

Consultancy Advice Notice

Project	Arcare Huntlee Racf - 1864 Wine Country Drive, Huntlee, NSW
Subject	Development Control Plan & SEPP Assessment
Date	02/10/2023
Project Number:	176732
Contact	Lin Zhu, Knowles Group

Dear Lin,

As requested, please refer to the following advice in respect to the application of Cessnock Development Control Plan (DCP) Part C, Chapters 1 & 6 and Part E, Chapter E17, and State Environmental Planning Policy (Housing) 2021 Division 5 Part 98, for Arcare Huntlee Racf - 1864 Wine Country Drive, Huntlee, NSW.

We have reviewed the following documentation as part of our assessment:

Document	Prepared by	Issue
<u>Email Summary</u> To: Upal Raj; Hannah Collins Subject: RE: 176732 - Access Quote - Arcare Huntlee	Lin Zhu, Knowles Group	Wed 13/09/2023 4:15 PM
<u>Drawing Series</u> Proposed Warehouse Development Job No.: TAN19301 - A Drawing A1.00 SITE ANALYSIS Drawing A1.01 SITE CONTEXT B Drawing A1.07 CONCEPT DESIGN Drawing A2.01 PROPOSED GROUND FLOOR PLAN Drawing A2.02 PROPOSED BASEMENT PLAN	Marchese Partners	Received 09/08/23

Cessnock Development Control Plan (DCP) Part C.1 & 6 and E17:

- Through evaluation of DCP Part C, Chapter 1 & Part E, Chapter E17, it has been determined that carparking requirements will be satisfied through the provision forty-seven (47) carparking spaces, two (2) of which are Accessible as per the requirements of BCA Clause D3.5 and AS 2890.6.
- Through evaluation of DCP Part C, Chapter 6, it has been determined that this Chapter would not apply to a Class 9c Residential Care Facility.

State Environmental Planning Policy (Housing) 2021 Division 5 Part 98:

SEPP Housing Division 6, Part 104 (called up by Division 5, Part 98), specifies the following:

Seniors Housing should:

- a) Have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and*
- b) Provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.*

Through evaluation of the above, we note the following will be available:

- Visitor car parking at Basement Floor will be available to friends and family members, who may collect and return residents to the Aged Care Facility. Access to the Basement Floor Carpark is available internally via a lift which is located adjacent the reception.
- A mini-bus service will be available to residents when travelling to and from activities outside of the Aged Care Facility. Pick-up and drop-off will occur at the Port Cochere which is located adjacent the reception.

Through evaluation of the above mentioned reference documentation, it is our considered opinion that the proposed Arcare Huntlee has provided consideration to the Cessnock Development Control Plan (DCP) Part C, Chapters 1 & 6 and Part E, Chapter E17, and State Environmental Planning Policy (Housing) 2021 Division 5 Part 98.

Sincerely yours,

Hannah Collins

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Signature

