east and west of this area, Wallalong is mostly rural in character. High Street consists of a speed limit of 50km/hr within the R2 zoned land area, up until the site frontage which then changes to 60km/hr. It provides one lane of travel in each direction with kerb/gutter along the frontage of each property within the R2 zoned land area and ceases at the frontage of site. No footpaths are currently provided.

The north-eastern portion of the site is identified as flood prone land 'subject to further investigation'. This area does not affect the SCC, and the site maintains flood free access.

The site is currently zoned RU1 – Primary Production under the Port Stephens Local Environmental Plan 2013 (the LEP). The southern and eastern boundaries of the site directly adjoin land zoned and utilised for urban purposes. To the south is zoned R1 – Low Density Residential and to the east is zoned R5 – Large Lot Residential and mostly contains single storey dwellings.

The site is located within close proximity to the Maitland Town Centre, Stockland Greenhills and the Raymond Terrace Town Centre, which each consist of supermarkets, small speciality stores, medical practitioners, diagnostic and pathology services, banks and post offices (**FIGURE 1**).

2.1 DESCRIPTION OF SURROUNDING ENVIRONMENT

2.1.1 BUILT FORM

Wallalong is a historical centre that has experienced significant residential growth in recent years due to its immediate proximity to Maitland and Raymond Terrace. Wallalong is a mixture of low-density residential and large-lot residential development.

Most housing in this locality comprises of single detached dwellings. Earlier cottages are lightweight timber frame construction on piers and more recent dwellings are typically brick veneer construction on a concrete slab.

It is expected that the locality will continue this built form character given the location of the centre, which is in proximity to Maitland and Raymond Terrace. The proposal provides for a good use of land that is situated above the flood planning level and that is in proximity to essential services, inclusive of supermarkets, medical centres and practitioners, community facilities and recreation facilities.

Further analysis of the built form of the area is contained within section 6.5 of this report.

Figure 1 – Locality Map (Source: NearMap, 2019)



2.1.2 POTENTIAL LAND USE CONFLICT

The suburb of Wallalong and the surrounding locality has transitioned into a residential, or rural residential use on the periphery of the major regional city of Newcastle. Much of the land surrounding the residential zones is flood affected (**FIGURE 2**) and consists of land more suitable for agricultural pursuits, and therefore urban development is limited to the land above the flood planning level. The proposal for seniors housing on the site is consistent with the historic and future urban growth within the locality, on land that is only marginally constrained by flooding within the north-eastern corner of the site. Minimal potential for land use conflict exists in this regard.

Should the land used for agricultural purposes surrounding the site remain, land use conflicts are unlikely given that future residents will choose the area with surrounding agricultural uses in mind. It is noted that these uses, and the surrounding rural character of the area will attract residents to this location.

2.1.3 NATURAL ENVIRONMENT

Vegetation mapping for NSW (Keith and Christopher, 2004) does not identify any significant vegetation located on the site (**ATTACHMENT 3**). This is the result of the locality being cleared for housing or agricultural pursuits. Further analysis of the natural environment is contained within section 2.2.7 of this report.

2.1.4 ACCESS TO SERVICES AND FACILITIES (CLAUSE 26)

The following centres are located within proximity to the subject site:

Location from proposed site	Distance as crow flies (km)	Distance by road (km)	Travel time (minutes)
Woodville	4	5	Less than 4 (actual time)
Morpeth	4.3	5.5	Less than 5 (actual time)
New Maitland Hospital	8.4	10	11 (estimate)
Green Hills Precinct	9.2	11	11.5 (estimate)
Stockland Green Hills	9.5	11.4	12 (actual time)

Maitland Town Centre	9.8	13	15 (estimate)
Raymond Terrace Town Centre	11.8	16	13 (estimate)

These centres incorporate the following:

- **Woodville**

The 'Woodville General Store' contains everyday essentials, such as milk, bread, newspapers, fuel and postal services.

- **Morpeth**

Morpeth is a historical heritage tourist town (second oldest port in Australia), and consists of medical centres, cafes, shops, restaurants, local supermarket / newsagency, post office, butcher, bakery, deli and hotels.

- **Maitland Town Centre and New Maitland Hospital**

The Maitland Town Centre incorporates large supermarkets, medical practitioner, diagnostic and pathology services, major hospital, banks, post office, Maitland City Council, the Library and Regional Museum.

Construction work has begun on the new Maitland Regional Hospital, which is a \$470 million, state-of-the-art facility to meet the growing needs for the surrounding communities of the Hunter Valley now and into the future. The new hospital will offer a wide range of services with significantly more beds and treatment spaces. The new hospital will provide the following services directly relating to seniors; emergency care, chemotherapy chairs, surgical services, critical care, cardiac catheterization, inpatient beds, mental health, rehabilitation services, palliative care and outpatient clinics. Onsite works commenced in early 2019 and is on track to open in early 2022.

- **Stockland Green Hills**

Stockland Greenhills contains higher order commercial and retail goods for the wider Hunter Region, such as a Coles, Woolworths, David Jones and several other smaller specialty shops. In March 2018, a \$414 million renovation of Stockland Greenhills finished and is now considered to be a premier shopping, dining, leisure and entertainment destination on par with any leading metro-city shopping centre in the country. Stockland Greenhills is located 10km or a 16-

minute drive to the south-east of the site. A large medical precinct area is also located within Greenhills, containing the East Maitland Private Hospital, medical, dental, diagnostic and pathology services.

- **Raymond Terrace**

The Raymond Terrace Town Centre incorporates large supermarkets, medical practitioner, diagnostic and pathology services, banks, post office, Port Stephens Council, State Government Offices (e.g. Roads and Maritime Services), the Library and small retail stores inclusive of hairdressers, food and drink premises clothing stores.

The closest bus stop is located on the corner of Paterson Road and Clarence Town Road (Woodville Shops), which is less than a 4-minute drive from the site. 'Transport Buses' run two daily bus trips from this bus stop, being the '185 Route' from Largs, via Bolwarra to Lorn to Maitland Train Station. From the Train Station, connecting services are available to Stockland Greenhills, Newcastle or Sydney.

Furthermore, a private bus service is proposed to be provided within the seniors housing development, transporting residents to and from their accommodation to the Woodville General Store and bus stop and other relevant places, with daily shuttles.

2.1.5 OPEN SPACE AND SPECIAL USE PROVISIONS

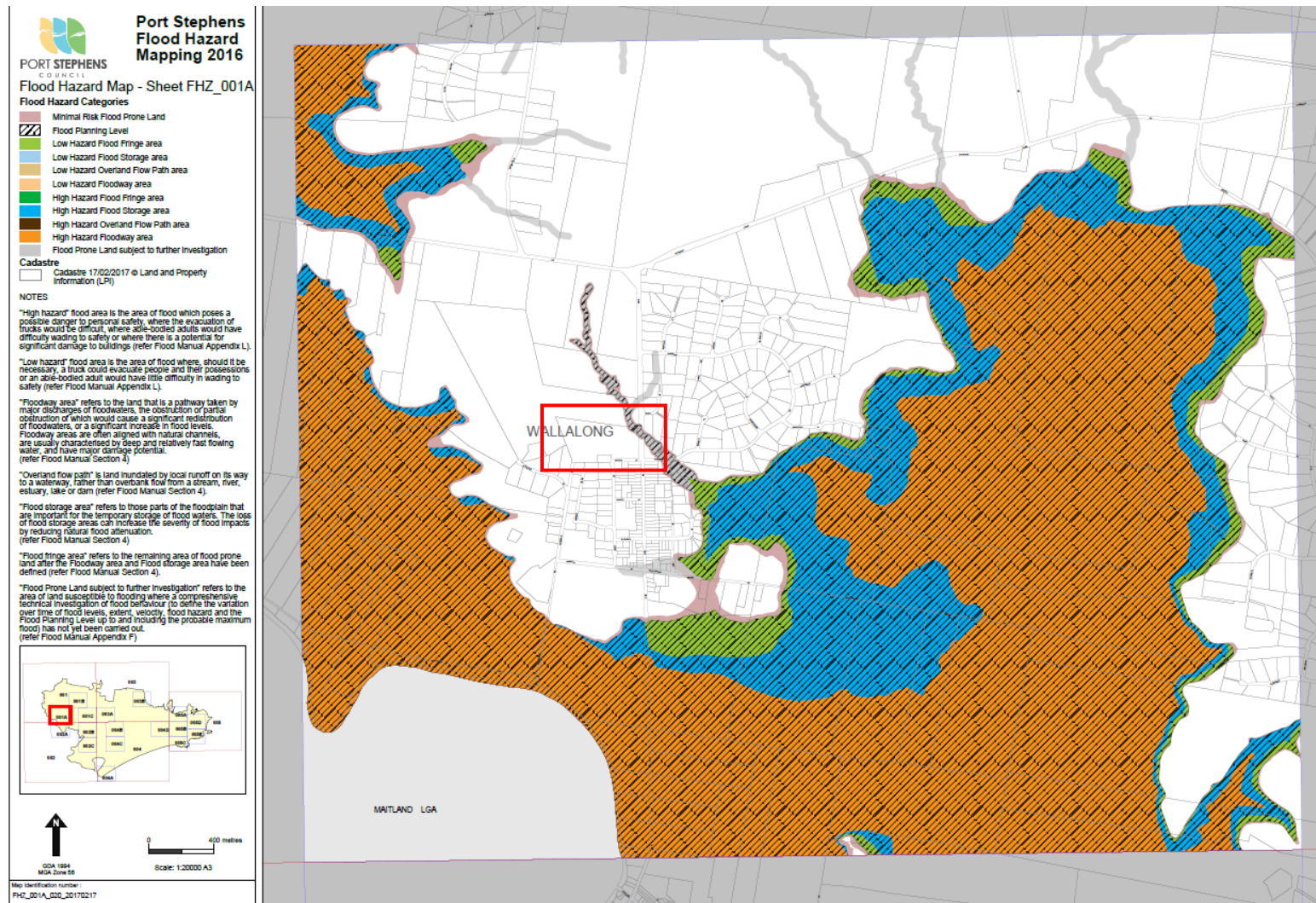
The development is not proposed within Open Space or Special Uses zones.

2.1.6 AGRICULTURAL CAPABILITY OF THE SITE AND ADJOINING LAND IF THE PROPOSAL AFFECTS LAND ZONED PRIMARILY FOR URBAN PURPOSES

The site is zoned RU1 – Primary Production and the north-eastern corner of the site is identified as flood prone, subject to further investigation by Council **(FIGURE 2)**. The Architectural Plans **(ATTACHMENT 1)** identify a that the seniors living development is located above flood prone land and maintains flood free access.

The subject site immediately adjoins land zoned and used for urban purposes, and therefore has limited to no agricultural capability.

FIGURE 2 – Extent of flood mapping (Source: Port Stephens Council Mapping)



2.1.7 TYPE, VALUES AND SIGNIFICANT 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

The *Native Vegetation Act 2003* has been repealed and replaced with the *Biodiversity Conservation Act 2016* (BC Act). Under the BC Act, the trees or shrubs located on-site are likely to be classified as native vegetation. However, given the historic and current rural / grazing use of the site and condition of the native vegetation, it is considered unlikely that the native vegetation present on-site is of any significance.

Under the BC Act, an assessment utilising the Biodiversity Assessment Method (BAM) would be required for the development, if native vegetation was proposed to be removed. The site does not contain any areas mapped on the Biodiversity Values Map. With reference to the *Biodiversity Conservation Regulation 2017*, up to 1ha of native vegetation can be cleared without exceeding the threshold.

As detailed in the ecology letter provided at **(ATTACHMENT 3)**, a desktop review was undertaken including a regional vegetation mapping search for threatened species Atlas records and Biodiversity Values mapping. The results identified that no threatened species have been recorded on the site, however faunal species including the Grey Crowned Babbler and Little Bent-winged Bat have been recorded on the boundary of the site and are likely to utilise the site. It is unlikely that either of these species would rely solely on the vegetation within the site.

The site is mapped as containing Marginal Koala Habitat within the Port Stephens Comprehensive Plan of Management (PSCKPoM). Given the sparse and separated nature of the vegetation on-site, higher quality habitat located within the locality is more likely to be used by koalas. No Endangered Ecological Communities are located on the site.

In conclusion, the proposed development does not significantly impact threatened entities listed under the BC Act or EP&A Act.

3.0 PROPOSED DEVELOPMENT

3.1 DESCRIPTION OF THE PROPOSAL

The proposed development is defined as self-contained dwellings (serviced self-care housing) under the SEPP (Housing for Seniors or People with a Disability) 2004. The proposed development incorporates 180 single storey units, comprising a mix of two and three bedrooms, with one bathroom and ensuite, open plan kitchen, dining and living area, single or double lock up garage and patio. A community hall, BBQ and communal area, swimming pool and visitor car parking is also incorporated into the design. The indicative site layout is provided within **(FIGURE 3)** and **(ATTACHMENT 1)**.

The development will consist of formalised internal roads with primary access from High Street and Scott Street. An associated extension of Scott Street will occur as part of the development in accordance with Council's standard design and construction requirements. High quality landscaping will be implemented within the development to increase the visual appeal of the site within the locality.

Should the SCC be issued by DPE, completion of detailed stormwater, hydraulic and electricity designs will occur to support a development application (DA). Further, a detailed on-site waste management report will be prepared to support a DA, as no reticulated sewer is available or planned for Wallalong. It is noted that the number of units and layout may be modified as a result of these designs and conclusions made.

The overall site plan shows a large residential development on a triangular plot. The development is divided into several sections, with units numbered 1 through 100. A community hall is located in the center of the development. A future water disposal area is shown in green on the right side of the plan. The site is bounded by Scott Street to the north, High Street to the east, and a future water disposal area to the south. The plan includes lot numbers, unit numbers, and a north arrow.

3.2 SITE DESCRIPTION AND HISTORY

Property Address	127 High Street, Wallalong, NSW, 2320 (FIGURE 3)
Lot and DP	LOT: 91 DP: 1167540
Current Use	Two storey dwelling
Zoning	RU1 – Primary Production
Site Constraints	Bushfire prone land – vegetation category 1 and buffer; Flood prone land – subject to further investigation; Acid Sulfate Soils – Class 5.
DP and 88B instrument	Nothing within the deposited plan or 88B instrument restricts the proposed development.

The site particulars are summarised in the table above, with site constraints obtained from the NSW Planning Portal. The site is irregular in shape and measures approximately 10ha in size. Access to the site is direct from High Street, Wallalong, with a frontage of approximately 182m. Photos of the site are provided below.

The site is located on the northern side of the rural town / village of Wallalong, on the western side of High Street. The land comprises primarily of cleared land and pasture with some scattered mature trees, two storey dwelling, two storey brick garage and small shed. The site primarily slopes towards the north east property boundary. A site survey is provided at **(ATTACHMENT 2)** which identifies the features of the site, including the existing buildings and topography. The site has historic rural use for cattle grazing.

Wallalong is a developing township located approximately 9.5km north of the Maitland Central Business District and 11.5km north-west of Raymond Terrace. The site immediately adjoins land zoned R2 Low Density Residential (located to the south) and land zoned R5 Large Lot Residential (to the west) used for urban purposes. Existing allotments in Wallalong within the R2 zone are larger than the typical urban zone for various reasons, including, but not limited to; historical lot layout and the lack of sewer services in the area. A small rural-residential development is located to the south of the site along Morpeth Views (R2 Low Density Residential) and along Clarence Street (RU1 Primary Production). The large rural-residential estate “Rosebank” is located on the opposite, eastern side of High Street (R5 Large Lot Residential).

The local character of Wallalong consists of density clustered on either side of High Street, consisting of single storey dwellings of contemporary nature.

The Wallalong Landowners Group submitted a planning proposal (rezoning request) seeking an urban zoning consistent with the Port Stephens Planning Strategy (PSPS) 2013, which included the subject site. Council resolved to support the planning proposal (subject to conditions) and seek a gateway determination from the NSW Department of Planning and Environment (DPE) on 10 December 2013. The planning proposal was refused by DPE at gateway determination stage on 11 June 2014.

Under the Port Stephens Local Environmental Plan (LEP) 2013, the site is not subject to a maximum height of building or floor space ratio limitation.

Figure 3 – GIS aerial image (Source: NSW Planning Portal, 2019)



Photo 1 – Existing easement for extension of Clarence Street (Source: Google Maps)



Photo 2 – Existing cul-de-sac for extension of Scott Street (Source: Google Maps)



Photo 3 – Existing property access via High Street (Source: Google Maps)



3.3 BUILDING ENVELOPE

The part of the site to be used for seniors living is located above the identified Flood Prone Land. The low density, single storey, detached dwelling nature of the proposed future built form is the appropriate bulk and scale, which is consistent with the existing development within Wallalong. Measures that would allow the development to further integrated with the existing setting could include:

- Provision of landscape buffers at the interface of the floodplain and proposed development areas with the provision of landscape vegetation within open space areas and along higher more visible parts of the site;
- Structural landscaping (Street tree planting) along perimeter roads and internal streets;
- The incorporation of vegetation endemic to the area will provide visual integration with surrounding bushland or pockets of native vegetation, the large canopies which will have a positive impact in the broader view;
- Locally sourced native plant species, especially trees, should be utilised throughout the development;
- Controls on the built form such as limited two storey development or designated ridge top open space areas;
- Consideration should be given to controlling the type and colour of building materials used especially with the use of light, highly reflective cladding, brick and tile materials which contrast dramatically with the surrounding landscape; and
- Rural style perimeter fencing such as post and rail at the interface with rural land assists in providing a sensitive transition and integration with the rural character of the area.

3.4 EXTENT OF NATIVE VEGETATION CLEARING

Minor removal of vegetation is required to facilitate the proposed seniors housing development. As detailed above, with reference to the BC Act, up to 1ha of native vegetation can be cleared without exceeding the threshold. A detailed ecology and arborist report will be prepared with any DA for seniors housing.

4.0 STRATEGIC JUSTIFICATION

4.1 STRATEGIC PLANS

4.1.1 HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan (the Plan) states that it will guide the NSW Government's land use planning policies and decisions over the next 20 years (p.4). The Plan does not identify 'Wallalong' in any of the text or on the Strategy Map (p.41).

Goal 3 within the Plan shows the ageing population expectations **(FIGURE 4)** of the region, with significant increases in aged persons leading out to 2036.

2016 - 2036 Population Pyramid

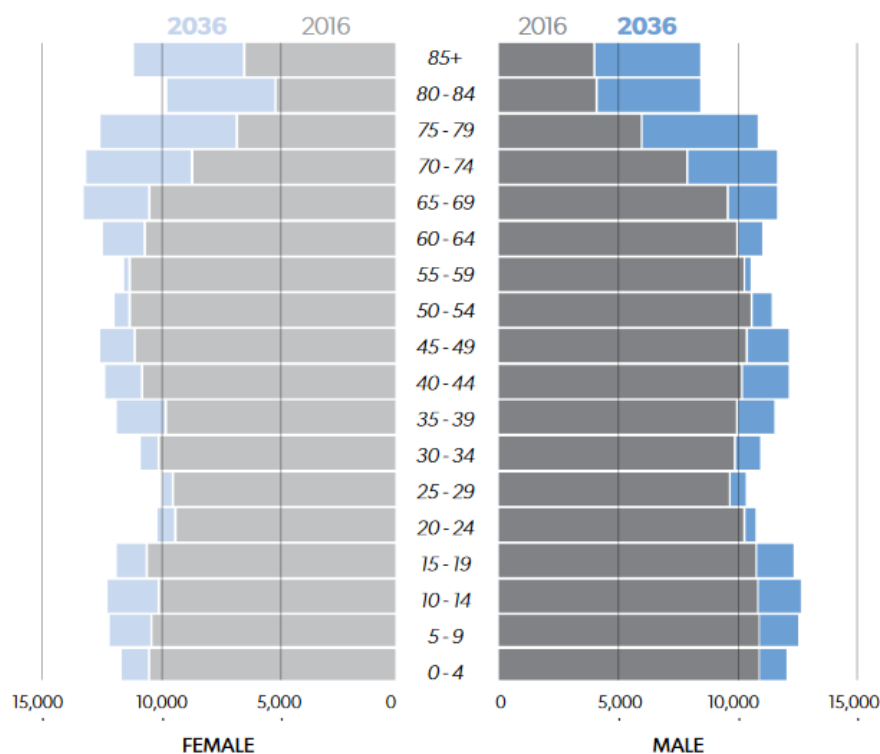


Figure 4: Population projections (Source: Hunter Regional Plan 2036)

Direction 22 of the plan includes the 'promotion of housing diversity', whereby the Plan recognizes the pressures of an aging population and the need for increased dwelling diversity. The Plan states that "by 2026, the Hunter is expected to be home to around 69,500 more people aged over 65 years" (p. 56). The proposed seniors housing is consistent with the objectives and goals of the Plan in that it proposes to concentrate new, single storey and low maintenance housing within the periphery of two established strategic centres; being Raymond Terrace and Maitland.

Development of this land for the purpose of seniors housing also provides a housing type to enable downsizing and 'release' or 'freeing up' of land within the urban centers for further residential development to meet the housing targets identified within the Plan.

4.1.2 GREATER NEWCASTLE METROPOLITAN PLAN 2018

The Greater Newcastle Metropolitan Plan (the Plan) states that it will set out strategies and actions that will drive sustainable growth across Cessnock City, Maitland City, Lake Macquarie City, Newcastle City and Port Stephens communities (p.5).

Dwelling projections within the Port Stephens LGA are 11,050 by 2036. The Plan notes that *"providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and support the reduction of household size"* (p.44). The strategic plans prepared by Local Councils must consider a range of housing choices *"including retirement villages, nursing homes and opportunities to modify existing dwellings to enable occupants to age in place"* (p. 44).

Despite Wallalong being located outside of the Metropolitan boundary, the housing targets for Port Stephens relates to the LGA as a whole. To this extent, any form of housing within the Port Stephens LGA could be considered as consistent with the Plan.

4.1.3 PORT STEPHENS PLANNING STRATEGY 2011

The Port Stephens Planning Strategy (the Strategy) states that it is one of a suite of high-level strategic documents produced by Council to guide the operations of the council, and the future growth and sustainability of the Local Government Area (p.1).

The Strategy states that *"Wallalong is identified as a Potential Urban Release Area subject to resolution of infrastructure delivery"* (p.64) and that *"It is critical that premature development, such as large lot or rural residential development does not occur at Wallalong in the interim"* (p.81). It goes on further to state that *"additional rural residential lots at Wallalong is not supported by the Port Stephens Planning Strategy due to its potential Urban Release Area status"* (p.85).

From this, it can be understood that this Strategy does not support additional rural residential development within Wallalong. However, since that time, the NSW Government did not recognise the Urban Release Area status as

identified by Council and in turn the planning direction for Wallalong is uncertain.

This direction from the NSW Government follows a decision to not provide a planning proposal (i.e. rezoning) with a gateway determination on 11 June 2014. The reasons provided by the NSW Government relate to the need for further work regarding environmental constraints and infrastructure. The NSW Government also advised that the proposal preceded strategic planning work to be completed by Council.

A set of planning controls that override these documents that describe 'strategic merit' is the Seniors SEPP. Under this SEPP, a proponent can seek a Site Compatibility Certificate from the NSW Government. This process bypasses the need to demonstrate 'strategic merit'. To this effect, this application is for a Site Compatibility Certificate under the SEPP.

4.2 PUBLIC INTEREST REASON FOR APPLYING FOR SENIORS HOUSING

The development for seniors living accommodation and associated facilities will help to meet the increasing demand for this type of residential accommodation in the Port Stephens Local Government Area (LGA). It is acknowledged that the average household size is declining and predicted to continue to decline over time within the Port Stephens LGA. This trend is expected to continue across the majority of the country as the baby boomer generation ages.

The proposal will include 180 single storey dwellings that will be designed to cater for the over 55 market where the occupants are generally independent, mobile and active. This should be considered in the context of the majority of persons of this age bracket looking to downsize their accommodation but retaining their standard of living. The development will provide this opportunity within an attractive setting that is close to services.

4.3 ADEQUACY OF SERVICES AND INFRASTRUCTURE TO MEET DEMAND

The development will establish self-care housing for senior persons, providing a quality lifestyle, including activities and transport services. The development will provide housing to assist the ageing population demographic without impacting on existing services within the locality.

A Dial Before You Dig (DBYD) request was completed, however the best source of information is provided by the planning proposal (i.e. rezoning) submitted to Council in 2014. The details contained in this proposal relating to infrastructure is best summarised as follows:

No	Infrastructure	Summary	Response
1	Sewerage	No sewerage currently services Wallalong. It is identified that \$6M is required to service 700 lots and then an additional \$10.4M to service up to 4,000 lots.	The proposal for seniors housing development would not be more than 700 lots (or dwellings) and therefore would not trigger the need for sewer upgrades.
2	Water	Water currently services Wallalong. It is identified that an additional 500 lots can be serviced without upgrades and then \$4.2M would be required to service up to 1,700 lots. An additional \$4.2M would then be required to service up to 4,000 lots.	The proposal for seniors housing development would not be more than 500 lots (or dwellings) and therefore would not trigger the need for water upgrades.
3	Roads	The site is serviced by High Street. It is identified that new bridges would be required around the release of 2,400 lots at a cost of \$30M.	The proposal for seniors housing development would not be more than 2,400 lots (or dwellings) and therefore would not trigger the need for road upgrades.
4	Electricity	The site is serviced by Electricity. It is identified that there is current capacity to service 700 additional lots and after that a 11kVa service would be required.	The proposal for seniors housing development would not be more than 700 lots (or dwellings) and therefore would not trigger the need for electricity upgrades.

The LEP (c7.6) states that development consent must not be granted to development unless the consent authority is satisfied that the listed essential services have been provided, which includes: 1) Water; 2) Electricity; 3) Sewage; 4) Stormwater; and 5) Vehicular Access.

From the above, it can be understood that on-site effluent disposal is required because the site is not connected to reticulated sewerage. The provision of reticulated sewer without a coordinated approach with other adjoining landowners appears to be unfeasible. Hence, the proposed development will provide for on-site effluent disposal and a detailed design will be prepared and provided with any DA. It is however noted that the site is within proximity to / adjoins High Street, which allows for the site to connect to reticulated sewer, should it become available in the future.

5.0 PRE-LODGEMENT CONSULTATION WITH THE CONSENT AUTHORITY

Perception Planning attended a pre-lodgement meeting with Port Stephens Council on 3 April 2019. The minutes for the meeting are provided at **(ATTACHMENT 4)**. The meeting discussed options for the land, being:

1. Development application for Seniors Living (under the existing zoning using the SEPP Seniors Living);
2. Planning proposal for urban development (rezone to R2 Low Density Residential and 500m² minimum lot size);
3. Planning proposal for rural residential development (rezone to R5 Large Lot Residential and 4,000m² minimum lot size).

The history of the subject site was discussed within the meeting, confirming that DPE refused a rezoning application which incorporated the subject site in 2014. In the event a planning proposal were to be considered for rezoning the subject site, a key matter to consider is the strategic planning justification for rural residential development within Wallalong and its consistency with Local and State plans and policies, and the consideration of alternative options.

The option for Seniors Housing on the subject site was discussed, noting that it may have good merit or be achievable, and that this avoids the need to consider rezoning of the land. To this extent, a SCC is proposed, rather than a planning proposal to rezone the land to enable residential use.

6.0 STATEMENT ADDRESSING SEPP SITE COMPABILITY CRITERIA

6.1 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 has limited site constraints, being limited to flood prone land, bushfire prone land and acid sulfate soils. By limiting the development to land that is not Flood Prone, the site is considered to be suitable for the development. It is understood that Wallalong can be 'cut-off' or isolated from surrounding centres during major flooding events. To this extent, the preparation of a Flood Free Access Report and appropriate Flood Emergency Management Plan at DA stage will identify strategies for people to 'stay in place' or 'evacuate' at appropriate periods of time. A bushfire assessment report will also be prepared at DA stage to guide the design and construction of the proposed development.

The proposed use is not inconsistent with surrounding zonings and land-uses, nor is the proposed built form inconsistent with the surrounding built form. Surrounding residential and rural land uses will not be greatly affected by the proposed development. Due to its topography, the site does not contain any significant external views and as such, visual impacts of the proposed development will be minimal.

The proposed development will increase traffic to the local and regional road network and will increase patronage to local bus stations, shopping centres and other community infrastructure. It is however noted that there is no indication of this infrastructure having reached maximum capacity.

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

Amenity impacts relate to the surrounding rural and residential zoned land. The residential zoned land surrounding the site and existing uses are consistent with the seniors housing that will make up this development. The locality has seen and will continue to see the construction of new dwellings. As discussed within this report, measures can be implemented within the design of the development to further integrate into the existing character of the locality.

In terms of traffic impacts, the NSW RTS, 2002, 'A Guide to Traffic Generating Developments' does not provide an expected volume for seniors housing. As such, we have taken the rates for a residential dwelling, which is 9 daily trips.

Given that there are 180 dwellings proposed, the development could generate a maximum of 1,620 daily trips. The daily trips are expected to be significantly less than this, given the services that will be provided on site, access to public transport and private bus that will provide daily trips. Nonetheless, a traffic impact assessment will be prepared and submitted with any DA for seniors housing, to ensure impacts on surrounding land uses and infrastructure are minimized and mitigated.

6.3 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.

Services have been discussed throughout this Report which meets the requirements set out under the SEPP (Clause 26 and Part 5). The incorporation of a private on-site shuttle bus service is intended as part of the development, meeting the requirements of Clause 26(2)(c).

The site has been described as having access to essential services (i.e. water, and power) that are located in High Street (**ATTACHMENT 5**).

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

Not Applicable – The site is not zoned for open space or special uses.

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

The subject site is adjacent to the dense urban development area within Wallalong. The location of the site is not isolated, in comparison to the rural properties located further away from the Wallalong neighbourhood centre.

The pattern of development of the Wallalong neighbourhood constitutes mostly single storey dwellings on allotments measuring approximately 500m² in size, with generous front setbacks which results in a low and horizontal built form. This design is reflective of the greater environment consisting of generally flat or low-lying topography of the land. The style of buildings is contemporary in nature, varying between weatherboard and brick veneer. The informality of the street layout is emphasized by the lack of footpaths and front fences and the existence of grassy verges.

The subject site and proposed development are reflective of this character and overall pattern of development, through the incorporation of single storey contemporary dwellings, as shown within the architectural plans provided at **(ATTACHMENT 1)**. The proposed development is setback generously from the front property boundary in accordance with other dwellings in the area. The proposed development respects the low scale nature of the built form within the locality and uses a variety of material and finishes without the dominance of fences or carparking. A mix of vegetation will be incorporated to ensure the natural environment and topography of adjoining lands is maintained and softened visually.

In this regard, the proposed development respects the scale, form and context of the locality and contributes to the preferred character of the neighbourhood. The proposed development will reinforce the mixed rural-residential nature of the locality and is characteristic of other developments in both the local and wider community. The proposal addresses the street and provides logical and convenient connections to the road network and pedestrian facilities in the locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

6.6 IF THE DEVELOPEMNT 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 CONSEVATION AND MANAHEMENT OF NATIVE VEGETATION

Minor removal of vegetation is required to facilitate the proposed seniors housing development. As detailed above, with reference to the BC Act, up to 1ha of native vegetation can be cleared without exceeding the threshold. A detailed ecology and arborist report will be prepared with any DA for seniors housing.

7.0 CONCLUSION

The site adjoins existing residential development and is relatively clear of constraints. It is within proximity to major services, such as the city centres of Morpeth, Maitland, Raymond Terrace and Stockland Greenhills. This locality is already experiencing significant low-density residential growth due to its proximity to these services.

The site presents an opportunity to provide seniors housing in an appropriate location. A SCC would enable more detailed plans to be developed through the Development Application phase, which would then lead to construction and payment of any applicable development contributions.

The proposed development will have minimal impact on surrounding land uses and represents an appropriate re-use of agricultural land. The proposed development will provide housing diversity necessary to support a growing, aging demographic within the Port Stephens LGA and the Lower Hunter.

The proposed development is considered to be consistent with the public interest, the strategic context of the site and the identified capability of the site and surrounding areas to support further residential development.

To this extent, we recommend SCC application for approval.

ATTACHMENT 1 – Architectural Plans

ATTACHMENT 2 – Site Survey

ATTACHMENT 3 – Ecology letter

ATTACHMENT 4 – Pre-lodgement meeting minutes

ATTACHMENT 5 – Services

Identification of water pipes and hydrants



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

DIAL BEFORE YOU DIG
SERVICES PLAN - WATER

Enquiries: 1300 657 657

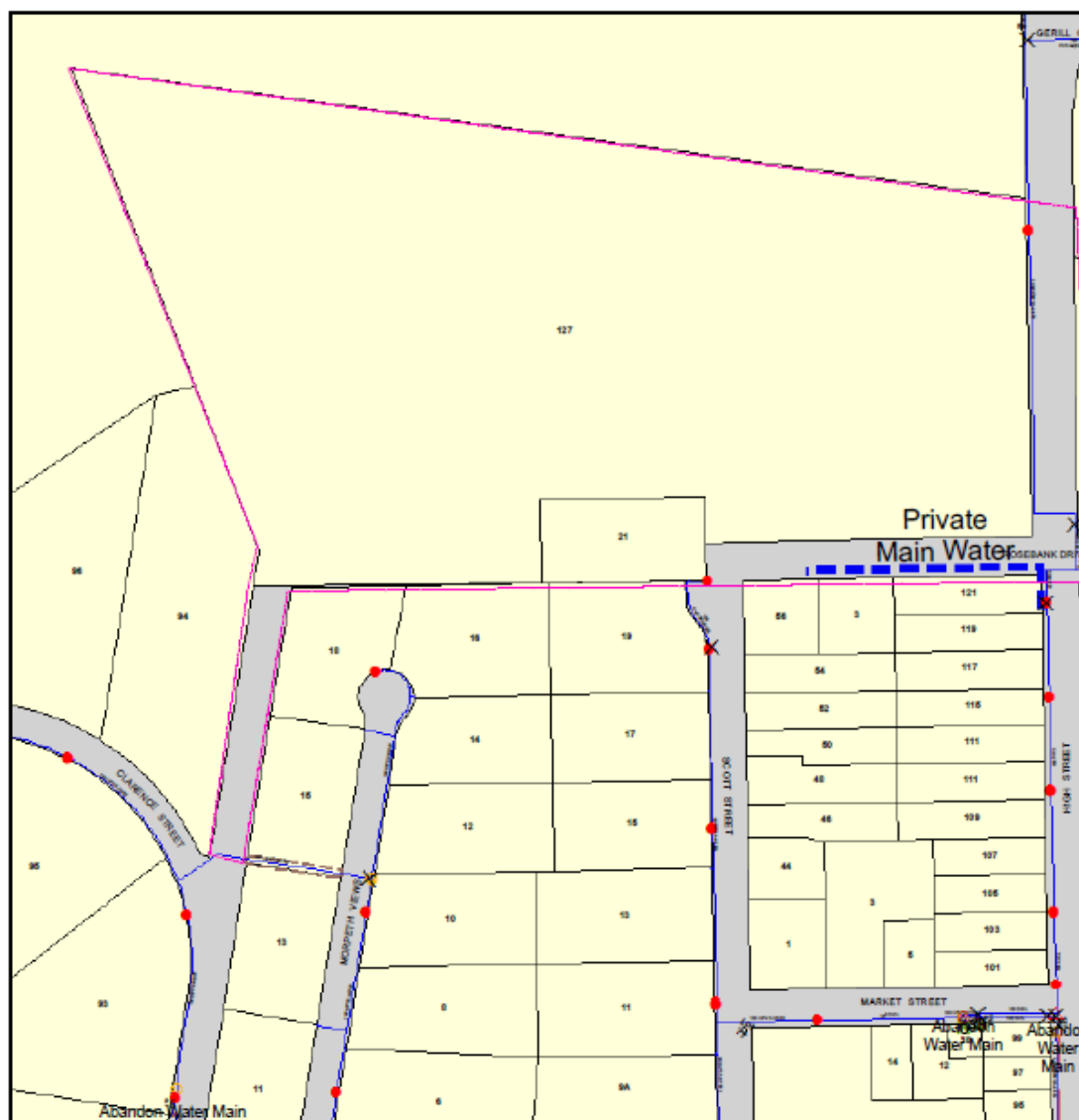


APPLICANT: Mr Jeffrey Bretag

NOTIFICATION NO.: 15859070

SEQUENCE NO.: 80817808

DATE OF ISSUE: 4/03/2019



0 15 30 60 90 120 150
Metres

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

Sheet 1 of 2

CADASTRAL DATA © Department Finance,
Services & Innovation (Nov 2017).
Modified [04/03/2019]

IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SERVICE LOCATIONS ARE APPROXIMATE.

HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.

PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE

AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

REFER TO ATTACHED ADVICE SHEET FOR FURTHER WARNINGS.

Hunter Water legend for maps

Hunter Water Corporation DBYD Asset Legend						
Electrical Assets	Water Assets	HWC Rain Gauge	RecycledWater Assets	Sewer Assets	StormWater Assets	Land Details
High Voltage	Control Valve	HWC Stream Flow Gauge	Air Valve	Air Valve	StormWater Network Structure	Area of Interest
Low Voltage	Hydrant Control Valve	Radio Base	Reflux Valve Open	Stop/Butterfly/Ball Valve	StormWater Mains	Easement Non HWC
Electrical Pole	Reflux Valve	Weather Station	Stop Valve Open	Gate Valve	Mains Abandon	Fence Line
Distribution Transformer	Stop/Scour Valve	Piezometer	RecycledWater Hydrant	Manhole		Non-HWC Easement
Air Break Switch	Tee & Stop Valve	Bore Site	Cluster Box	Cap		HWC Easement
Circuit Breaker	Hydrant		End Cap	Dead End		Parcel
High Voltage	Cluster Box		Flushing Tap	Flushing Tank		Road
Low Voltage	End Cap		Manhole	H&V Bend		Water Parcels
	Flushing Tap		Scour	Junction Connection		Hazardous Material
	Manhole		RecycledWater Meter	Outfall		Map Sheet Index
	Scour		RecycledWater Network Structure	Overflow		
	Water Meter		Other Main	Sewer/Valve Pit		
	Water Network Structure		Reticulation Main	Tangent Point		
	Other Main		Reticulation Main Encased/Conduit	Sewer Meter		
	Trunk Main		Trunk Main	Sewer Vent		
	Reticulation Main		Trunk Main Encased/Conduit	Sewer Network Structure		
	Water Encased Mains		RecycledWater Encased Mains	Other Main		
	Water Prelaid Service		RecycledWater Prelaid Service	Gravity Main		
				Pressure/Vacuum Main		
				Effluent Main		
				Outfall		
				Overflow Main		
				Rising Main		
				Sewer Encased Mains		



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