

ETHOS URBAN

Planning Proposal

Frank Vickery Village, 101 Port Hacking Road,
Sylvania

Submitted to Sutherland Shire Council
On behalf of Wesley Mission c/o Midson Group

25 November 2020 | 2190780



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- I** Heritage Impact Statement
NBRS Architecture
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Varga Traffic Planning
- K** Strategic Community Engagement Report
Left Field
- L** Infrastructure Services Statement
JHA Services
- M** Civil Investigation Report
Northrop
- N** Access Review
Funktion
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Ethos Urban
- P** Urban Design Peer Review
Ethos Urban

1.0 Executive Summary

This planning report has been prepared by Ethos Urban on behalf of Wesley Mission c/o Midson Group. It relates to a Planning Proposal to amend the Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015) as it applies to 101 Port Hacking Road, Sylvania known as Frank Vickery Village. Specifically, the Planning Proposal seeks to:

- **Zone** – rezone the site from R2 Low Density Residential to R4 High Density Residential;
- **Landscaped Area** – amend the current minimum landscaped area development standard from 35% to 30%;
- **Part 6 Local Provisions** – include an additional clause under Part 6 to allow for the appropriate redevelopment of Frank Vickery Village including additional height and FSR in accordance with the relevant provisions and where the development is predominantly seniors housing; and
- **Schedule 1 Additional Permitted Uses** – include Frank Vickery Village on the Additional Permitted Uses Map to allow for development for the purposes of retail premises, recreational facility (indoor) and medical centres.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment. **Section 7.0** of this report sets out the strategic justification for the Planning Proposal and provides an assessment of the relevant strategic plans, state environmental planning policies, ministerial directions and the environmental, social and economic impacts of the proposed amendment. It has also been informed by Council's specific requirements outlined in a meeting held on 17 August 2020 and on 3 February 2020.

The Site

The land that is the subject of this Planning Proposal is located at 101 Port Hacking Road, Sylvania and is an existing aged care facility covering a significant 5.7ha, under a single ownership. The site sits centrally between two major local centres, including Sylvania Southgate Centre approximately 1.4km to the north and Westfield Miranda 2.6km to the south. It is approximately 23km south of the Sydney CBD.

Strategic Justification

The Planning Proposal has been informed by a comprehensive Urban Design Analysis (**Appendix A**) and other technical studies and reports (refer Table of Contents). While the proposal responds to the strategic context and framework for the site, the proposed development standards are not directly informed by any study or report. Rather, the proposal seeks to address the site's unrealised potential for modern day seniors housing in-line with the greater strategic planning framework for the area and deliver an improved built form outcome on the site together with public benefits. The following key strategic plans and policies have been reviewed in the context of the proposed amendments:

- Greater Sydney Region Plan: A Metropolis of Three Cities;
- South District Plan;
- Sutherland Shire Local Strategic Planning Statement; and
- Sutherland Shire Community Strategic Plan: Our Community Strategic Plan.

These plans and policies illustrate that the South District and Sutherland Shire LGA is expected to experience an increase in population and an ageing demographic. Notably, the South District Plan identifies that the Sutherland Shire LGA will see a substantial growth in the number of people aged 65 years and over, increasing by 19,450 resulting in almost 50% of the population in the 65-84 year age group. Accordingly, the proposed amendments have had regard to the capacity of the existing site to support this growth and have therefore identified that renewal will be required to allow existing residents to age in place and to meet the expected market penetration for seniors housing. Further, it is considered that any development uplift on the site would respond to Council's desire to retain and manage community services and provide diverse housing opportunities to meet the needs of the growing and ageing population.

In addition, during the exhibition period of the Sutherland Shire's draft Local Strategic Planning Statement a submission was made on behalf of Wesley Mission outlining the strategic merit and capacity of the site to deliver additional seniors housing. In Council's response to the submission it was noted that:

The Wesley Mission's land holding is well suited to supporting Planning Priority 7 and 8. The submission highlights the suitability of the site for increased density. It is recommended that this be explored further in collaborating with the land owner as part of the preparation of the Housing Strategy.

Accordingly, pre-lodgement meetings were held with Council's Strategic Planning team on 17 August 2020 and 3 February 2020 to further discuss the development potential of the site and the pathway to support development uplift. It was established that a proponent lead planning proposal would be required, and they were supportive of the intended uplift of the site in principle.

Key Assessment Issues

The Planning Proposal is accompanied by various technical reports and studies that have assessed the relevant environmental, social and economic issues related to the proposed amendments to the SSLEP 2015, including the following:

- Built form and open space;
- Traffic and access;
- Infrastructure provision;
- Civil requirements;
- Access;
- Heritage conservation;
- Visual / view impacts;
- Overshadowing;
- Ecological and arboricultural impacts;
- Economic impacts; and
- Social impacts.

These technical studies illustrate that the proposed renewal and redevelopment of the site can be adequately supported and will not result in any detrimental impacts on the environment or surrounding context. The reports further demonstrate the forecasted growth in population and changing demographics within the Sutherland Shire LGA and thereby the demand for additional seniors housing.

Public Benefits

Importantly, the Planning Proposal will deliver significant public benefits, including:

- Increased provision and a more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal will provide increased opportunities to age in place for existing Sylvania residents, and meet demand generated by a growing and ageing population in the Sutherland LGA;
- The potential to provide a new publicly accessible through site link through from Bellingara Road to the west down to Port Hacking Road to the east. This will provide a safe and direct east / west path of travel from the low density residential development and Sylvania High School to bus stops along Port Hacking Road. Whilst it is expected that this link would be retained in private ownership, it will be designed and treated to read as publicly accessible spaces and appropriately segregated from private residences through landscaping and setbacks. The provision of this through site link will formalise an existing path of travel that is currently used by school students and the surrounding community;
- The potential to include a total GFA of 1,000m² dedicated to retail premises, 3,000m² dedicated to recreational facilities (indoor) and 1,000m² dedicated to a medical services and facilities for use by residents, staff and importantly the local community;
- The potential to include increased provision of outdoor open space to allow residents, staff, visitors and the community to congregate and increase activation in and around the site. This will include a substantial network

of pedestrian paths to provide safe access for residents, staff and visitors throughout the site and to provide further connections with the surrounding community; and

- Retention, celebration and improvement of the built form around the heritage cottage, locally known as Bellingara House, as well as protection of key ecological features and the existing mature tree canopy to provide an inviting and relaxing space while retaining local community connections within the site.

Planning Process

It is requested that Council consider the proposed amendments to the SSLEP 2015 contained in this Planning Proposal and, if Council forms the view that there is strategic merit in proceeding with the recommended amendments, refer the proposal to the NSW Department of Planning Industry and Environment's (DPIE) Gateway Determination Panel.

Following the issuing of a Gateway Determination, additional design and technical assessment would be prepared in collaboration with Council and DPIE to support public exhibition of the Planning Proposal.

2.0 Introduction

This report has been prepared by Ethos Urban on behalf of Wesley Mission c/o Midson Group in support of a Planning Proposal to amend the *Sutherland Shire Local Environmental Plan 2015* (SSLEP 2015) and relates to Frank Vickery Village, 101 Port Hacking Road, Sylvania known as Frank Vickery Village.

The objective of this Planning Proposal is to renew an aging village that is meeting the end of its economic life and create a contemporary high amenity village, with support services and facilities to provide aged care that meets modern day standards, provides opportunity for residents to age in place and accommodate a continuum of care. The proposal will facilitate a better development outcome that fully realises the strategic merit of the site and enables an increase in seniors housing that is consistent with the vision for the Sutherland Shire Council (the Council) and NSW Government. This Planning Proposal requests that Council initiate a LEP amendment process to:

- **Zone** – rezone the site from R2 Low Density Residential to R4 High Density Residential;
- **Landscaped Area** – amend the current minimum landscaped area development standard from 35% to 30%;
- **Part 6 Local Provisions** – include an additional clause under Part 6 to allow for the appropriate redevelopment of Frank Vickery Village including additional height and FSR in accordance with the relevant provisions and where the development is predominantly seniors housing; and
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This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment. **Section 7.0** of this report sets out the strategic justification for the Planning Proposal and provides an assessment of the relevant strategic plans, state environmental planning policies, ministerial directions and the environmental, social and economic impacts of the proposed amendment. It has also been informed by Council's specific requirements outlined in a meeting held on 3 February 2020 and 17 August 2020 with the Sutherland Shire Council's manager of strategic planning and other senior staff. This report should be read in conjunction with the relevant expert consultant reports appended (see Table of Contents).

2.1 Structure of the Report

- Objectives and intended outcomes of the proposed instrument – **Section 5.0**;
- Explanation of the provisions that are to be included in the proposed instrument – **Section 6.0**;
- Justification of the objectives and intended outcomes – **Section 7.0**;
- Mapping of the proposed instrument – **Section 8.0** and **Appendix D**;
- Details of the community consultation to be undertaken – **Section 9.0** and **Appendix K**; and
- The project timeline – **Section 10.0**.

3.0 Background

3.1 Wesley Mission

Wesley Mission is a leading not-for-profit seniors housing, residential aged care and social housing provider in Australia and has a long tradition of providing its residents a safe and welcoming community. Wesley Mission's Frank Vickery Village was originally opened in 1948 and was then known as the 'Sylvania Aged Couples Settlement'. In the early years, units provided private self-contained living for couples and the original concept for the Village was to assist with the financial needs of the elderly in the community.

However, now the housing concept of the village has altered to provide a mix of Residential Aged Care Facility (RACF) beds and Independent Living Units (ILUs) to provide continuum of care as well as assistance for those in financial and social need. Notably, the original brick orchard heritage cottage which was part of the site during its opening in 1948 and was the birthplace of the Lifeline service, has since been re-modelled as a semi-detached

cottage and remains occupied by Lifeline Sydney and Sutherland, providing services to residents and anyone across Australia experiencing a personal crisis.

The Frank Vickery Village has not undergone any major redevelopment since 1984 when a building program was approved to take place over a number of stages including Stage One for Bellingara Terraces, Stage Two for Grevillea Court, Stage Three for Garden Court and Stage Four for Sylvania Terraces. A number of additional units (known as Acacia Court) and a village auditorium was approved in 2000.

Wesley Mission provides a critical outreach and support role for members of the community facing disadvantage, including physical and mental health as well as providing a welcoming and comfortable village for seniors. Like other not-for-profit organisations, financial sustainability is key to enabling the ongoing delivery and growth of its services to meet the needs of a growing and ageing population. And, like other organisations, existing sites are key to this; they have the site characteristics to provide a critical base for ongoing service delivery as well as the potential for funding and revenue generation to invest back into that service delivery. This is crucial for Frank Vickery Village where the site has not undergone any recent development and is in need of an upgrade to enhance the facilities for existing residents and cater for new residents, as a result of population growth and demographic changes.

Wesley Mission intend to masterplan and redevelop its Frank Vickery Village at Sylvania to meet the modern needs of current and future residents, while continuing to provide the local and broader community with a range of services. These services include financial guidance, psychiatric support, 24/7 crisis support, family programs and mental health services. The proposed renewal and redevelopment is critical to meet the current seniors housing standards and equitable access requirements. The current site layout and form represents a non-compliance with the relevant accessibility standards and modern amenity standards.

Wesley Mission not only has the potential to address community needs for housing but to also generate essential revenue to reinvest in their service delivery. Importantly, its existing site has the characteristics and locality attributes to support additional capacity and development uplift, while responding to the demand for social infrastructure and services.

3.2 Sutherland Shire Local Strategic Planning Statement

During the exhibition of the draft Sutherland Shire Local Strategic Planning Statement (LSPS), Ethos Urban prepared a submission to Council on behalf of Wesley Mission which examined the existing planning controls and the LSPS with regards to the site and its strategic merit for development uplift and planning control changes.

The submission sought to amend the existing planning controls to allow for targeted rezoning and an uplift in height and FSR controls. The submission was prepared and supported by a Demand and Supply Assessment prepared by Marketability which found that the site and any development uplift would respond to the demand for new dwellings and the ageing population. The LSPS submission noted that while the Sutherland LGA is on track to achieve its 0-5 year housing target, beyond that there is no clarity on how the ageing population would be accommodated in the existing or future development. Accordingly, the submission requested that Council recognise the importance and capacity of existing sites that provide social services to the population and consider this in the finalisation of the LSPS.

Council's response to the submission was generally favourable in that it noted:

The Wesley Mission's land holding is well suited to supporting Planning Priority 7 and 8. The submission highlights the suitability of the site for increased density. It is recommended that this be explored further in collaborating with the land owner as part of the preparation of the Housing Strategy.

Accordingly, pre-lodgement meetings were held with Council's Strategic Planning team on 17 August 2020 and 3 February 2020 to further discuss the development potential of the site and the pathway to support development uplift.

3.3 Pre-lodgement Council Meetings

Wesley Mission and the project team have undertaken consultation with Council throughout the preparation of the Planning Proposal. This has assisted in the refinement of proposed amendments to the SSLEP 2015 and development controls that are proposed for the site. A meeting was held with Council's Strategic Planning team on 3 February 2020 and 17 August 2020 to discuss the proposal.

It is noted that Council's Strategic Planning team on both occasions were supportive in principle of the renewal of Frank Vickery Village and also receptive of the proposed scheme as presented, subject to thorough assessment and consideration by Council. The project team has also kept in close consultation with Council since last meeting to receive its feedback on the preferred approach for the proposed amendment of SSLEP 2015.

Wesley Mission are committed to continuing consultation with Council following the lodgement of the Planning Proposal.

4.0 The Site

4.1 Site Location and Context

The site is located within the suburb of Sylvania in the Sutherland Shire local government area (LGA). It is approximately 23km south of the Sydney CBD. The site sits centrally between two major local centres, including Sylvania Southgate Centre approximately 1.4km to the north and Westfield Miranda 2.6km to the south.

The surrounding context is predominantly characterised by residential land uses along with some schools, open space, and retail / commercial uses. The HammondCare Miranda seniors housing facility is located at 19 Kiama Street, Miranda just 800m south of the site. The site's locational context is shown at **Figure 1** below.

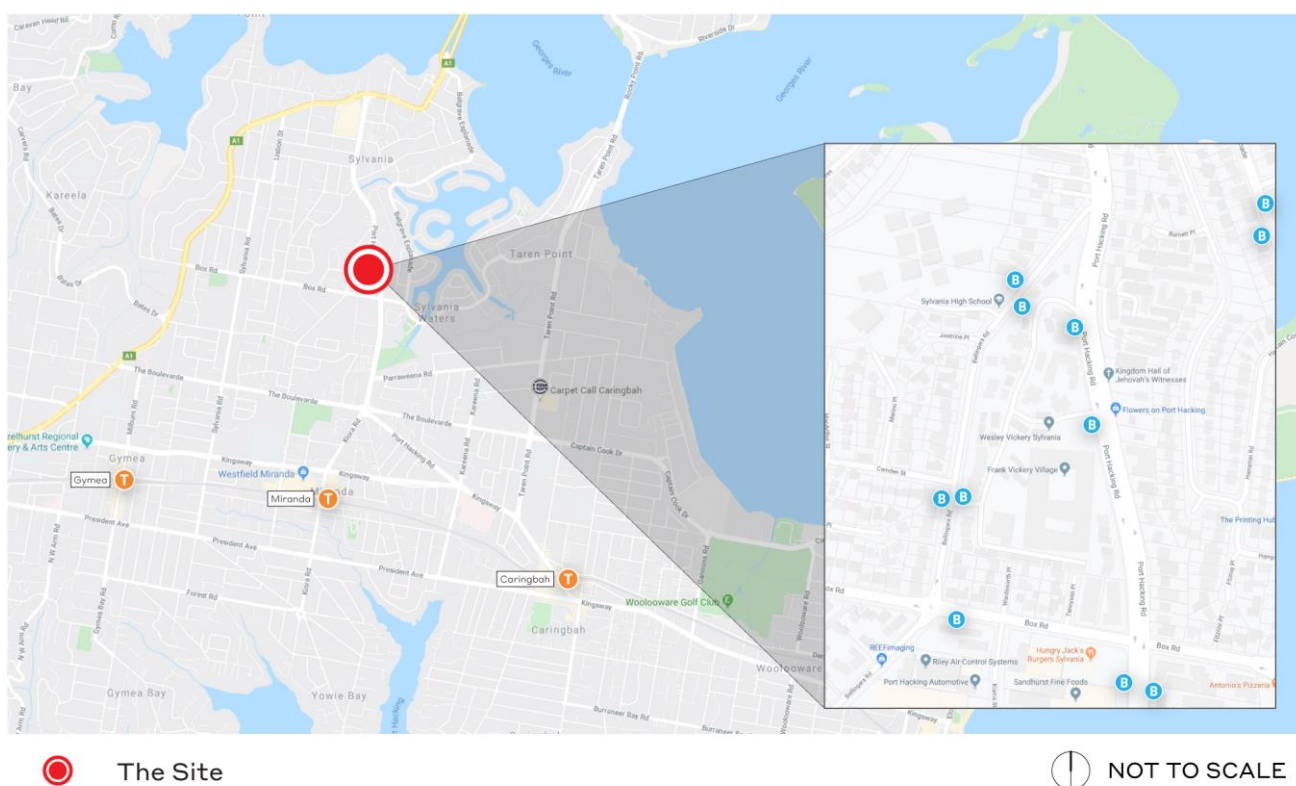


Figure 1 Locational Context

Source: Nearmap / Ethos Urban

4.2 Site Description

The site is located at 101 Port Hacking Road, Sylvania and is known as the Frank Vickery Village. The site has an approximate area of 5.7ha. It is legally described as Lot 1 in DP1025954 and is irregular in shape. It has an approximate street frontage to Port Hacking Road (which is classified as a State Road) of 435m and 450m to Bellingara Road. The internal road network, Vickery Drive, connects to the surrounding road network.

An aerial view of the site is included at **Figure 2**.



Figure 2 Aerial view

Source: Nearmap / Ethos Urban

4.3 Existing Development

The current village comprises 69 residential aged care facility beds (RACF), 202 independent living units (ILUs), community facilities, and an administration centre in buildings ranging from single storey to four storey buildings. The site also comprises a heritage house with a frontage to Bellingara Road (item no. 3707 under Schedule 5 of the SSLEP 2015) which is currently used as the Sutherland Lifeline Centre. It is locally known as Bellingara House. It also comprises a variety of mature trees and soft landscaping.

Refer to the site photos at **Figure 3** to **Figure 6** below.



Figure 3 Site entrance off Bellingara Road

Source: Ethos Urban



Figure 4 Existing ILU development

Source: Ethos Urban



Figure 5 Existing development and pedestrian circulation routes

Source: Ethos Urban



Figure 6 Lifeline heritage cottage

Source: Ethos Urban

Topography

The topography of the site is a significant feature that will influence the form and relative environmental impacts of the future development. The site has a steep slope from the west to the east towards Port Hacking Road with a level of difference of approximately 15m. A local ridge line runs north-south just west of Bellingara Road. **Figure 7** below illustrates the topography of the site.

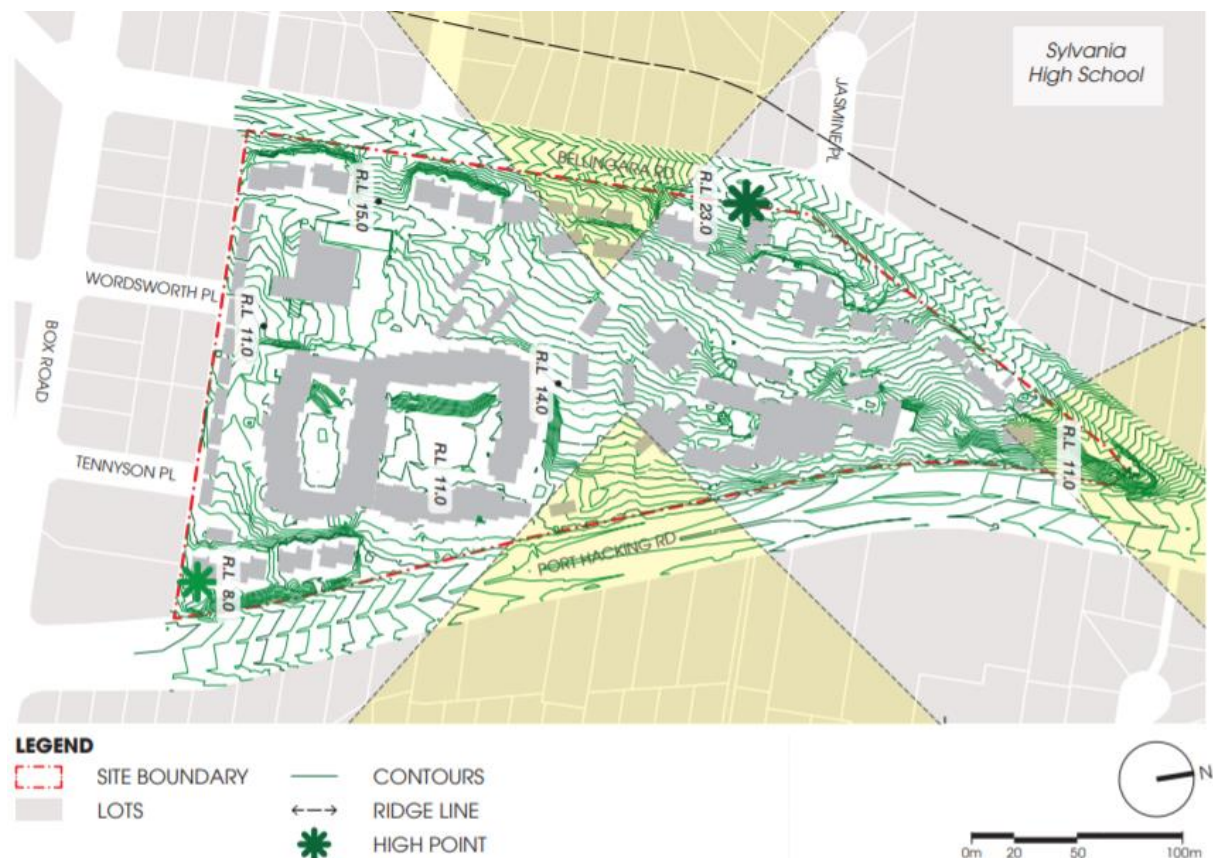


Figure 7 Site topography

Source: Group GSA

Vegetation

The vegetation on the site is a key characteristic of its identity within Sylvania and can be integrated into the future development to maintain this character. The site comprises a range of vegetation including various well matured trees and rocky outcrops, particularly in the northern corner of the site. These vegetation communities include weeds, and native and exotic plants. Narla Environmental have also confirmed that the site comprises remnant Coastal Enriched Sandstone Dry Forest (CESDF) along the Bellingara Road frontage and in the northern corner.

As detailed in the Preliminary Arboricultural Impact Assessment at **Appendix E**, the site contains 455 trees. An Ecological Constraints Assessment Report is also included at **Appendix F**.

The areas of significant vegetation are shown in **Figure 8** and the CESDF identified on the site is shown at **Figure 9**.



Figure 8 Vegetation and flora across the site

Source: Group GSA

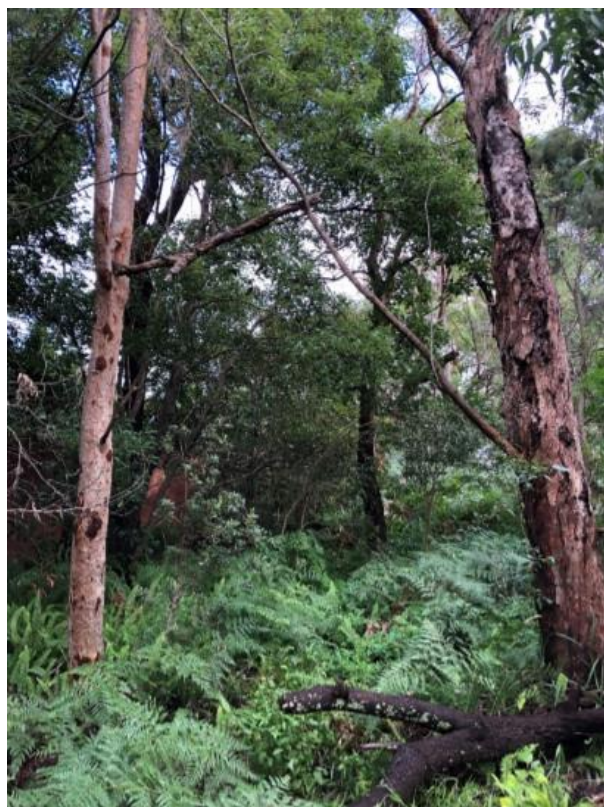


Figure 9 Identified CESFD within the site

Source: Narla Environmental

Heritage

The site comprises a local heritage item, with a frontage to Bellingara Road (item no. 3707 under Schedule 5 of the SSLEP 2015). The heritage item is located on the western boundary of the site and is a small one storey federation period cottage that is locally known as Bellingara House. The cottage has been used as a Lifeline Support Unit.

Access

The site is located in in close proximity to the Sutherland and Miranda Strategic Centres, with good access to public transport and existing infrastructure and services. The site is served by 3 public bus routes, providing services to Miranda-Cronulla, Hurstville, Southgate, Rockdale Plaza and Kogarah, with bus stops directly in front of the site on Port Hacking Road and Bellingara Road

Port Hacking Road is an arterial road with high traffic volumes throughout the day. Bellingara Road is a local street linking the site to the surrounding suburbs and other major roads such as Box Road to the south. For vehicles, the main entry (and exit) is currently afforded off Bellingara Road. There are two existing vehicular entry / egress points from Port Hacking Road. The pedestrian access points are located on Bellingara Road and Port Hacking Road. The circulation pattern within the site is characterised by an existing north-south spine and two east-west connections.

A Traffic Impact Assessment has been prepared by Varga Traffic Planning and is included at **Appendix J**.

The access, road connections and internal circulation routes are shown in **Figure 10** and **Figure 11**.

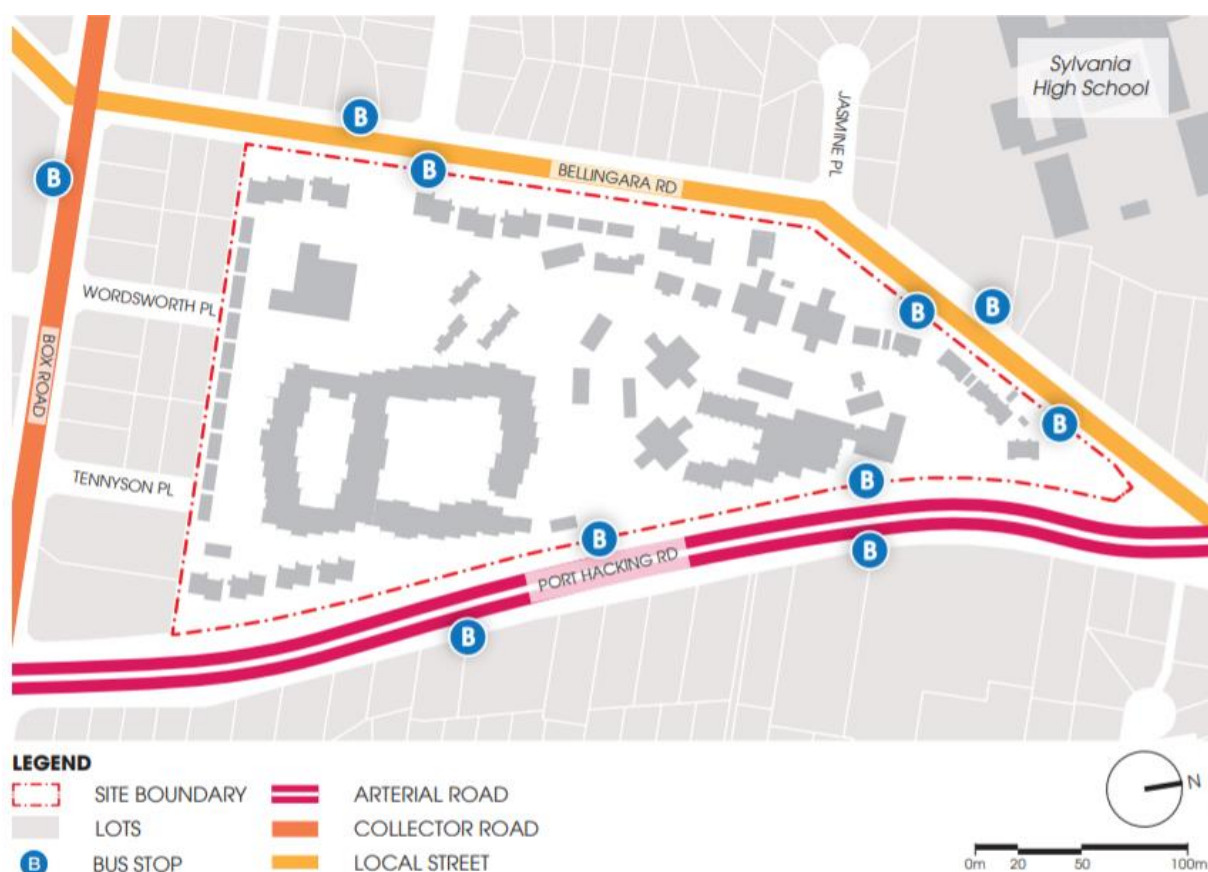


Figure 10 Road hierarchy and public transport services

Source: Group GSA

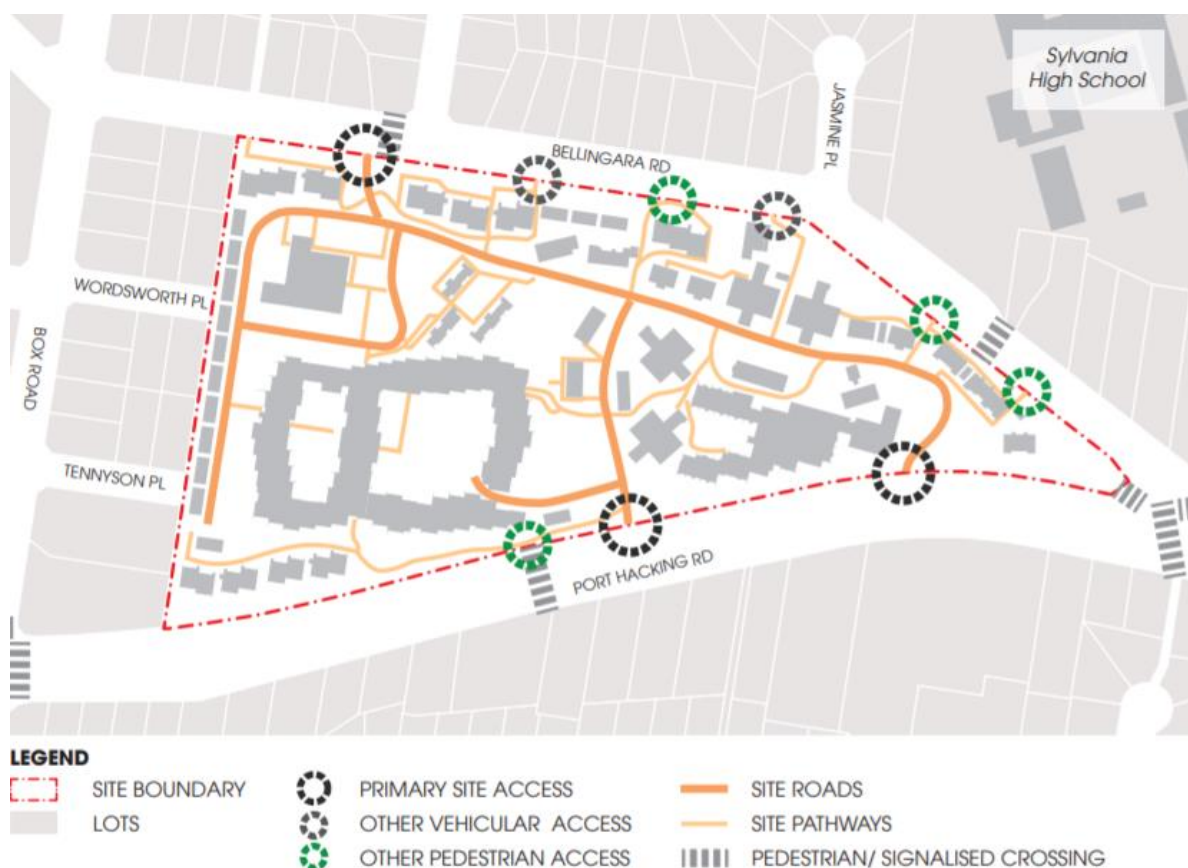


Figure 11 Access points and circulation

Source: Group GSA

4.4 Surrounding Development

The surrounding context is predominantly characterised by residential development, with some schools, open space and retail / commercial uses.

North

Port Hacking Road runs along the northern and eastern boundary of the site, providing a north-south connection through Sylvania. Development beyond Port Hacking Road generally comprises low density residential dwellings, with the Sylvania Southgate Shopping Centre located 1.4km from the site. A number of public bus stops are located on Port Hacking Road and Bellingara Road providing access to the shopping centre and beyond.

South

To the immediate south of the site is low density residential dwellings and land zone R4 high density residential on the corner of Box Road and Port Hacking Road. Beyond this is a large area of land zoned IN2 Light Industrial and the HammondCare Aged Care Facility (at 19 Kiama Street, Miranda) which is zoned R3 Medium Density Residential. Miranda Westfield and train station are located 2.6km south of the site and Sylvania shopping village is located 1.3km to the north.

East

To the east of the site is low density residential development and Gwawley Bay on the Georges River. The suburb of Taren Point is located beyond this.

West

To the west of the site is low density residential development and Sylvania High School. The high school is located adjacent to a vegetation corridor which acts as a continuation of Gwawley Creek. Amongst residential development, the Sylvania Bowling Club is located approximately 800m from the site.

The surrounding context is shown at **Figure 12** and images are provided at **Figure 13** to **Figure 16**.

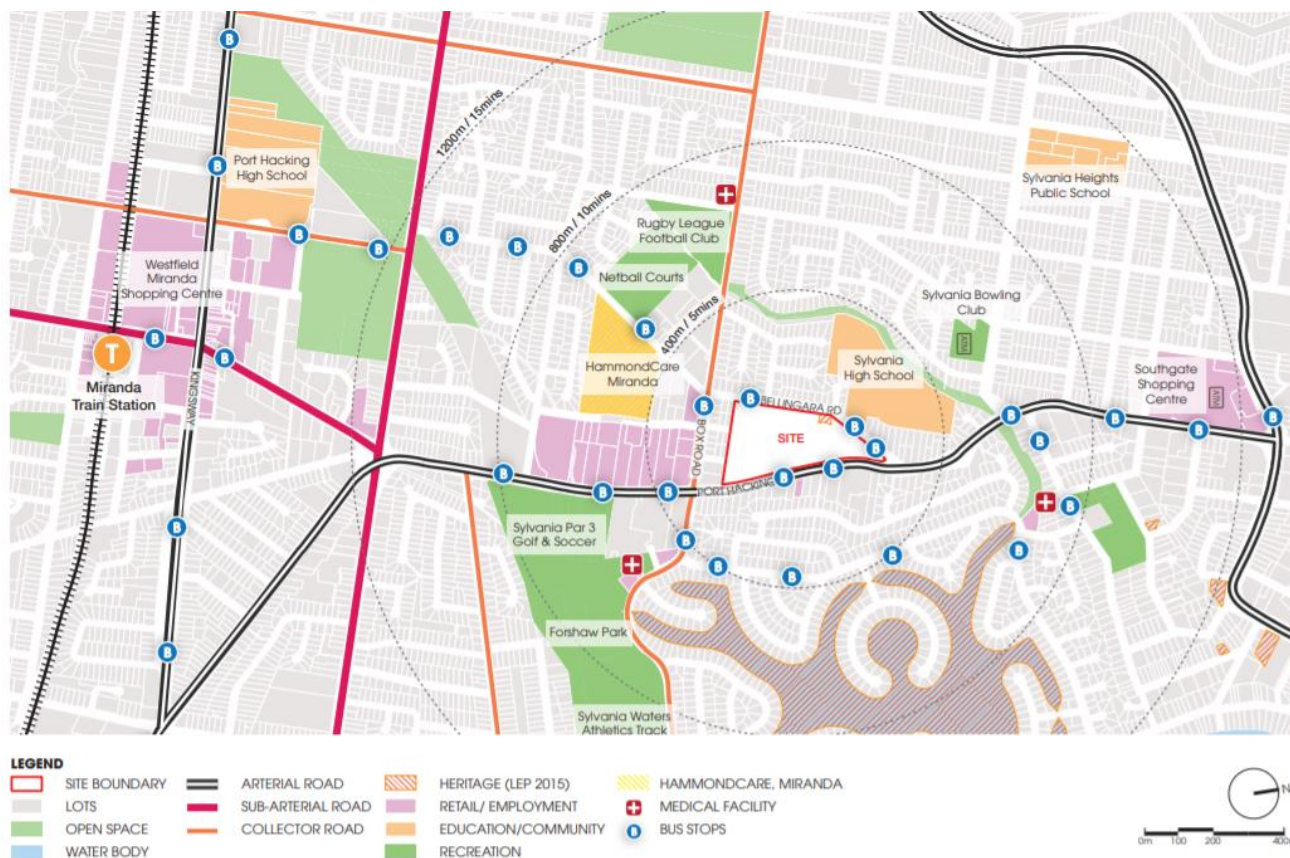


Figure 12 Surrounding context

Source: Group GSA



Figure 13 Low density development located on Bellingara Road

Source: Ethos Urban



Figure 14 HammondCare Miranda Seniors Facility

Source: Ethos Urban



Figure 15 Port Hacking Road

Source: Ethos Urban



Figure 16 Entrance to Sylvania High School on Bellingara Road

Source: Ethos Urban

4.5 Current Planning Controls

The key development standards that currently apply to the site are determined by the Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). These controls are detailed in **Table 2**, and a discussion of the proposed changes to the controls is contained in **Section 6.1**. The proposed changes will seek to align the site with its context and unique strategic merit, as discussed in **Section 7.1** and **Section 7.2**.

4.5.1 Sutherland Shire Local Environmental Plan 2015

Under the SSLEP 2015, the following development standards apply to the site:

Table 1 Current controls and provisions applying to the site under the SSLEP 2015

Provision	Existing Control
Land Use	The site is zoned R2 Low Density Residential development which permits dwelling houses, community facilities, group homes, places of public workshop and seniors housing. Refer to the extract at Figure 17 below.
Height	Development across the site is restricted by a maximum building height control of 8.5m, as measured from natural ground level. Refer to the extract at Figure 18 below.
Floor Space Ratio	A floor space ratio (FSR) control has been applied to control density. The maximum FSR that applies across the site is 0.55:1. Refer to Figure 19 below.
Heritage	The site comprises a local heritage item under Schedule 5 of the SSLEP 2015. Refer to Figure 20 below.
Landscaped Area	A minimum landscape area of 35% applies to the site to ensure the retention or provision of vegetation to contribute to biodiversity and enhance the Sutherland Shire Tree canopy. Refer to Figure 21 .

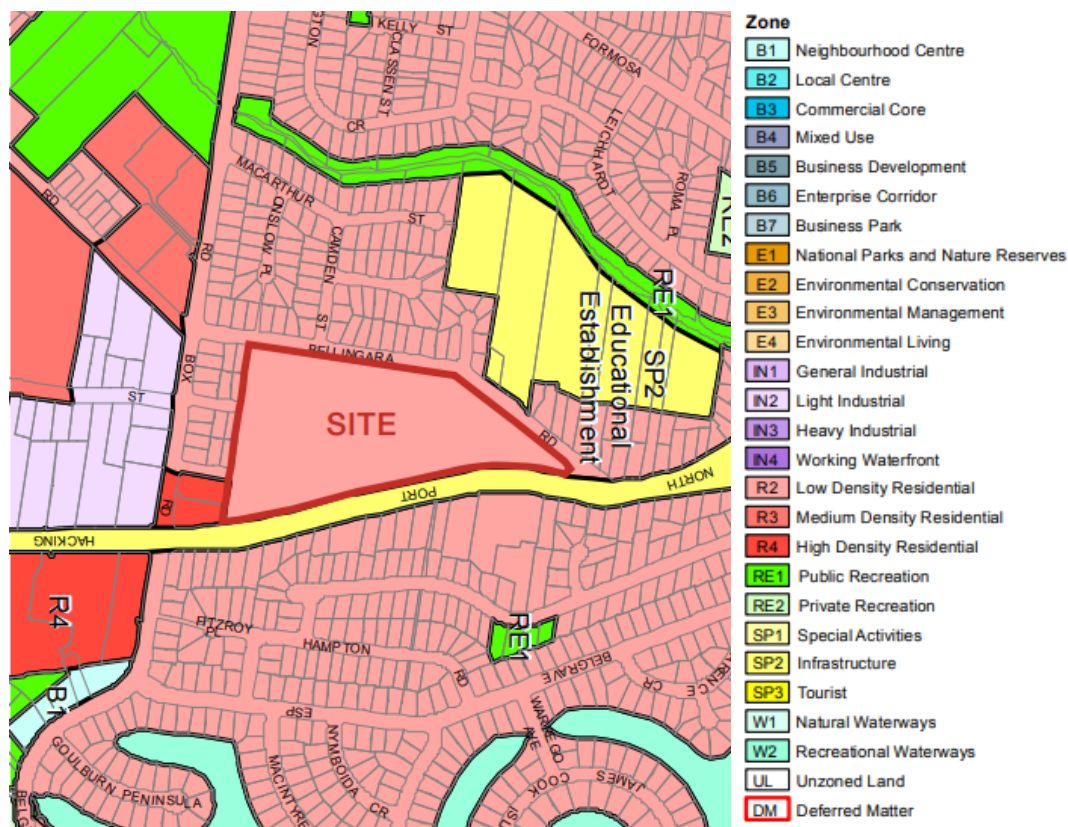


Figure 17 Land zoning

Source: SSLEP 2015 / Group GSA

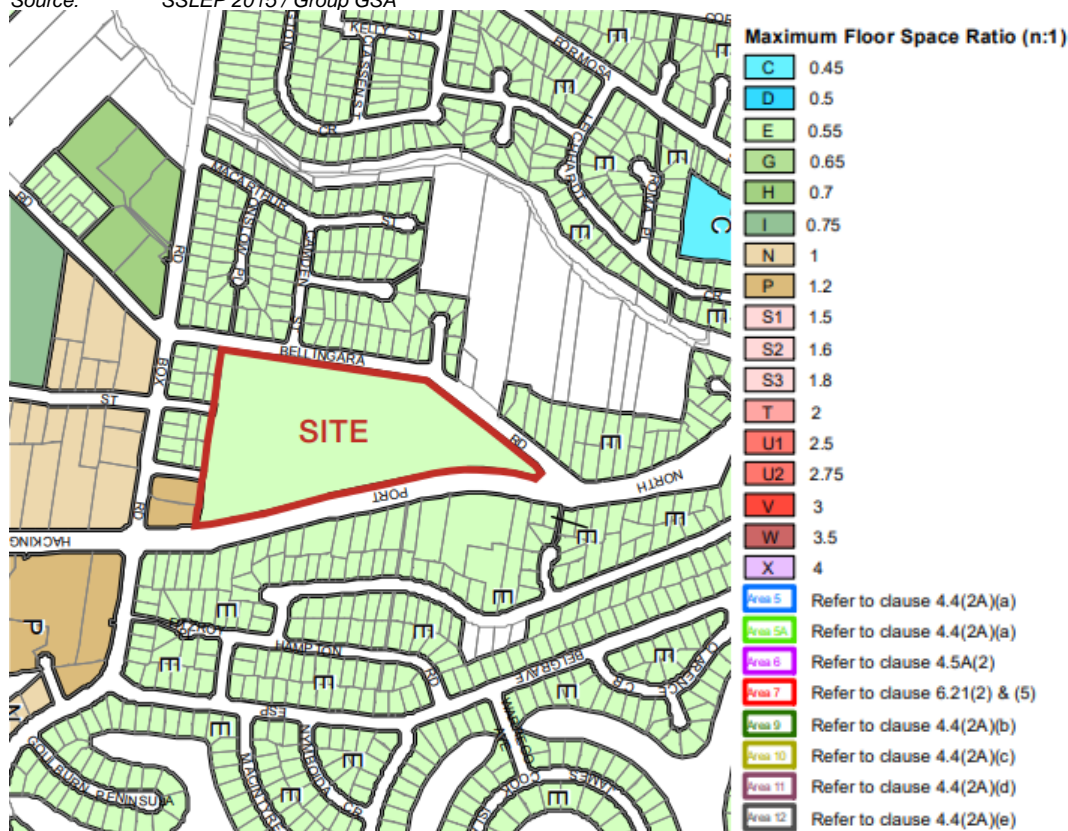


Figure 18 Floor space ratio

Source: SSLEP 2015 / Group GSA

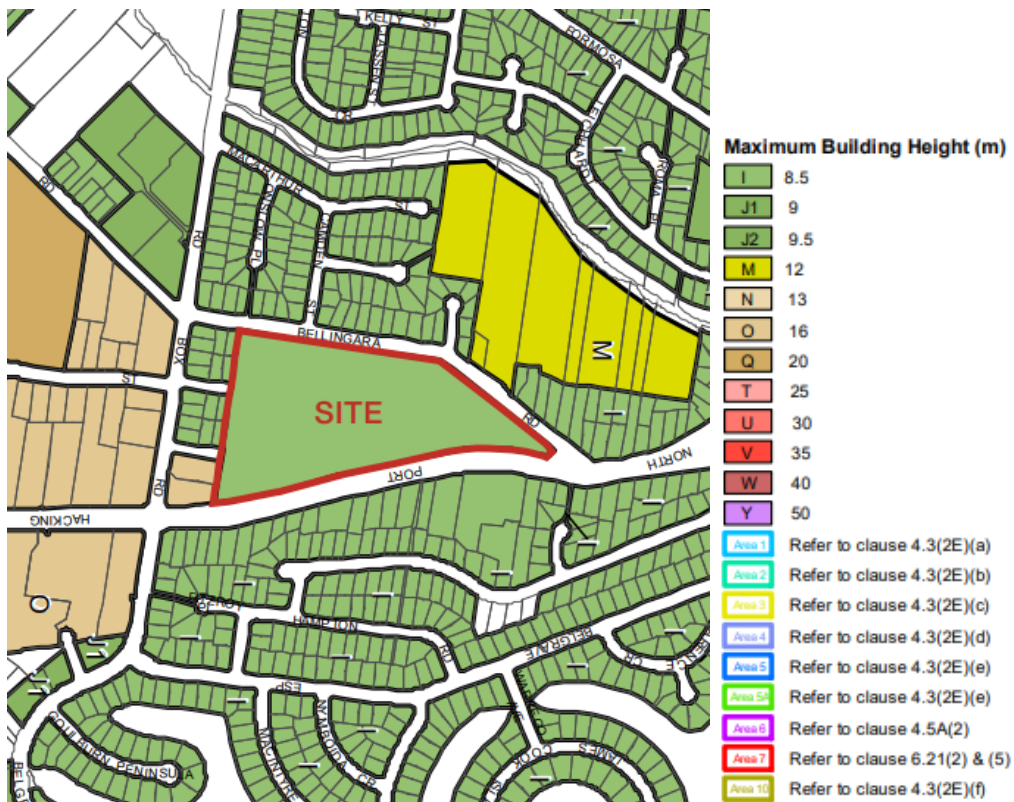


Figure 19 Height of buildings

Source: SSLEP 2015 / Group GSA



Figure 20 Heritage

Source: SSLEP 2015 / Group GSA



Figure 21 Minimum landscaped area

Source: SSLEP 2015 / Group GSA

4.5.2 Sutherland Shire Development Control Plan 2015

The Sutherland Shire Development Control Plan 2015 (SDCP) deals with residential neighbourhoods but does not provide controls for residential care facilities or ILUs. In this respect, the Seniors SEPP is relied upon to control built form and character.

However, in consultation with Council and as requested, given the proposed rezoning to higher density development and the redevelopment of the site for a new village, it is appropriate to control the built form, envelopes and setbacks with a Site Specific DCP to provide further guidance on how future development will respond to the surrounding area and its context.

A Site Specific DCP has been prepared by Ethos Urban and is included at **Appendix O**.

5.0 PART 1 – Objectives and Intended Outcomes

The intended outcome of the Planning Proposal is to amend the SSLEP 2015 to enable the renewal and redevelopment of the existing Frank Vickery Village to meet modern day seniors living and equitable access standards. The proposed amendments to the SSLEP2015 will allow for a better development outcome at 101 Port Hacking Road, Sylvania, that respects the site's existing characteristics and future demand for seniors housing in the locality. The proposal will enable the delivery of additional seniors housing in the form of ILUs and RACFs as well as public domain improvements and community facilities, that better respond to the strategic context and potential of the site.

5.1 Objectives

The objectives of the Planning Proposal are:

- Facilitating the development of a significant site under single ownership in a strategically significant location;

- Allowing for substantial seniors housing in the form of RACFs and ILUs that will provide new homes for residents to age in place and meet the needs of the growing community and changing demographics;
- Increasing Wesley Missions service offering on the site through the provision of additional permitted uses to support residents and the surrounding community;
- Supporting improved connections with the local community through the establishment of a new publicly accessible pedestrian through site link; and
- Contributing to the sustainability of the precinct through new green-links, water sensitive urban design initiatives, and an improved landscaped interface with the public domain.

5.2 Intended Outcomes

The intended outcomes and objectives will be achieved by rezoning the site to R4 High Density Residential and including the site in Part 6 Local Provisions and Schedule 1 - Additional Permitted Uses, to enable an uplift in seniors housing and associated services and facilities to support the increase in population. This provides an increased opportunity to allow existing residents in the Sutherland Shire LGA to age in place, while meeting the population projections and allow Wesley Mission to expand its service offering to support residents and the wider community. It further provides an appropriate transition in built form and will enable an improved relationship and connections with surrounding residents and communities, including Sylvania High School.

The proposal is accompanied by a Site Specific DCP included at **Appendix O**. The Site Specific DCP will be used to guide and facilitate the detailed design of the site in accordance with the SSLEP 2015 and Seniors SEPP.

6.0 PART 2 – Explanation of Provisions

6.1 Proposed SSLEP 2015 Amendments

The SSLEP 2015 sets out the planning controls that applies to the site. This Planning Proposal seeks to amend the SSLEP 2015 to facilitate a better outcome for the site and support an uplift in seniors housing to meet changing demographics and population growth. The recommended amendments to the SSLEP 2015 controls are outlined below and justification is provided in **Section 7.0**.

Table 2 Proposed SSLEP 2015 Amendments

Planning Control	Existing Development Controls	Proposed Controls / Provisions
Zone	R2 Low Density Residential	R4 High Density Residential
Minimum Landscaped Area	35% (J)	30% (E)
Local Provisions	N/A	<p>Clause 6.23 Frank Vickery Village</p> <p>(1) The objective of this clause is to allow for the redevelopment of Frank Vickery Village into a modern seniors housing village that also provides for supporting non-residential uses.</p> <p>(2) This clause applies to the land known as Frank Vickery Village and identified as “Area 8” on the Height of Buildings Map and the Floor Space Ratio Map.</p> <p>(3) Despite clause 4.3(2), the height of a building on land to which this clause applies may exceed the maximum height shown for the land on the Height of Buildings Map by an additional 18m if—</p> <p>(a) the building is predominately (or entirely), used for seniors housing;</p> <p>(b) a building located adjacent to the southern boundary of the site and to Bellingara Road provide a transitional scale of building height; and</p> <p>(c) building setbacks to all property boundaries including to Port Hacking Road and Bellingara Road are a minimum of 7.5 metres and comprise deep soil planting including large scale indigenous trees.</p>

Planning Control	Existing Development Controls	Proposed Controls / Provisions
		<p>(4) Despite clause 4.4(2), the maximum floor space ratio for the land identified as "Area 8" on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by an additional 0.71:1 if—</p> <ul style="list-style-type: none"> (a) the land is predominately used for seniors housing; (b) a building located adjacent to the southern boundary of the site and to Bellingara Road provide a transitional scale of building height; and (c) building setbacks to all property boundaries including to Port Hacking Road and Bellingara Road are a minimum of 7.5 metres and comprise deep soil planting including large scale indigenous trees.
Additional Permitted Uses	N/A	<p>31 Use of land at 101 Port Hacking Road, Sylvania</p> <ul style="list-style-type: none"> (1) This clause applies to land at 101 Port Hacking Road, Sylvania, being Lot 1, DP 1025954 (also known as Frank Vickery Village) and identified as "31" on the Additional Permitted Uses Map. (2) Development for the purposes of retail premises, recreational facility (indoor) and medical centre is permitted with development consent. (3) The total gross floor area (GFA) of retail premises uses on the land must not exceed 1,000m². (4) The total gross floor area (GFA) of recreational facility (indoor) uses on the land must not exceed 3,000m². (5) The total gross floor area (GFA) of medical centre uses on the land must not exceed 1,000m².

Zoning

The R4 High Density Residential zone is considered the most appropriate land use zone for the site to increase the supply of seniors housing in the form and scale envisaged by the Masterplan and as discussed with Council (refer to **Appendix A**). The application of the R4 zone on the site will allow for development uplift, without resulting in significant impacts on the surrounding area. This is on account of the large site area and topography of the land that allows for future development to be appropriately configured and transitioned in scale, where the maximum height and density is centrally located and then transitions down in scale and density for buildings facing Bellingara Road and adjacent to the adjoining R2 zoned land to the south.

Notwithstanding this, it is noted that R4 zoned land immediately adjoins the site to the south and IN2 Light Industrial land is located on the southern side of Box Road, while the HammondCare site located at 19 Kiama St, Miranda (approximately 1km south) is zoned R3 Medium Density Residential. This diversity is reflective of the mixture of land uses and zonings in the locality beyond the R2 zoning.

It is important to note that an R3 Medium Density zoning for the site is not proposed as the 8m height development standard of clause 40 of SEPP Seniors would continue to apply to the site and therefore a clause 4.6 variation would still need to be lodged for buildings complying with the local provision proposed as part of this Planning Proposal. As residential flat buildings are permissible in the R4 zoning, the 8m height development standard of SEPP Seniors will not apply and buildings can be approved on the site compliant with the provisions of this Planning Proposal without the need for a clause 4.6 variation.

Landscaped Area

The minimum landscaped area provision will be amended to 30% reflective of the landscape area requirement in R4 High Density Residential zones. Notwithstanding this, as illustrated on the landscape plans at **Appendix A**, it is possible to provide significant open space with 1.95 ha of natural ground / deep soil and 0.55ha of soft landscaping (over structure).

Local Provision

It is proposed to include a site specific Local Provision under Part 6 of the SSLEP 2015 to allow for development uplift on the site where the proposal predominately (or entirely) incorporates development for the purposes of

seniors housing. This will ensure that any future development application on the site is restricted in terms of maximum building height and FSR if it is not development predominantly for the purposes of seniors housing. This provides Council and the community certainty that despite the proposed R4 zoning of the site, the development of the site for residential flat buildings is not possible as their height would remain restricted to 8.5m. The indicative Masterplan illustrates an appropriate height transition and setbacks that respond to the surrounding land uses and context. This is discussed in further detail at **Section 7.3.1**.

Accordingly, should buildings and the site be predominately developed for seniors housing the proposed additional maximum building height under clause 6.23 for the site is 18m and the proposed additional maximum FSR is 0.71:1.

Additional Permitted Uses

Finally, the proposal intends to amend Schedule 1 (Additional Permitted Uses) of the SSLEP 2015 to permit a limited amount of uses to support the new village that are not identified in the Land Use Table or standard permitted land uses under the R4 zoning, while enhancing the service offerings that can be provided by Wesley Mission. The new Schedule 1 amendment will identify the site as '31' on the Additional Permitted Uses Map and seeks to include retail premises, recreational facilities (indoor) and medical centres as permissible with consent. Development for the purposes of medical centres will incorporate smaller health services and clinics to meet the needs of residents on site.

The proposed amendment includes a total GFA cap for these uses so as to guide the total floor area permitted for these additional uses. Importantly, these uses will support the existing and future residents as well as the local community. The proposed amendments to the SSLEP 2015 maps including the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map, Landscape Area Map and Additional Permitted Uses Map are shown in **Figure 22 to Figure 25**. The relevant maps are also included in **Appendix D**.

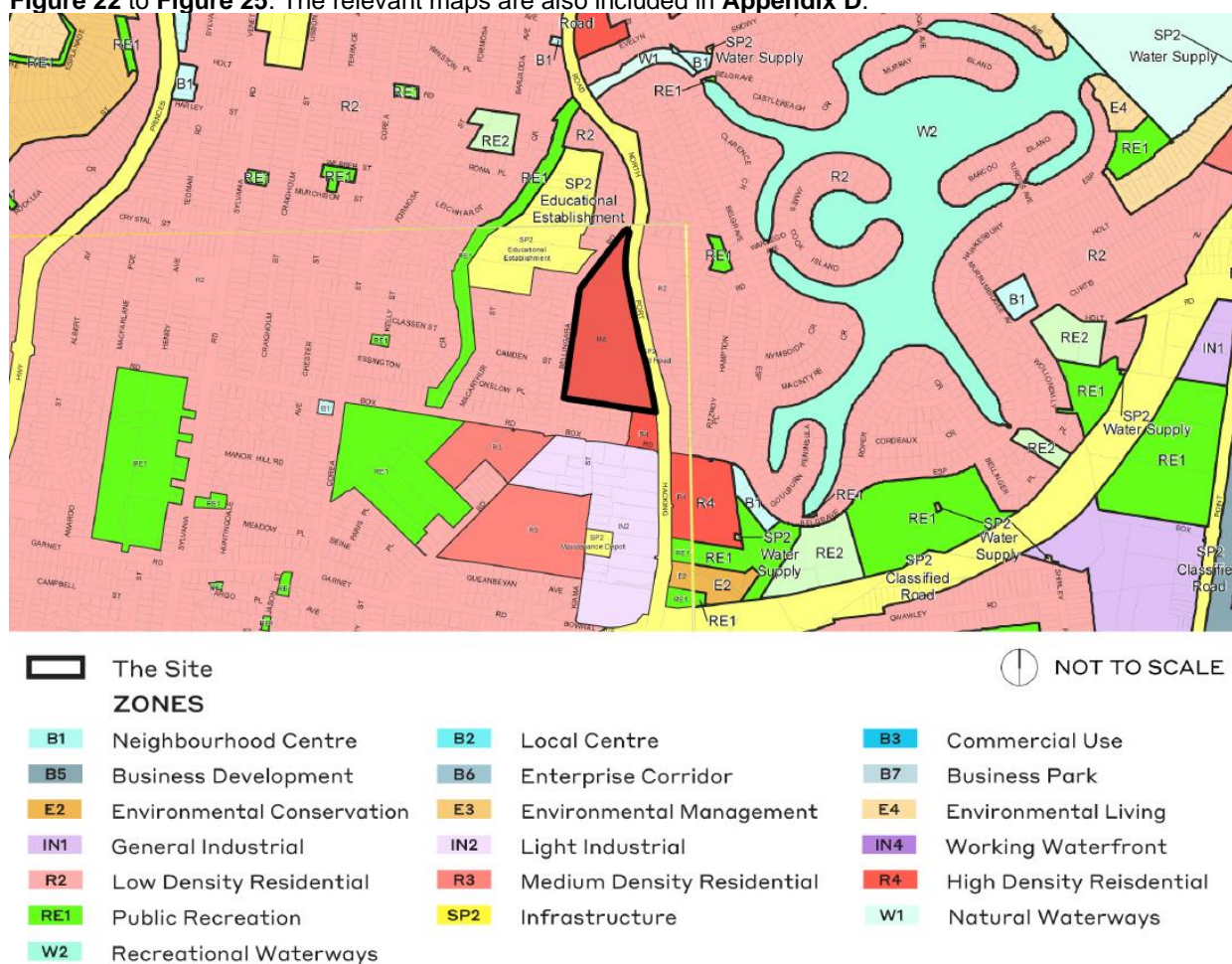


Figure 22 Proposed Land Zoning Map

Source: *Ethos Urban*

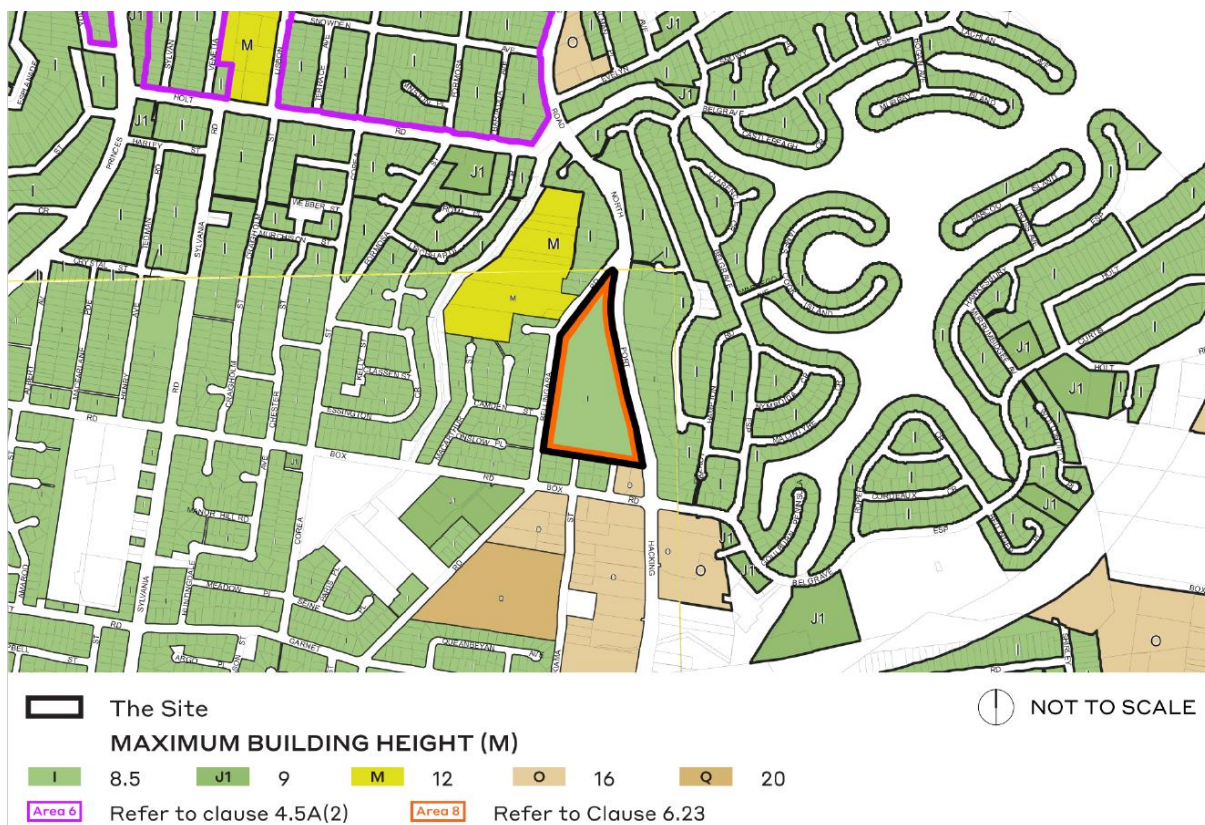


Figure 23 Proposed Height of Buildings Map

Source: Ethos Urban

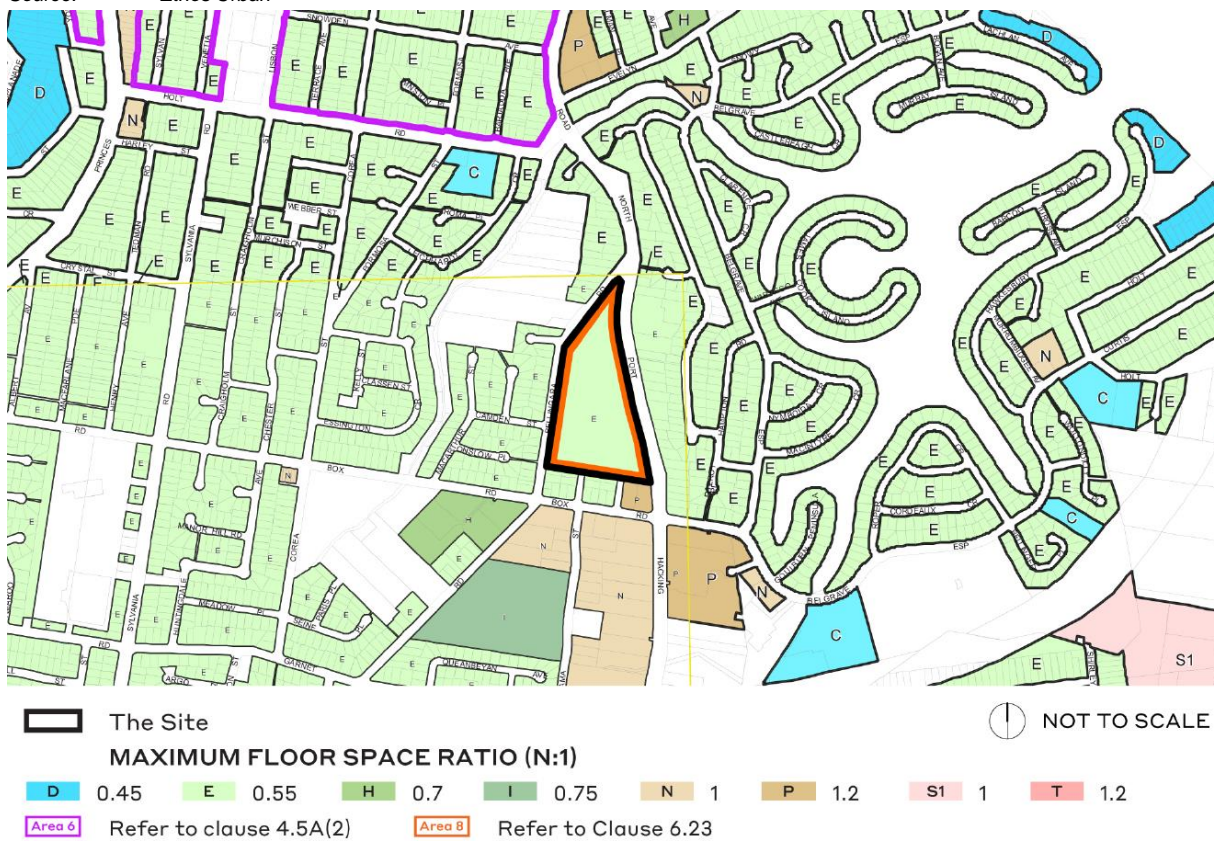


Figure 24 Proposed Floor Space Ratio Map

Source: Ethos Urban

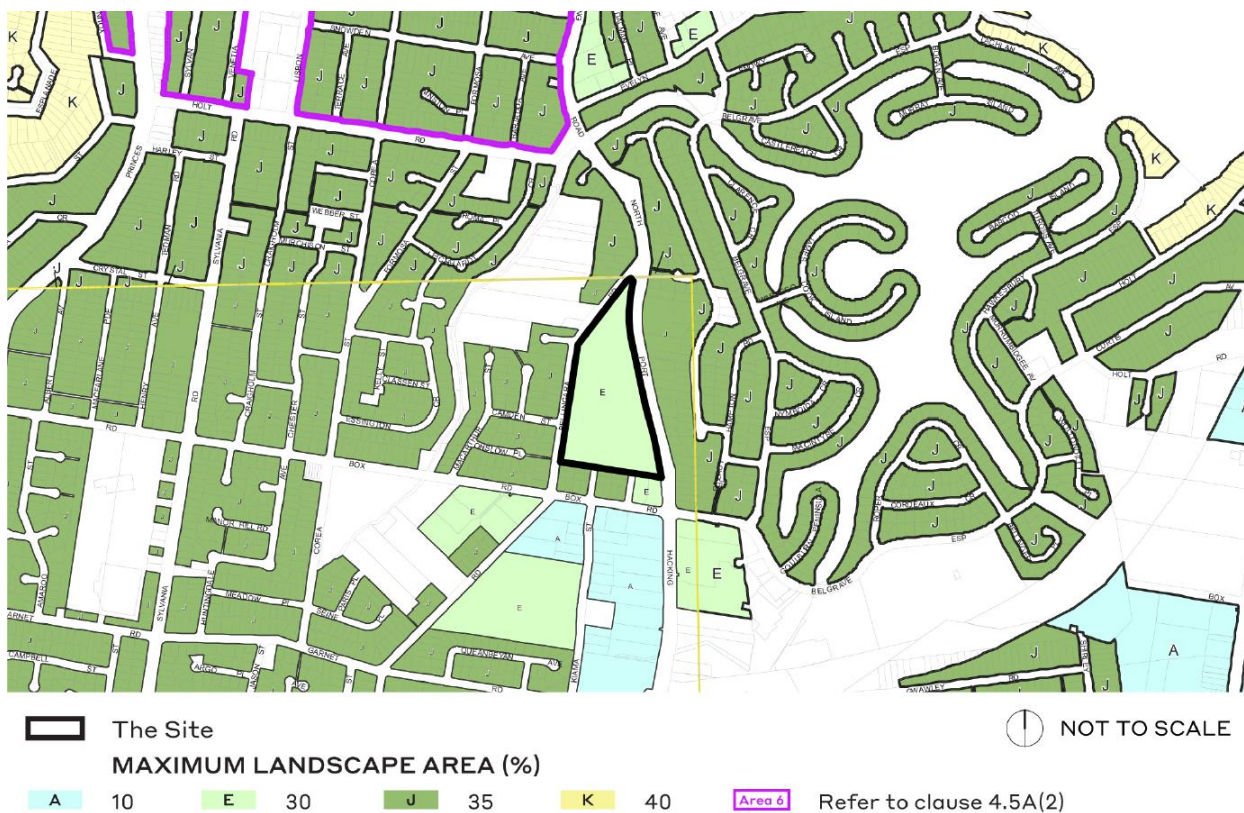


Figure 25 Proposed Landscape Area Map

Source:

Ethos Urban

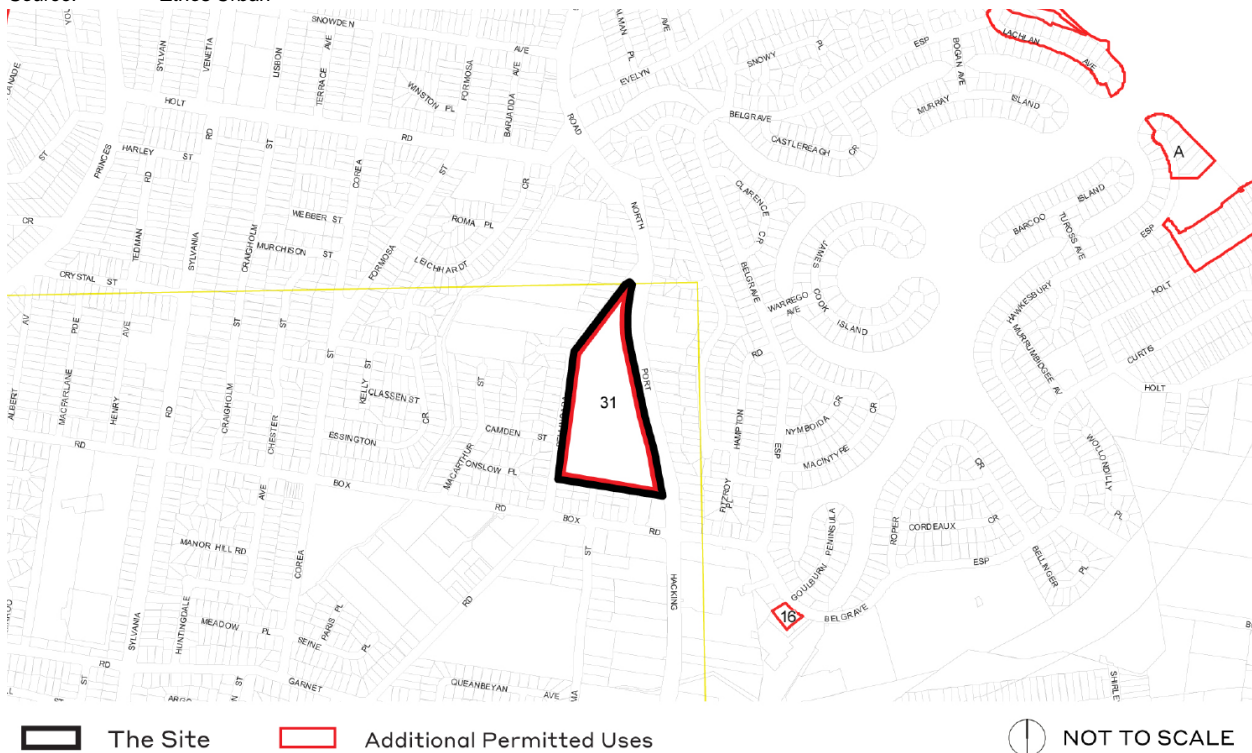


Figure 26 Proposed Additional Permitted Uses Map

Source: Ethos Urban

7.0 PART 3 – Justification, outcomes, and process for implementation

7.1 Section A – Need for the planning proposal

Q1 – Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal has been informed by a comprehensive Urban Design Analysis (refer to **Appendix A**), other technical studies and reports (refer to Table of Contents) and in consultation with Council's strategic planning team. While this Planning Proposal responds to the strategic context and framework for the site, the proposed development standards are not directly informed by any strategic plan or policy. Rather, the proposal seeks to address the site's unrealised potential for modern day seniors housing in-line with the greater strategic planning framework for the area and deliver an improved built form outcome on the site together with public benefits. A discussion of how the proposed standards responds to these matters and are appropriate for the site and surrounding area, is discussed in the following sections.

7.1.1 Greater Sydney Region Plan

In March 2018, the Greater Sydney Commission finalised the *Greater Sydney Region Plan: A Metropolis of Three Cities*. The Plan presents a strategy for managing growth and change and intends to guide infrastructure delivery over the next 40 years. The Plan has been prepared in conjunction with the NSW Government's Future Transport Strategy 2056.

The Plan sets out key directions that collectively form a framework for liveability, productivity and sustainability that underpins the growth of Sydney. The key themes and directions applicable to the proposal include:

- Accelerating housing supply across Sydney;
- Accelerate urban renewal across Sydney;
- Improving housing choice to suit different needs and lifestyles;
- Creating healthy built environments;
- Protecting our natural environment and biodiversity; and
- Managing impacts of development on the environment.

The Plan identifies that the site is located within the Eastern Harbour City and the South District. The Plan forecasts an additional 725,000 dwellings will be required to 2036, with 83,500 located in the South District. The proposed amendments to the SSLEP 2015 will support and facilitate the direction of the Greater Sydney Region Plan. Specifically, the site will:

- Maximise opportunities for seniors housing and related land uses without significant impacts on the environment;
- Increase the diversity of dwelling types to support the population's changing needs and community wellbeing on an existing site, in an accessible location;
- Support social and community wellbeing and resilience through an increase in support services;
- Build on the site's location in close proximity to both Sutherland and Miranda Strategic Centres, and Sylvania Local Centre by providing improved community connections and support the establishment of an integrated community.

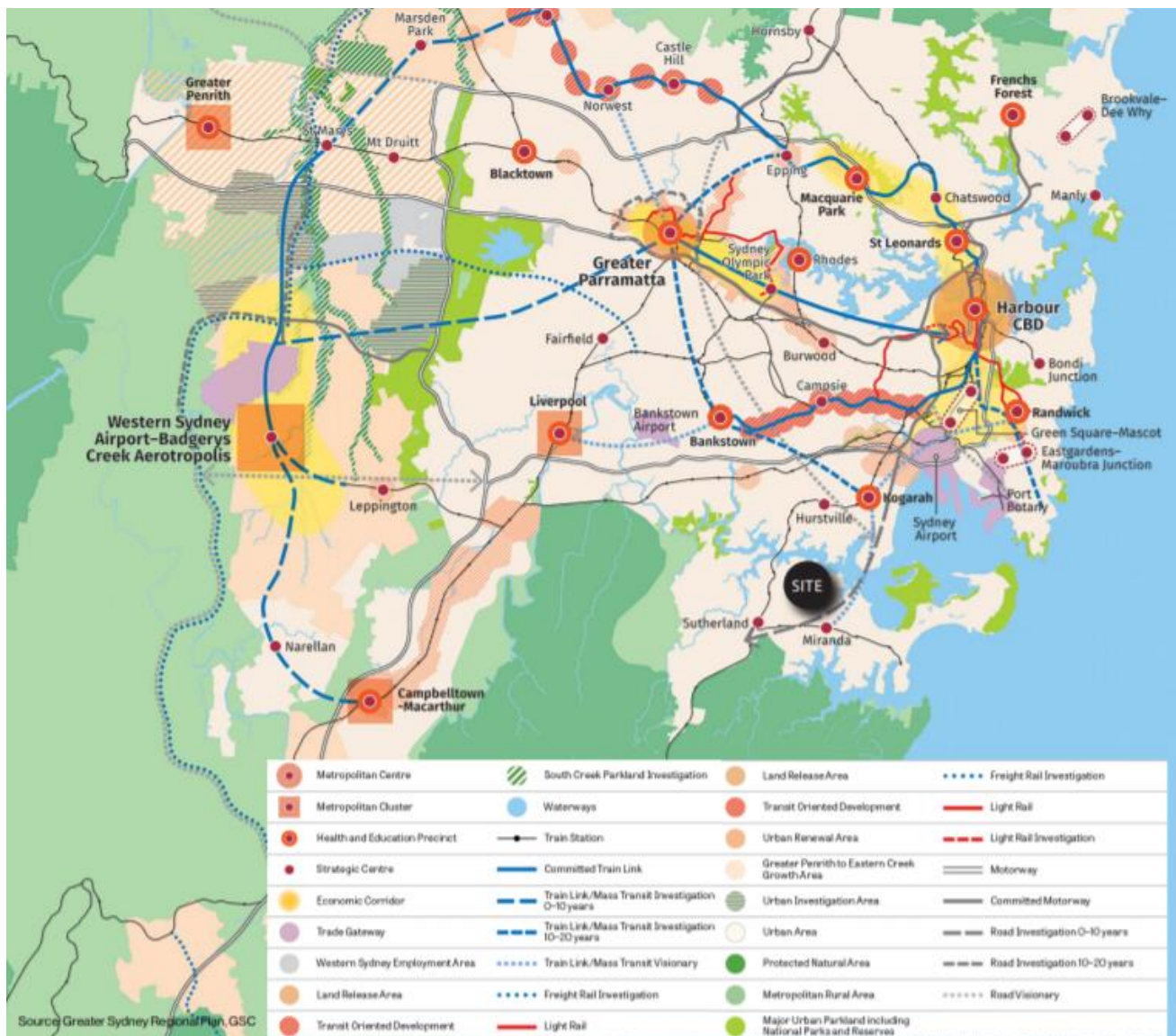


Figure 27 Extract of the Region Plan

Source: Greater Sydney Region Plan / Group GSA

7.1.2 South District Plan

The South District Plan underpins the Greater Sydney Region Plan, and is a key component of the ‘metropolis of three cities.’ The South District Plan intends to provide a 20 year plan that outlines growth areas, in line with the themes of economic, social and environmental objectives.

The Plan identifies that the Sutherland Shire LGA will see a substantial growth in the number of people aged 65 years and over, increasing by 19,450 resulting in almost 50% of the population in the 65-84 year age group. Further, the Plan notes that more diverse housing types will create opportunities for older people to continue living in their community, in close proximity to family, friends and established support networks.

Accordingly, the Planning Proposal directly aligns with various objectives and actions included within the District Plan to deliver on the planning outcomes for the Eastern Harbour City and South District. The site’s size and locational characteristics make it a prime example of a development-ready site that is well suited to meet the objectives of the Plan. The following sections outline how specific action can be addressed via a design-led redevelopment process for the site.

A City for People

Planning Priority S3 and S4 of the District Plan aims to ensure services and social infrastructure meeting people's changing needs as well as fostering healthy and socially connected communities. With the population expected to grow over the next 20 years, the District Plan notes there will be demand for an additional 83,500 dwellings and it is expected that this will be provided through urban renewal and infill development around new and existing infrastructure. The Planning Proposal will directly align with priorities S3 and S4 in that it will:

- Provide an increase in seniors housing in an area that is forecast to experience population growth and an increase in aged residents;
- Ensure the ageing population can continue to age in place and remain close to family and friends;
- Include the co-location of health and social services on site to meet the expected demand for aged care services, while addressing specific needs for the frail aged and those with dementia; and
- Support the multi-faceted nature of social networks and connections by providing opportunities for the aged to interact with local schools and communities.

Housing the City

Planning Priority S5 of the District Plan aims to ensure housing choices are available with an increase of housing supply and affordability proximate to jobs, services and public transport. Specifically, the District Plan notes that planning for housing should respond to the expected changes in households and age structures, with the South District housing target to 2021 being 23,250. It is expected that 5,200 of these dwellings will be located within the Sutherland Shire.

The Planning Proposal directly aligns with Planning Priority S5 as it will support the ageing and growing population, while meeting the modern day standards for aged care and independent living. Given the large site area, existing use and locational attributes, through appropriate development uplift the site is considered suitable to support additional capacity, particularly given the genuine broader public benefits that would be provided. As discussed above, the urban renewal of the site will ensure residents are able to:

- Access services and facilities on site to suit their needs, while being in an accessible location proximate to public transport and major strategic centres; and
- Age in place and establish greater connections with surrounding residents and the local community including Sylvania High School.

Accordingly, the proposed amendment will contribute to housing choice and the imbalance of seniors housing where the forecasted population growth and changing demographics will result in increased demand for seniors living in the South District as discussed in **Section 7.3.10**. The existing development standards represent a lost opportunity to provide more diverse and additional seniors housing on an existing site that has been contributing to the Sutherland Shire's broader community for some years.

7.1.3 Sutherland Shire Local Strategic Planning Statement

Under changes made to the EP&A Act, all councils are required to prepare a Local Strategic Planning Statement to give effect to the Region and District Plan. The Sutherland Shire Local Strategic Planning Statement (Sutherland LSPS) was endorsed by Council on 24 August 2020. The Sutherland LSPS seeks to provide a coordinated vision for the Sutherland Shire to manage future growth and change to 2036.

The Sutherland LSPS identifies priorities to deliver land use outcomes for infrastructure, housing, town centres, employment, transport, recreation and the environment. The population of the Sutherland Shire in 2016 was 226,461 people and this is expected to grow at an annual rate of 0.7%, with a population of 260,400 by 2036. While it is recognised that this annual growth rate is relatively slow, the demographic make up is changing with an increase expected in the 60 years and over age bracket. This demographic make up illustrates the desire for residents to age in place, in turn resulting in an increased pressure on aged care beds and facilities.

In accordance with the forecasted population growth and change, the site is well placed to support the growing population and changing demographics. In accordance with the vision and the overarching theme of 'Liveability'

identified in the LSPS, the Planning Proposal is considered to directly align with Planning Priority 9 – Community Connections and Planning Priority 10 – Housing Choice by way of the following:

- The existing site makes an important contribution to social and cultural infrastructure to support community wellbeing and resilience. The proposed amendments will allow for an increase in support services, ministry and worship services and will provide an additional 317 ILUs and 57 RACF beds, meeting the needs of the existing and future population;
- The site's large site area and existing seniors community makes it suitable to assist in addressing the growing need for seniors housing by being able to accommodate significant uplift whilst minimising amenity impacts on its surroundings, as opposed to infill sites for seniors housing predominantly located in low density residential areas which are typically constrained by far smaller site areas and sensitive adjoining residential land uses;
- The existing village acts as a connection point for surrounding land uses and it has the ability to build on its location in close proximity to Sylvania High School by providing improved community connections through upgrades including the potential for through site links connecting the high school with Port Hacking Road, thereby support the establishment of an integrated community as shown in **Appendix A**;
- The existing development controls do not realise the site's ability to undergo redevelopment and recognise its full capacity. It is noted that the site has not undergone any major redevelopment since 1984 and now, the site must adapt and change to support the ageing and growing population and modern day standards required for aged care facilities; and
- As illustrated in **Appendix A**, the site is able to accommodate additional capacity and broader public benefits. The proposed amendments will support this uplift through removing the need to be reliant on the Seniors SEPP and will allow Wesley Mission to continue to provide a service offering that meets the needs of the community, now and into the future.

As such, it is apparent that the current low-density residential zoning and associated development standards that apply to the site do not reflect the capacity of the village or urban renewal. Any development uplift on the site would respond to Council's desire to retain and manage community services and provide diverse housing opportunities to meet the needs of the growing and ageing population.

While the LSPS does not state a specific direction on the future provision of seniors housing within the LGA, it is noted that existing sites such as Frank Vickery Village demonstrate that there is capacity to support uplift and to directly align with Planning Priority 9 and 10 through its community service offering and by making available additional housing capacity on an existing large village site with an established seniors community. It is also located in an accessible location, in close proximity to services, social connections and will allow for an increase in employment opportunities.

Through the implementation of the proposed amendments, Wesley Mission can be upheld and can continue to support and provide a service offering that meets the needs of residents now and into the future.

7.1.4 Our Community Strategic Plan

Sutherland Shire Council's community strategic plan 'Our Community Plan' outlines the community's aspirations and long term vision for the Sutherland Shire. The Plan has been prepared in collaboration with and on behalf of residents, government and other agencies. The vision guiding the Plan is for "a connected and safe community that respects people and nature, enjoying active lives in a strong local economy."

Prepared in 2017, the Plan estimates that Sutherland Shire was home to a population of 229,017 people and the LGA had the lowest rate of departures of any council area in Sydney with only 4.3% of residents moving out of the area in 2013/2014. As well, the profile makeup of the LGA comprised 20.7% more people aged 60 years and over than Greater Sydney. To 2026, the Plan estimated that there will be a 45% increase in the number of people retired and an increase of 15,762 people aged 60 years and over.

To achieve the vision of the Plan, 6 'outcomes' have been established. The Planning Proposal will directly align with Outcome 5 – Sutherland Shire: A prosperous community for all and Outcome 6 – Sutherland Shire: A liveable place with a high quality of life. Specifically, the proposed amendments will:

- Provide for the redevelopment of the site to support modern aged care needs, while including the provision of services and facilities that will support existing and future residents as well as the surrounding community;
- Provide for an improved public domain and response to the surrounding community by providing an improved interface to allow for the development of relationships with neighbouring communities;
- Include the provision of additional uses to support and enhance additional employment opportunities within the Sutherland Shire; and
- Provide for an improved urban form and public domain to support a welcoming, safe and accessible place for residents and the community.

Therefore, the proposed amendment will promote an improved community outcome that recognises the surrounding land uses including low density residential development and Sylvania High School in which the site interfaces to the immediate west. The Planning Proposal will allow for the redevelopment of the site to suit modern day aged care and seniors housing standards, while recognising the increase in population and changing demographics to support an ageing community. The proposal will also allow residents to age in place recognising the low proportion of residents that depart and move out of the community and area. Accordingly, the proposal adequately recognises the changing needs of the Sutherland Shire LGA and the vision to create a connected and safe community that respects the existing residents and natural environment.

Q2 – Is the Planning Proposal the best means of achieving the intended outcome?

Yes. The Planning Proposal is the best means of achieving the objectives and intended outcomes for the site. The proposed rezoning, height and FSR, and additional permitted uses would not be supported under the existing development.

7.2 Section B – Relationship to strategic planning framework

7.2.1 Q3 – Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Strategic Merit Test

A Guide to Preparing Planning Proposals sets out that in order to answer this question, a planning proposal needs to justify that it meets the Strategic Merit Test. The consistency of this Planning Proposal with the mandated assessment criteria is set out below.

a) Does the proposal have strategic merit?

Is it:

- Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or
- Consistent with a relevant local council strategy that has been endorsed by the Department; or
- Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

The proposal has strategic merit because:

- It is consistent with the relevant strategic plans governing the development of Sydney and the Sutherland Shire LGA over the next two decades. Refer to the discussion in **Section 7.1**;
- It directly responds to the changing demographics and growing population, where the Sutherland Shire will see an increase in residents aged 60 years and over. The subject site is ideally positioned and has the existing attributes to provide additional seniors housing that can accommodate the ageing population and will be quickly absorbed by the forecast demand in the region; and
- The MRA Exclusion Zone amendment to the Seniors SEPP was adopted on 29 July 2020 and ceased the operation of the Seniors SEPP on all land identified within the MRA Exclusion Zone, with this change affecting 13 LGAs in the Sydney Metropolitan Area including Sutherland Shire. The MRA Exclusion Zone has effectively

shut seniors housing development out of not only rural zoned land, but also a significant amount of urban zoned land within the MRA, that includes existing urban zonings such as all residential, mixed use zonings where Site Compatibility Certificates (SCCs) were not previously required. Accordingly, this has taken away a considerable amount of land (both rural and urban) that has been for many years available to the seniors housing industry;

- With the inclusion of the MRA Exclusion Zone in the Seniors SEPP this will place added pressure on the delivery of new seniors housing in Sydney that meets modern amenity and accessibility standards, as well as market expectations, is anticipated to become more difficult and will slow. This is expected to lead to the industry in Sydney struggling to meet the peak challenge of the ageing population over the next 15 years as the baby boomer generation enters older age. Therefore, the renewal and redevelopment of existing villages such as Frank Vickery Village is urgently needed meet this demand and help take seniors housing development pressure off other less appropriate urban land; and
- The existing planning framework (including SEPP Seniors) offers little or no additional density available to pay or accommodate the urban renewal of existing sites. Therefore, the Planning Proposal pathway to rezone and increase the building height and FSR controls under local provisions is typically the only avenue available. Accordingly, the proposal is representative of a site that responds to the strategic framework to provide for the renewal of an existing and ageing site that is required to be upgraded to meet the modern day seniors housing standards.

b) Does the proposal have site-specific merit?

Having regard to the following:

- the natural environment (including known significant environmental values, resources or hazards); and
- the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and
- the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The proposal has site-specific merit, as:

- The site is not identified as being subject to any significant environmental constraints that could limit redevelopment. All identified constraints can be suitably mitigated and managed in the future redevelopment of the site;
- The Planning Proposal has been prepared in the context of the significant strategic planning change and the surrounding landscape. While land immediately surrounding the site mostly comprises areas of low density residential development, the indicative masterplan illustrates how the future redevelopment will ensure the character form of these areas remain intact and adverse amenity impacts are minimised through appropriate height transition, generous setbacks and quality interfaces. Further, the indicative masterplan illustrates how integration with the adjoining community can be further enhanced in particular, through the implementation of a through-site link connecting the site and Sylvania High School to the immediate west; and
- The existing planning controls that apply to the site do not capitalise on the significant opportunities presented, including the large site area, existing use as a seniors living development, and access to services and facilities. Opportunities like the site should be promoted. The Planning Proposal aims to make a positive contribution by facilitating high quality built form, an attractive public domain, and complementary services and facilities to support residents and the local community.

Summary

This Planning Proposal achieves the assessment criteria as it demonstrates both strategic merit and site-specific merit. Therefore, it is considered that this Planning Proposal meets the Strategic Merit Test.

Q4 – Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The proposed amendments have been considered with regard to Council's draft Local Strategic Planning Statement and community strategic plan as discussed in **Section 7.1.3**. While the strategies don't present specific outcomes for the site, the Planning Proposal has had regard to the vision and objectives to ensure any future redevelopment aligns with the Sutherland Shire's priorities and actions.

Q5 – Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes. An assessment of the Planning Proposal against relevant State Environmental Planning Policies (SEPPs) is set out in **Table 3** below.

Table 3 Consistency with State Environmental Planning Policies

SEPP	Consistency		N/A	Comment
	Yes	No		
SEPP No. 1 Development Standards			✓	SEPP 1 does not apply.
Seniors SEPP	✓			The Planning Proposal is consistent with the broader aims of the SEPP as it proposes amendments to the existing development controls on the site that will enable the increased supply of seniors housing in an area that is strategically located with access to public transport services, social infrastructure and services. The design principles and development standards provided in the Seniors SEPP will be further addressed as part of detailed development applications.
SEPP (State and Regional Development) 2011			✓	The future development of the site is likely to be deemed as 'regional development' (meeting the relevant thresholds under Schedule 4A of the EP&A Act), with the Planning Panel acting as the determining authority.
SEPP (Affordable Rental Housing)			✓	Not relevant to proposed LEP amendment
SEPP (Exempt and Complying Development Codes)			✓	Not relevant to proposed LEP amendment
SEPP No. 55 Remediation of Land	✓			Nothing within this amendment will prevent a future DA's ability to comply with SEPP 55.
SEPP No. 64 Advertising and Signage	✓			Nothing within this amendment will prevent a future DA's ability to comply with SEPP 64.
SEPP No. 65 Design Quality of Residential Apartment Development	✓			Nothing within this amendment will prevent a future DA's ability to comply with SEPP 65.
State Environmental Planning Policy (Koala Habitat Protection) 2019			✓	The site is located within the Sutherland Shire LGA which is not listed in Schedule 1 of the Koala Habitat Protection SEPP. Therefore, the Koala Habitat Protection 2019 SEPP does not apply.
State Environmental Planning Policy (Coastal Management) 2018			✓	The site is not mapped as containing land identified as 'coastal wetlands', 'littoral rainforest' or proximate to either the 'Coastal Wetlands and Littoral Rainforests Area Map.'

Q6 – Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. An assessment of the Planning Proposal against applicable section 9.1 Directions is set out in **Table 4** below.

Table 4 Consistency with section 9.1 directions

Direction	Consistency		N/A	Comment
	Yes	No		
1. Employment and Resources				
1.1 Business and Industrial Zones			✓	The proposal does not affect land zoned for any of these purposes.
1.2 Rural Zones			✓	

Direction	Consistency		N/A	Comment
1.3 Mining, Petroleum Production and Extractive Industries			✓	
1.4 Oyster Aquaculture			✓	
1.5 Rural Lands			✓	
2 Environment and Heritage				
2.1 Environmental Protection Zones			✓	The site is not subject to any environmental constraints mapped under the SEPP.
2.2 Coastal Protection			✓	The site is not mapped as containing land identified as 'coastal wetlands', 'littoral rainforest', or proximity to either on the 'Coastal Wetlands and Littoral Rainforests Area Map'.
2.3 Heritage Conservation	✓			The site contains a heritage item known as item 3707 under Schedule 5 of the SSLEP 2015. A Heritage Impact Statement has been prepared by NBR Architecture and is included at Appendix I . The Statement confirms that the proposed renewal and redevelopment of the site would retain and conserve the heritage item within the village. NBR Architecture note that the proposal will have a positive impact on the heritage significance of the item by removing the intrusive carport nearby and other buildings to allow for improved viewing and curtilage around the heritage item. Further discussion is provided in Section 7.3.4 .
2.4 Recreational Vehicle Area			✓	The proposal does not make provision for recreational vehicles.
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones	✓			<p>The proposal has been prepared to directly respond to the objectives and provisions of this direction:</p> <ul style="list-style-type: none">• The proposed amendments will enable the development of additional seniors housing that will allow residents to age in place, while meeting the needs of the existing and future population;• The proposal will make the most efficient use of infrastructure and its locality through aligning the applicable development standards to ensure future development supports seniors and the surrounding community alike;• The site responds to the environmental conditions and will not result in any adverse environmental impacts;• The proposed Masterplan and Indicative Site Plan at Appendix A, illustrates how it is possible to deliver an improved built form outcome and high quality design on the site which will be reinforced and refined through any future detailed applications; and• The application demonstrates that it is possible to provide additional infrastructure on the site to support the ongoing development of the area and contributed to the quality of life for future residents.
3.2 Caravan Parks and Manufactured Home Estates			✓	Does not relate to the application.

Direction	Consistency	N/A	Comment
3.3 Home Occupations		✓	No change is proposed to the current permissibility of home occupations.
3.4 Integrating Land Use and Transport	✓		<p>This Direction applies due to this Planning Proposal relating to a residential zone. The Direction states that a Planning Proposal must be consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001). <p>The Planning Proposal is broadly consistent with the aims, objectives and principles of the above documents in that it will provide residential accommodation in an area well serviced by public transport. While the increased capacity on the site will result in additional traffic generation, the Traffic Impact Assessment prepared by Varga Traffic Planning and included at Appendix J, confirms that there will be no impact to the operation of key intersections surrounding the site or access arrangements. Further discussion is provided at Section 7.3.2.</p>
3.5 Development Near Licensed Aerodromes		✓	Does not relate to the proposal.
3.6 Shooting Ranges		✓	Does not relate to the proposal.
4. Hazard and Risk			
4.1 Acid Sulfate Soil	✓		The site is classified as Class 5 Acid Sulfate Soils. While it is noted that the proposed amendment does not result in any change in use, the future development application will be accompanied by a Acid Sulfate Soils Management plan to ensure the site can be made suitable for the proposed redevelopment.
4.2 Mine Subsidence and Unstable Land		✓	The site is not identified as mine subsidence or unstable land.
4.3 Flood Prone Land		✓	The site is not identified as flood prone land.
4.4 Planning for Bushfire Protection		✓	The site is not identified on land identified for bushfire protection.
6. Local Plan Making			
6.1 Approval and Referral Requirements	✓		This Planning Proposal is consistent with this Direction in that it does not introduce any provisions that require any additional concurrence, consultation or referral.
6.2 Reserving Land for Public Purposes	✓		This Planning Proposal is consistent with this Direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provision	✓		<p>The objective of Direction 6.3 is to discourage unnecessarily restrictive site specific planning controls.</p> <p>The Planning Proposal seeks to rezone the site to increase the capacity for seniors housing, while allowing additional services and facilities to support residents and the community alike. While the Planning Proposal will introduce site specific provision under Part 6 of the SSLEP 2015, these</p>

Direction	Consistency		N/A	Comment
				provisions have been drafted to ensure any additional capacity is for the purposes of seniors housing only. The Planning Proposal is also supported by a Site Specific DCP included at Appendix O to further guide any new development on the site.
7. Metropolitan Planning				
7.1 Implementation of A Plan for Growing Sydney	✓			The Planning Proposal is consistent with the Metropolitan Plan, as discussed in Section 7.1.1 above.

7.3 Section C – Environmental, Social and Economic Impact

Q7 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

An Ecological Constraints Assessment Report has been prepared by Narla Environmental and is included at **Appendix F**. The Assessment has been prepared to determine the development potential and ecological constraints as a result of the proposed amendments to the SSLEP. The assessment was undertaken in accordance with the EP&A Act 1979, *Biodiversity Conservation Act 2016*, and the *Environment Protection and Biodiversity Conservation Act 1999*.

The assessment confirms that the renewal and redevelopment of the site can be achieved without resulting in adverse impacts to the flora and fauna identified within the site and in the surrounding area. While it is noted that the northern portion of the site on the corner of Bellingara Road and Port Hacking Road is densely vegetated, any future development will have regard to the clearing of vegetation so as to not exceed the clearing threshold of 0.25ha. If vegetation clearing exceeds this limit, a Biodiversity Development Assessment Report will be prepared. Further discussion is provided in **Section 7.3.7**.

Q8 – Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal includes detailed consideration of a range of relevant issues which demonstrates that it will have minimal environmental impact and is an appropriate response to the site and its context. These include:

- Built form and open space;
- Traffic, access and car parking;
- Infrastructure provision;
- Civil Investigation;
- Access;
- Heritage;
- Visual impact;
- Overshadowing;
- Ecology and arboricultural impact;
- Economic impacts; and
- Social impacts.

The following sections explore the potential for environmental impacts resulting from the Planning Proposal and how these have or can be addressed.

7.3.1 Built form

An Urban Design Report has been prepared by Group GSA and is included at **Appendix A**. The Urban Design Report includes a proposed illustrative masterplan for the site that sets out specific design principles to ensure the overall vision and objectives for the site are achieved.

Indicative Design Concept

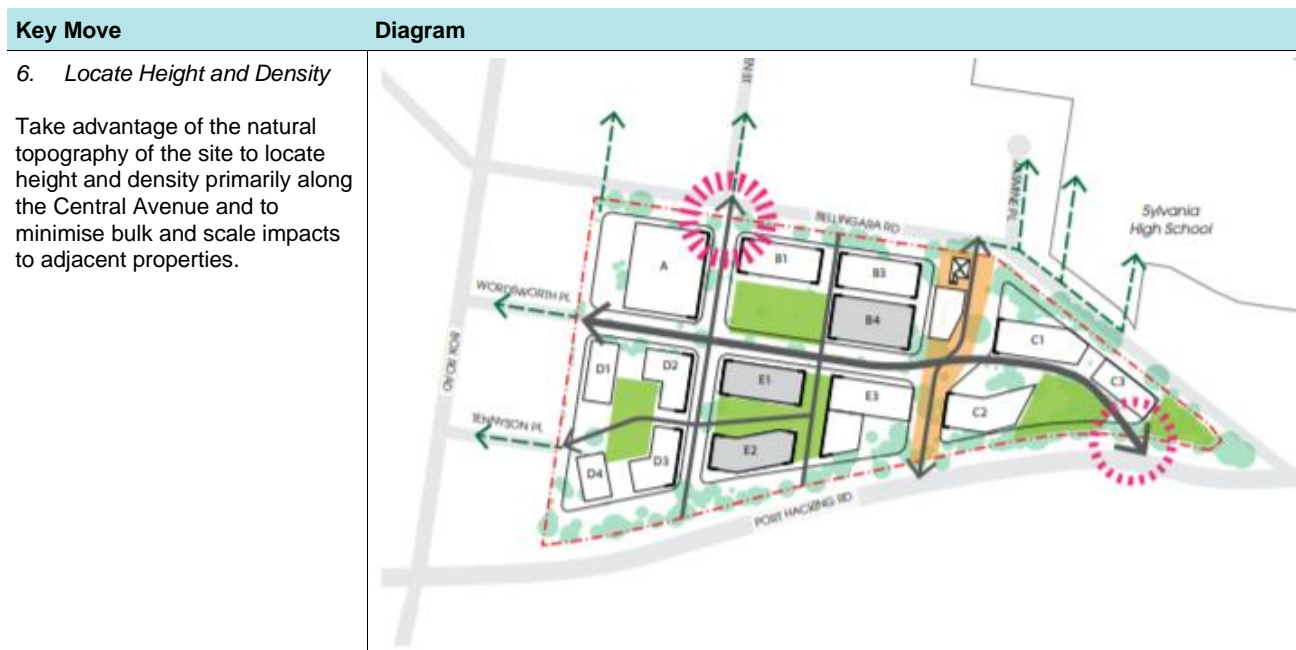
The intended outcome of the Planning Proposal is to facilitate a better development solution that fully realises the strategic merit of the site and enables additional seniors housing that is consistent with the goals and vision of Sutherland Shire Council and the NSW State Government. It seeks to provide a better use of land and transition in building heights to respond to the environmental attributes and the surrounding context, capitalising on the site's unique strategic merit.

In doing so, the proposal enables the site to accommodate additional seniors housing in addition to improved public domain outcomes and capacity for community facilities. Group GSA has undertaken modelling and testing to understand the site's opportunities and constraints and have developed an indicative design scheme. This indicative design is built around 6 key urban design principles to improve the planning and development of the site, as summarised below and detailed in the Urban Design Report at **Appendix A**.

Table 5 Key principles informing the vision for the site

Key Move	Diagram
<p>1. <i>Establish a Spine</i></p> <p>Utilising the level topography, establish a central north-south connection that acts as the Central Avenue for the site and foundation element for the master plan structure.</p>	
<p>2. <i>Create a Network of Streets</i></p> <p>Leverage the existing street grid that surrounds the site to define legible east-west connections and an entrance gateway on Bellingara Road</p>	

Key Move	Diagram
<p>3. <i>Celebrate Heritage</i></p> <p>Celebrate the role of the heritage cottage, by reinforcing its role on the site by making it the centrepiece of a community focussed precinct, and a significant through site link.</p>	
<p>4. <i>Embed a Green Network</i></p> <p>Build upon the existing landscape character on the site to provide a network of public domain elements that are opportunities for activities and destinations in their own right.</p>	
<p>5. <i>Define Legible Development Lots</i></p> <p>The established street and public domain network break the site into appropriate parcels of developable lots setting up a compact urban grain for the village.</p>	



Source: Group GSA

These key moves have been translated into an overall Masterplan for the redevelopment of the site. The Masterplan sets out the potential built form outcomes as a basis for the proposed amendments to planning controls for the site. It also identifies additional public benefits that can be delivered on site to cater for the increased demands of a larger resident population. The Masterplan is detailed in **Figure 28** below and discussed in the following sections. It is noted that the Masterplan demonstrates only potential outcomes for the site, and has been used to inform the site-specific DCP.



Figure 28 Master Plan

Source: Group GSA

Detailed Built Form Outcomes

The Planning Proposal seeks to amend the controls to relate the site with its strategic location, significant size and capacity, whilst also still achieving a high quality built form outcome. The proposed development standards recognise that the site can functionally and physically support development uplift and relate to the surrounding development. The analysis at **Appendix A** demonstrates a scenario where the proposed development standards can be translated into detailed built form outcomes for the area.

- It is envisaged that the site will accommodate various 'precincts' that will be connected via green spaces and pedestrian circulation routes. Of the 5 'character precincts' the Masterplan illustrates that 14 buildings are able to be accommodated on site along with the existing heritage building and a park;
- Within the 14 buildings, the indicative proposal is able to accommodate 126 RACF beds in Building A across 4 storeys and 519 ILUs in Buildings B1-B4, C1-C3, D1- D4, and E1-E3. These buildings will range in height from 1 storey to 8 storeys and provide 1 (12%), 2 (67%) and 3 (21%) bedroom apartments.
- Height will be varied across the site, with taller components oriented primarily within the centre of the site and partially along the eastern frontages of Port Hacking Road, thereby away from low density residential development along Bellongara Road and the adjoining residential properties to the south;
- The distribution of GFA across the site will ensure a high quality public domain with well defined street edges that extend from the surrounding street grid and a central connecting road spine. This distribution will also ensure internal and external amenity through maximising outlook for residents by separating buildings and providing outdoor space for recreational activities;
- There is the potential to provide a new publicly accessible through site link through the site from Bellongara Road to the west down to Port Hacking Road to the east. This will provide a safe and direct east / west path of travel from the low density residential development including Sylvania High School to bus stops along Port Hacking Road. Whilst it is expected that this link would be retained in private ownership, it will be designed and treated to read as publicly accessible spaces and appropriately segregated from private residences through landscaping and setbacks;
- The provision of taller buildings will also create the opportunity to provide better services and facilities on site and in turn public domain outcomes where they would increase activation and invite residents and the community to congregate. Specifically, the proposed amendments will include the provision for a total GFA of 1,000m² dedicated to retail premises, 3,000m² dedicated to recreational facilities (indoor) and 1,000m² dedicated to a medical centre; and
- The indicative ground floor plan has dispersed all communal indoor and outdoor spaces along the central spine road and the through site link, to adopt best CPTED principles and ensure an activated ground plan. It is noted that these facilities can be further realised as the masterplan progresses, to ensure amenity forms part of each stage of detailed design development and that facilities are equitable for all residents.

The indicative layout plan and built form is provided at **Figure 29-Figure 30** below.



Figure 29 Indicative built form envelopes

Source: Group GSA



Figure 30 Indicative layout plan

Source: Group GSA

It is noted that the proposed Masterplan is particularly sensitive to the existing low density residential development located to the west and south of the site (along Bellingara Road) as well as the heritage building on the western elevation. Accordingly, buildings located on the western elevation and surrounding the heritage item have been designed to accommodate 4 storeys with buildings A, B1 and B3 setback 12m from Bellingara Road and Buildings C1 and C3 setback 7.5m.

Along the southern elevation, buildings D1 and D4 will be 3 storeys with significant landscaping to provide a buffer to the low density development. A minimum setback of 18m has been incorporated along Port Hacking Road to allow for substantial planting and tree retention within this zone.

It is further noted that any building proximate to Port Hacking Road may be subject to acoustic impacts from traffic noise. Therefore, the proposal will adopt a 24.1m setback and will include significant landscaping to provide acoustic and visual amenity for residents. The proposed setbacks are illustrated in **Figure 31** and **Figure 32** below.

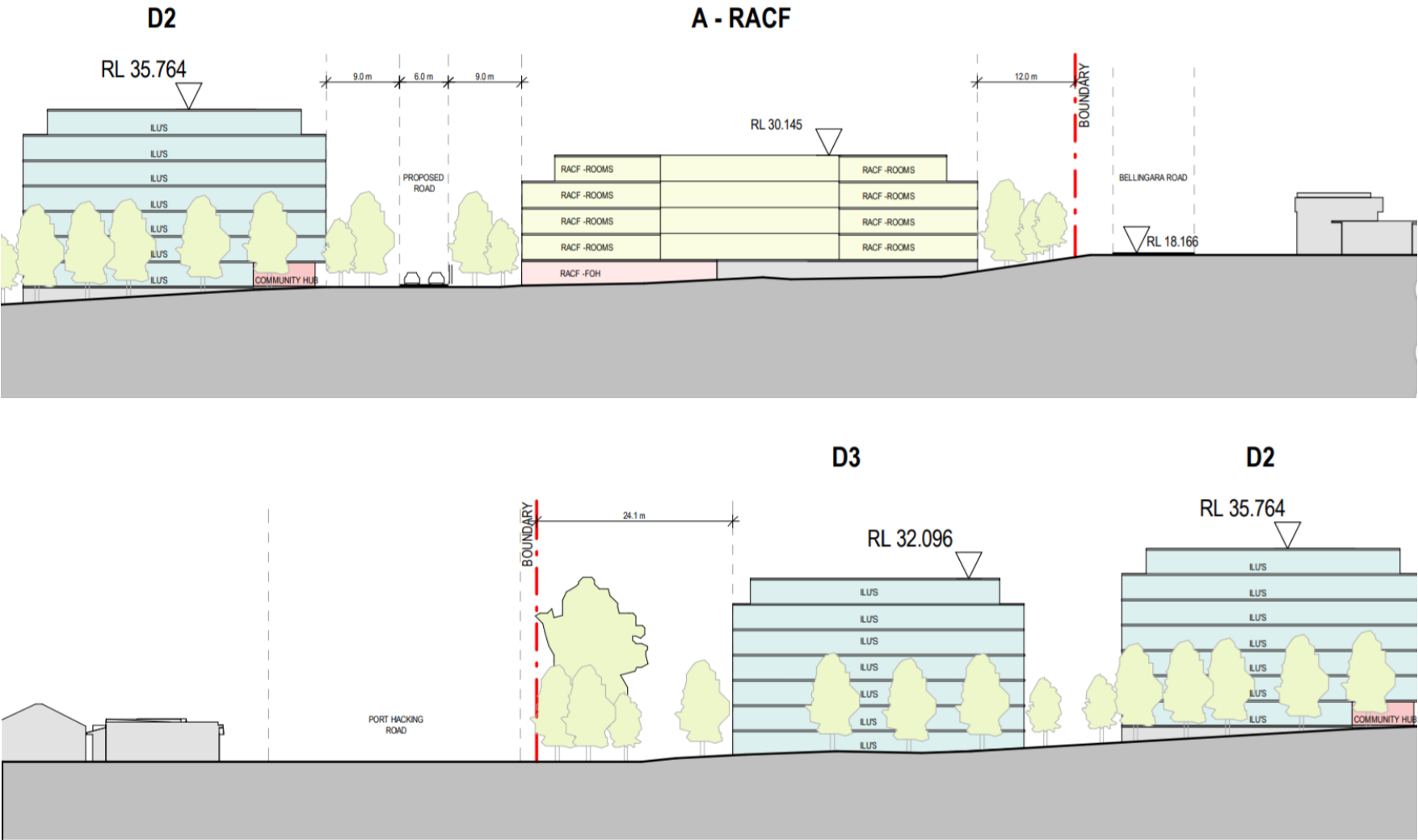


Figure 31 Setback to Bellingara Road (top) and Port Hacking Road (bottom) and internal roads

Source: Group GSA

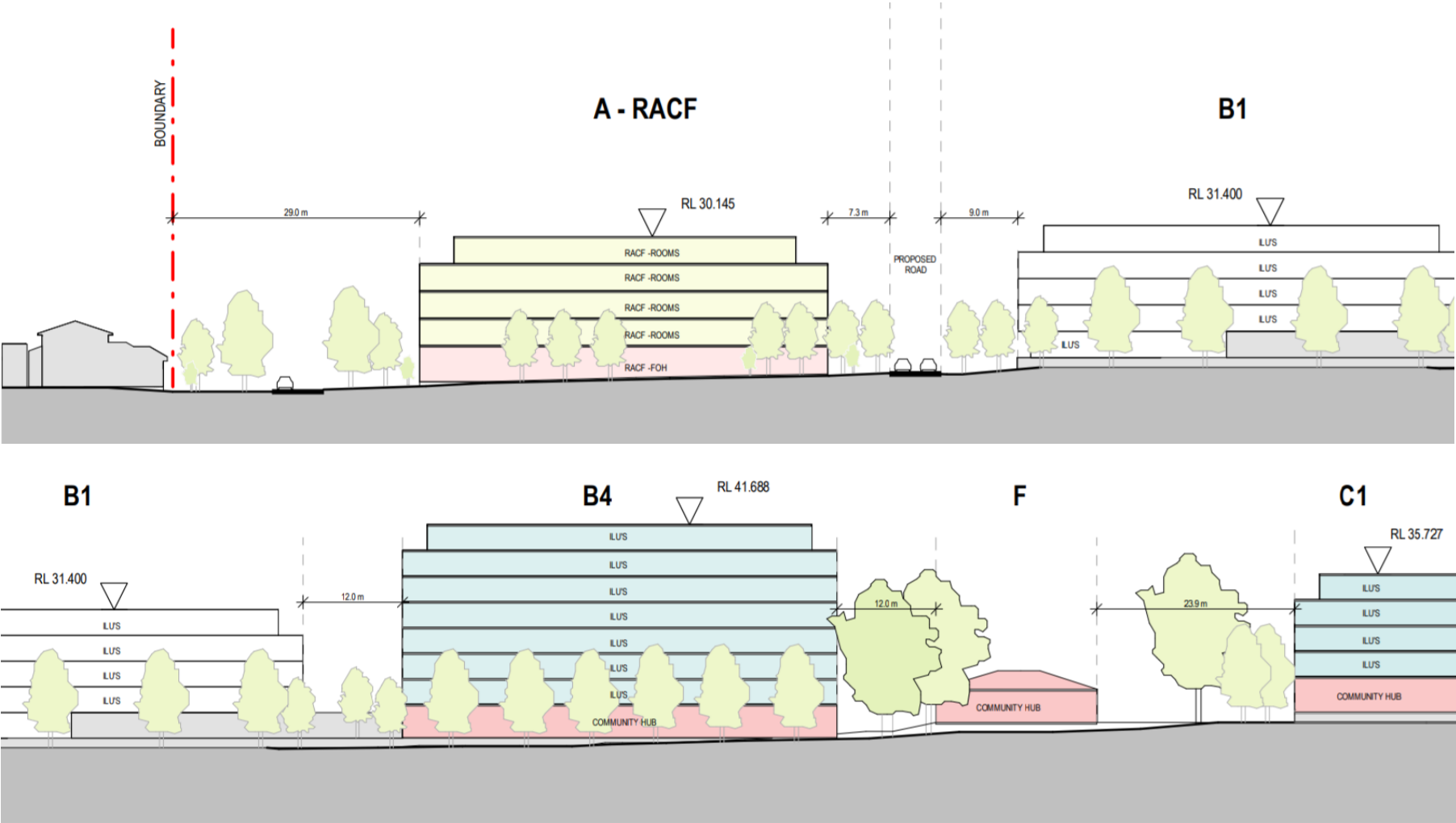


Figure 32 Setback to southern site boundary from Building A (top) and proposed building envelopes (bottom)

Source: Group GSA

Open Space

The indicative Masterplan includes detail around the landscape intent to present a high quality and familiar residential garden setting with a strong connection to the existing landscape character of the local area (refer to **Appendix A**). The landscape scheme includes utilisation of the available site area and existing environment to provide various outdoor destination spaces for use by residents, staff, visitors and passers-by. The key outdoor spaces included in the landscaping scheme comprise the following and are shown at **Figure 33**:

- **Heritage Plaza (1)** – including a social hub, multifunctional pavilion, formal uses and gatherings, spaces for interest groups, volunteering services (within the heritage building), small retail / café;
- **Northern Nature (2)** – including informal north facing terraced lawn, northern bush garden, bush regeneration, multi-purpose seating decks, BBQ areas, quiet seating spots, walking track and loop;
- **Community Lawn (3)** – flexible outdoor space, lawn bowls/croquet, seating areas, outdoor cinema;
- **Garden Gateway (4)** – main site entry, mature trees with generous setback, layered tree planting, substantial canopy cover;
- **Urban Village (5)** – space for outdoor activities, sensory garden, men's shed, propagation and storage, east/west through site link;
- **The Circuit or The Loop (6)** – space to accommodate walking with equal access challenge options, resting spots, connections to other outdoor areas and outdoor gym activities; and
- **Neighbourhood Connector (7)** – equal access north/south through site link, connection to the walking loop and broader community.



Figure 33 Proposed Landscape Masterplan

Source: Group GSA

The illustrative masterplan includes approximately 1.95 ha (34% of site area) as open space and 0.55ha (10% of site area) as soft landscaping on structures (refer to **Figure 34** below).

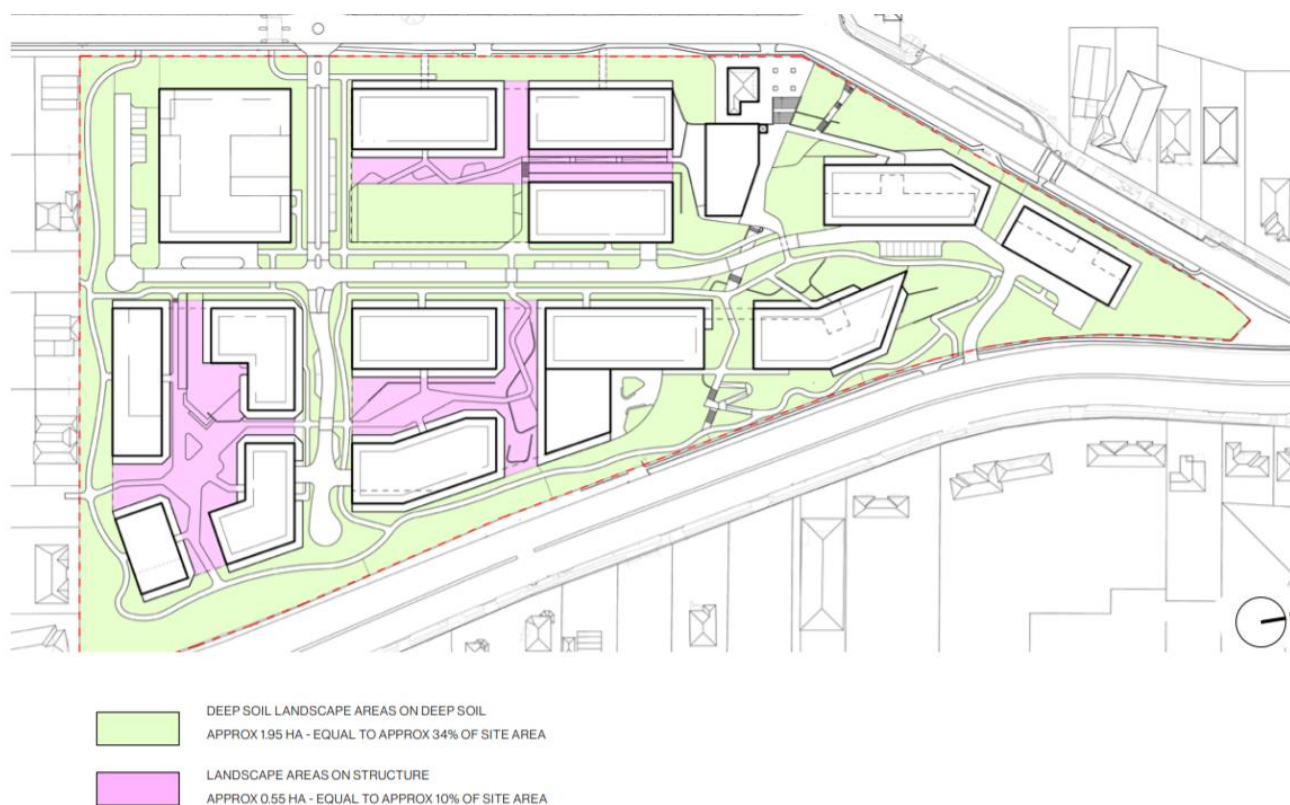


Figure 34 Landscape area

Source: Group GSA

Pedestrian Circulation

The indicative Landscape Masterplan includes a substantial network of pedestrian paths to provide safe access for residents, staff and visitors throughout the site and to provide further connections with the surrounding community. As shown above and in **Figure 35** below, the three main pathways include the east / west spine, internal connection to provide shorter routes between individual buildings and a loop pathway to enable a continuous walking circuit.



Figure 35 Indicative pedestrian circulation routes

Source: GSA

Road Network

The indicative Landscape Masterplan also includes three internal streets including the Entry Road, Central Avenue, and Internal Mews. The new entrance from Bellingara Road has a split carriageway with a central median to allow for an extensive canopy of trees to provide an inviting entry for residents, staff and visitors. This Entry Road will enable pedestrian access and will also include opportunity for visitor parking.

The Central Avenue will combine pedestrian footpaths and visitor parking adjacent to the community facilities, planted with avenue trees.

The Internal Mews comprise roads of a smaller scale and will form an extension of the Central Avenue with narrower carriageways enabling extensive planting within the verges to integrate with the broader landscaping scheme of the site.

The indicative road network layout is shown at **Figure 36** and discussed in the Urban Design Report at **Appendix A**.



Figure 36 Indicative road network layout

Source: Group GSA

7.3.2 Traffic and Access

A Traffic Impact Assessment has been prepared by Varga Traffic Planning, and accompanies this Planning Proposal at **Appendix J**. It provides an assessment of the existing and resultant traffic generation from the proposal and car parking provision.

Traffic Generation

Traffic generation surveys were undertaken by Varga Traffic planning at key intersections within the vicinity of the site as well as the existing access driveways. The key intersections include:

- Port Hacking Road / Bellingara Road;
- Port Hacking Road / Box Road;
- Box Road / Bellingara Road;
- Bellingara Road / Camden Street; and
- Bellingara Road / Frank Vickery Village.

The existing traffic generation rates are detailed in **Table 6** and the potential traffic generation rates from the Planning Proposal amendments are detailed in **Table 7**.

Table 6 Existing Frank Vickery Village Traffic Generation

	In	Out	Combined
AM Peak Hour	16 vph	19 vph	35 vph
PM Peak Hour	15 vph	22 vph	37 vph
Weekend Peak hour	17 vph	19 vph	36 vph

Source: Varga Traffic Planning

It is noted that the existing peak hour traffic generation characteristics have been applied to the proposed increase in RACF beds and ILUs on a pro-rata basis to determine the net increase or additional traffic flows likely to be generated by the site as a consequence of the indicative Masterplan.

Table 7 Projected future net increase in traffic generation potential

	In	Out	Combined
AM Peak Hour	22 vph	26 vph	48 vph
PM Peak Hour	21 vph	30 vph	51 vph
Weekend Peak Hour	23 vph	26 vph	49 vph

Source: Varga Traffic Planning

In accordance with the above, the net increase in traffic generation has been modelled using SIDRA modelling to assess the impacts on the surrounding key intersections.

- Port Hacking Road and Bellingara Road Intersection:
 - The intersection currently operates at Level of Service A under the existing traffic conditions during the AM peak hour, PM peak hour and Saturday peak hour with total average vehicle delays in the order of 2.9 to 5.1 seconds/vehicle; and
 - Under the projected future traffic demands expected to be generated by the development proposal, the intersection will continue to operate satisfactorily at Level of Service A with total average vehicle delays in the order of 0.1 to 0.2 seconds/vehicle.
- Port Hacking Road and Box Road Intersection:
 - The intersection currently operates at Level of Service C under the existing traffic conditions during the AM peak hour and PM peak hour with total average vehicle delays in the order of 28.7 to 33.2 seconds/vehicle;
 - The intersection currently operates at Level of Service B under the existing traffic conditions during the Saturday peak hour with total average vehicle delays in the order of 24.1 seconds/vehicle; and
 - Under the projected future traffic demands expected to be generated by the development proposal, the intersection will continue to operate satisfactorily at Level of Service C during the AM and PM peak hour, and Level of Service B during the Saturday peak hour, with total average vehicle delays in the order of 1.4 to 3.8 seconds/vehicle.
- Bellingara Road and Box Road Intersection:
 - The intersection currently operates at Level of Service A under the existing traffic conditions during the AM peak hour, PM peak hour and Saturday peak hour with total average vehicle delays in the order of 6.4 to 9.4 seconds/vehicle; and
 - Under the projected future traffic demands expected to be generated by the development proposal, the intersection will continue to operate satisfactorily at Level of Service A with total average vehicle delays in the order of 0.2 to 0.3 seconds/vehicle.
- Bellingara Road, Camden Street and Existing / Future Site Access Driveway:
 - The Bellingara Road / Camden Street intersection currently operates at Level of Service A under the existing traffic conditions during the AM peak hour, PM peak hour and Saturday peak hour with total average vehicle delays in the order of 0.4 to 0.6 seconds/vehicle;

- The Bellingara Road / Existing Site Access intersection currently operates at Level of Service A under the existing traffic conditions during the AM peak hour, PM peak hour and Saturday peak hour with total average vehicle delays in the order of 0.4 to 1.1 seconds/vehicle; and
- Under the projected future traffic demands expected to be generated by the development proposal, the future roundabout envisaged at the Bellingara Road / Camden Street / Future Site Access intersection will operate satisfactorily at Level of Service A with total average vehicle delays in the order of 4.2 to 4.4 seconds/vehicle.

The SIDRA modelling analysis demonstrates that the proposed amendments will not have any unacceptable traffic implications and the key intersection are expected to operate satisfactorily. Thereby, Varga Traffic Planning confirm there are no road improvements or intersection upgrades required. Further discussion is provided at **Appendix J**.

Car Parking

The off-street car parking provisions have been established in accordance with the Seniors SEPP and the following parking provisions:

- Residential care facilities:
 - 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia);
 - 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time; and
 - 1 parking space suitable for an ambulance.
- Self contained dwellings:
 - 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider; and
 - 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.

It is noted that Wesley Mission is a social housing provider and therefore, the development proposed will yield an off-street parking requirement of 147 spaces as follows:

- ILUs (519 units): 103.8 spaces
- RACF (126 beds): 12.6 spaces
- RACF – Staff (maximum staff 61): 30.5 spaces
- **Total: 146.9 spaces**

The parking requirement is envisaged to be satisfied by the proposed provision of 567 car spaces in the indicative basement car parking areas beneath the building plus additional angle and parallel bays along internal roads. It is noted that 584 off-street parking spaces would be required if the planning proposal was not made by a social housing provider.

Varga confirm the layout of the future off-street car parking facilities are able to comply with the relevant Australian Standards including *Parking Facilities Part 1 – Off-Street Car Parking AS2890.1* and *Parking Facilities Part 6 – Off-Street Parking for People with Disabilities AS2890.6*.

Ambulance Bay

In accordance with the Seniors SEPP, 1 ambulance bay is able to be accommodated. As illustrated at **Appendix A**, the internal road network will provide the ambulance with access to other buildings within the site.

Loading Spaces

Loading and unloading facilities will be provided at two locations for the RACF and ILUs in accordance with the Sutherland Shire Council requirements.

7.3.3 Infrastructure Provision

An Infrastructure Services Report has been prepared by JHA Services and is included at **Appendix L**. The Report identifies and summarises the key components of the hydraulic, electrical and communications services required to facilitate the proposed renewal and redevelopment.

Electrical Services

The indicative Masterplan includes four substations. An application for connection will be made to the relevant agency during the detailed design phase. However, as each stage is developed and becomes operable, the energy consumption can be monitored to reassess the maximum demand, which may result in a reduction of substations required. The Infrastructure Services Report notes that two existing lead-ins from Bellingara Road will be amended as a result of the indicative Masterplan building envelopes and an application will be made to the relevant agency at the appropriate time. Further discussion is provided at **Appendix L**.

Hydraulic Services

The existing site is serviced with connections into the Sydney Water sewer and water mains (including potable water and fire hydrant), Council's stormwater system and Jemena natural gas system.

Under the indicative Masterplan it is proposed to connect to the existing water supply on Bellingara Road, as well as a new fire hydrant water supply extended from this main. The Infrastructure Services Report notes that the water supply will be able to service the proposed loads within the Masterplan, without the need for upgrades. Further discussion is provided at **Appendix L**.

7.3.4 Civil Investigation

A Civil Investigation Report has been prepared by Northrop and is included at **Appendix M**. The report has reviewed the indicative Masterplan and considered the relevant requirements for water quality, flooding and on-site stormwater detention (OSD).

Flooding

Northrop have undertaken a review of the Council Flood Risk Map for the precinct. The mapping illustrates that the south-eastern corner of the site is identified as a low risk flood precinct. Through consultation with Council Northrop have also been advised that an overland flow and pipe capacity assessment of the existing piped system along the southern site boundary needs to be carried out. The intention of this assessment is to ensure an appropriately sized overland swale is provided and no proposed buildings are impacted. This will be further explored as part of detailed design development and in consultation with Council. Further discussion is provided at **Appendix M**.

Stormwater

The site is an established aged care and retirement village and has an existing in-ground drainage network. A drainage easement runs along the southern boundary for 1.83m, Council's street drainage along Bellingara Road connects to the Port Hacking Road trunk drainage system. Northrop note that stormwater runoff is predominantly directed through overland flow channels and swales to Port Hacking Road.

Council's DCP stipulates OSD requirements for developments including objectives for restricting post development site runoff to a maximum reasonable pre-development discharge rate. The indicative Masterplan illustrates that there will be a decrease in the amount of impervious site coverage from 51% to 41%, indicating that runoff will generally be reduced and that an OSD facility will not be required subject to further detailed design and calculations.

Further, the indicative Masterplan includes significant external green space to provide opportunity for passive water quality treatment methods including raingardens, swales, and bioretention basins. These elements will be further explored as part of detailed design development and in consultation with Council. Further discussion is provided at **Appendix M**.

7.3.5 Access

An Access Review has been prepared Funktion and is included at **Appendix N**. The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010 of the Building Code of Australia

(BCA), Australian Standards for Access and Mobility and the Seniors SEPP (in particular clause 26).

The Access Review confirms that as part of future detailed development, the site can be made suitable to ensure it complies with the relevant standards and allows for equitable access for seniors and people with disabilities. Further discussion is provided at **Appendix N**.

7.3.6 Heritage Conservation

A Heritage Impact Statement has been prepared by NBRS Architecture and is included at **Appendix I**. The Statement confirms that the indicative Masterplan has had regard to the heritage significance of the Federation house as a local heritage item.

The community pavilion will be located approximately 7m to the east of the Federation house and will present as a low-rise building. The closest ILU will be located approximately 20m south of the heritage item, located at a lower topography with the new building having approximately 3 above-ground storeys visible from Bellingara Road. Building B4 will be approximately 5 storeys from the floor level of the heritage item and setback approximately 20m. While it is noted that this building will be significantly taller than the heritage item, the setback is considered sufficient for the visual curtilage around the heritage item.

NBRS Architecture confirm that while the proposed renewal and development would alter the setting of the heritage item, it will not inevitably result in an adverse impact on the heritage significance. Further discussion is provided at **Appendix I**.

7.3.7 Visual / View Impacts

A Visual Impact Assessment has been undertaken by GSA and is included at **Appendix C**. The VIA has assessed various primary and secondary viewpoints with regard to the potential visual exposure of the proposal, potential effect of the proposal on existing character in the immediate and wider context and the potential effects on existing views from the public domain including roads and footpaths. The visual impacts from the assessed view ranges shown in **Figure 37** are summarised in **Table 8** below.



Figure 37 View impact assessment locations

Source: Group GSA

Table 8 View impact summary

View range impact	Number	Percentage
Negligible	5	26.3%
Low	0	0%
Moderate-Low	2	10.5%
Moderate	2	10.5%
High-Moderate	5	26.3%
High	5	26.3%

Source: Group GSA

It is noted that the VIA ratings are based on assessed views that do not include mitigation measures recommended and have been established with regard to the maximum building envelopes as proposed under the Planning Proposal. Any view impacts can be further mitigated through the detailed design phase where building massing can be further articulated.

Further, as shown on the illustrative masterplan (refer to **Appendix A**), the Planning Proposal adopts increased setbacks compared to the current site arrangement that allows additional planting to be accommodated within the site boundaries. Further, the retention of mature trees will assist in breaking up any perceived bulk and scale from the public domain.

Group GSA have provided the following recommendations which will be further explored as part of the detailed design development phase:

- Building setback allows for substantial landscape screening of the development and filtered views consistent with the existing streetscape;
- Articulated built form addressing street frontages to reduce built form bulk and visually reduce the scale of the development in relation to the surrounding neighbourhood;
- Selection of materials and colours to be sympathetic to the local landscape setting and immediate context;
- Retention of existing mature trees on site wherever possible;
- Provision of additional large tree planting within the site to provide scale and context for taller buildings;
- Maintain and strengthen the existing street character by the use of tree planting consistent in theme/species and infill of canopy gaps;
- Landscape screening of carparks, service areas and side boundaries; and
- Sensitive landscape interface with the heavily vegetated northern end of the site through the use of indigenous plant species for habitat integration and enhancement of ecological value.

Further discussion is provided at **Appendix C**.

7.3.8 Overshadowing

GSA have prepared an overshadowing analysis for the indicative Masterplan at **Appendix A**. An increase in building height and massing has the potential to increase overshadowing impacts. The indicative concept design, however, demonstrates how it is possible to minimise these impacts by stepping the built form, appropriately orientating buildings and adopting suitable setbacks, thereby resulting in no additional overshadowing to northern facing windows or private open space of adjoining properties.

The strong north-south access as an extension of the street pattern to the south, provides the ideal orientation for the proposed new buildings with opportunity to comply with the Apartment Design Guide and SEPP 65. As a result of transitioning the scale of development, the indicative massing sits comfortably under the sun access plans to neighbouring properties.

Some additional shadow is cast over Port Hacking Road in the late afternoon period, but this will not cross the road into the adjacent residential area. Further, on the southern boundary the indicative masterplan illustrates a sensitive

approach to the neighbouring properties, where the overshadowing analysis shows appropriate building separation and the scale of built form can ensure the adjoining properties continue to receive adequate solar access. The overshadowing cast by the indicative Masterplan is shown at **Figure 38** and **Figure 39** below and included at **Appendix A**.

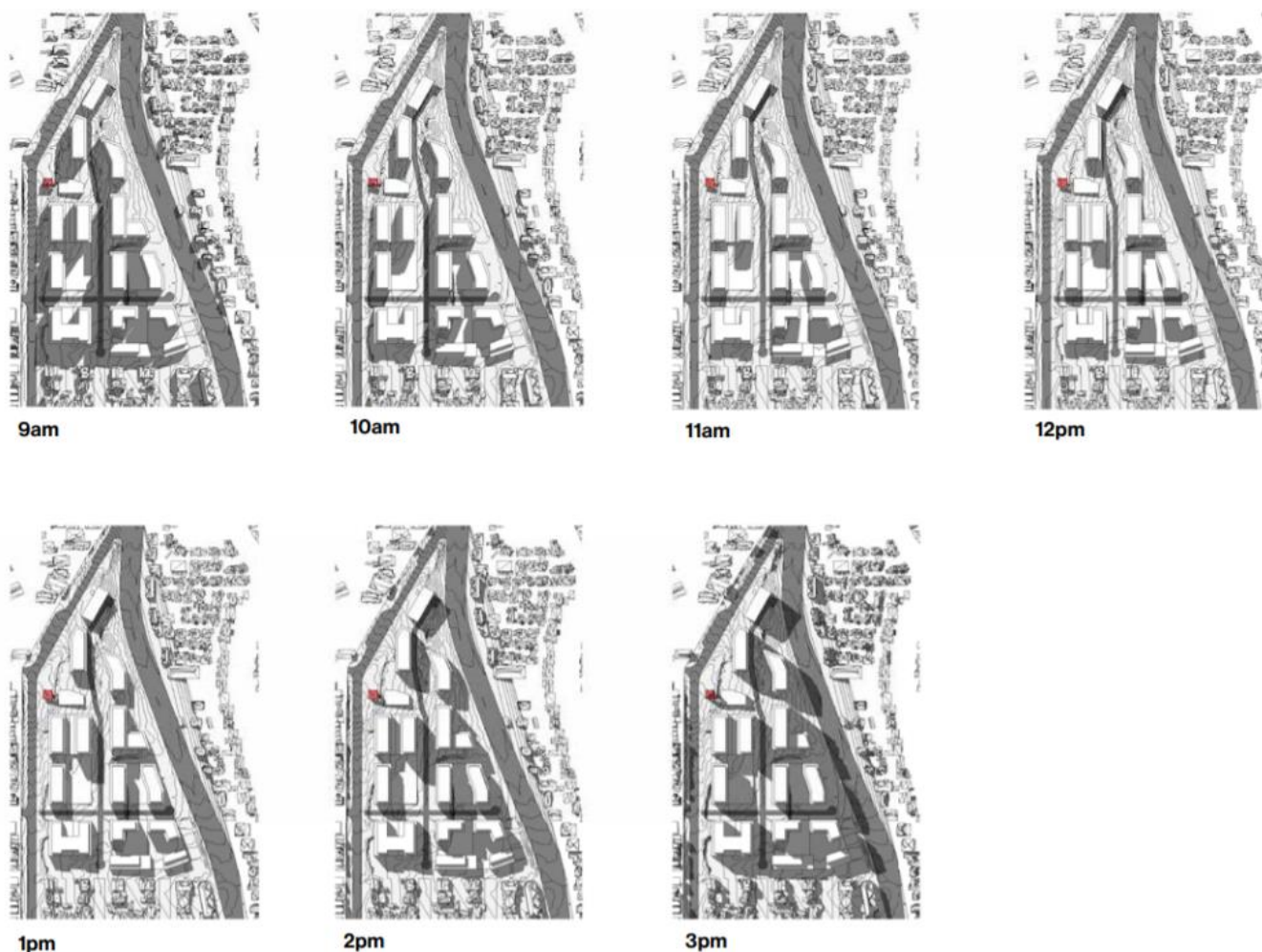


Figure 38 Overshadowing cast by the indicative Masterplan during the winter solstice (June 21)

Source: Group GSA

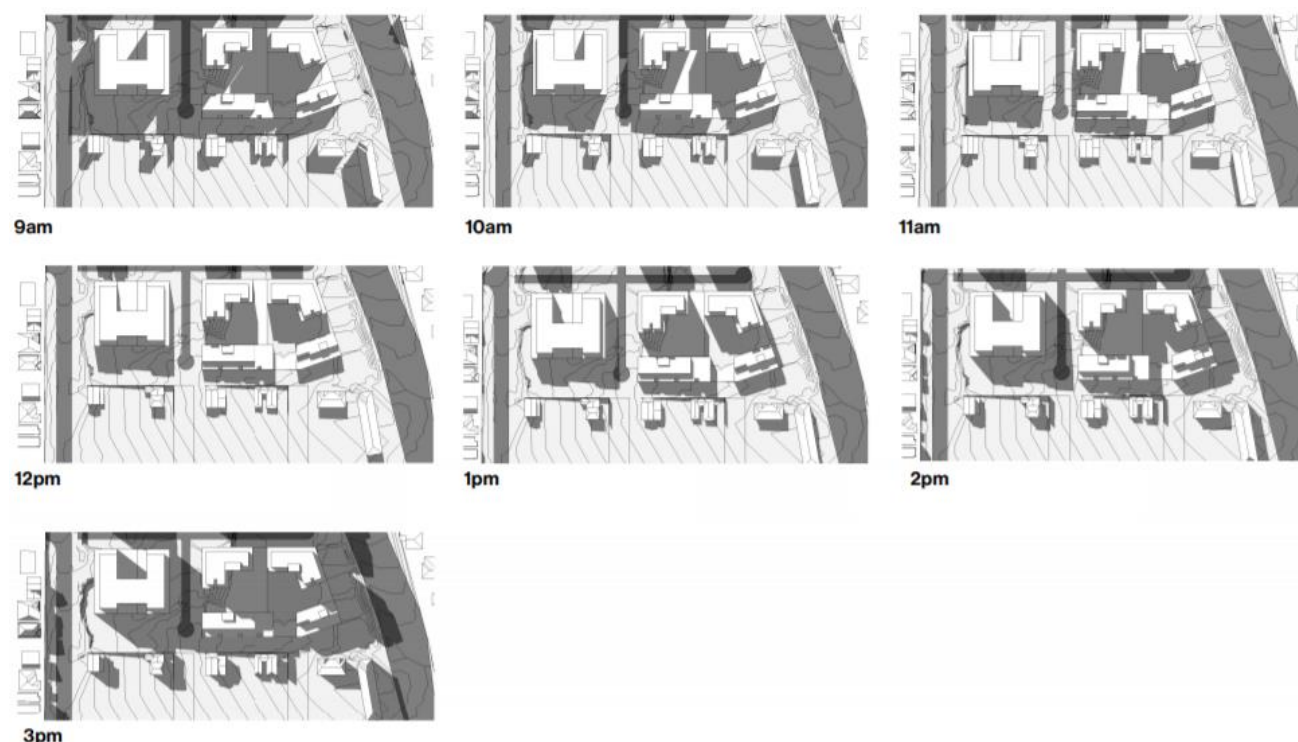


Figure 39 Overshadowing cast by the indicative Masterplan during the winter solstice (June 21) on the southern boundary

Source: Group GSA

7.3.9 Ecological Impacts

A Preliminary Arboricultural Impact Assessment has been prepared by Aborsafe and is included at **Appendix E**. The Assessment has reviewed 466 trees located at the site and determines the retention value of trees while providing recommendations for the future redevelopment.

Narla Environmental have prepared an Ecological Constraints Assessment Report to determine the development potential and ecological constraints as a result of the proposed amendments to the SSLEP and is included at **Appendix F**. The assessment was undertaken in accordance with the EP&A Act 1979, *Biodiversity Conservation Act 2016*, and the *Environment Protection and Biodiversity Conservation Act 1999*.

Tree Removal

A total of 455 trees were inspected as part of the investigation undertaken by ArborSafe. Based on this investigation, a retention value (high, moderate or low) was assigned to each tree as follows:

- 29 trees were determined to be Category A with a high retention value;
- 128 trees were determined to be Category B with a moderate retention value;
- 259 trees were determined to be Category C trees with a low retention value; and
- 39 trees were determined to be Category U trees and are of unsuitable retention values.

The Preliminary Arboricultural Assessment recommends an arboricultural impact assessment be prepared for once the design is finalised and provide information on tree removal and protection measures. This recommendation will be further addressed as part of detailed design and through future development applications. Further discussion is provided at **Appendix E**.

Flora

As detailed in the Ecological Constraints Assessment Report at **Appendix F**, the vegetation community on the site is categorised as urban exotic / native including a plant community types (PCTs) under the Native Vegetation of the

Sydney Metropolitan Area – Version 3.1 (OEH 201) and as shown in **Figure 40** below. The PCT is restricted to the north, east and western perimeters and is known as a smooth-barked Apple-Red Bloodwood open forest.



Figure 40 Vegetation communities within the site

Source: Narla Environmental

The vegetation mapped as PCT makes up a total area of approximately 0.89ha. It is noted that as part of any future development application, if vegetation clearing exceeds the minimum threshold of 0.25ha, the Biodiversity Offset Scheme (BOS) will apply. If vegetation clearing does not exceed 0.25ha an Assessment of Significance will be undertaken to determine whether the proposed development will have a significant impact on biodiversity. This will form part of a Flora and Fauna Assessment that will be submitted with the development application.

Fauna

Fauna within the site was identified as native, common avian fauna species, with all native species listed as 'protected' under the *Biodiversity Conservation Act 2016*. Narla Environmental have determined that of the threatened habitats recorded, there was generally a low or low-moderate potential for the occurrence of these habitat species to be identified.

The following *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) listed migratory fauna species were considered to potentially utilise habitats within or around the site for foraging or passage:

- *Cuculus optatus* (Oriental Cuckoo);
- *Hirundapus caudacutus* (White-throated Needletail);
- *Monarcha melanopsis* (Black-faced Monarch);
- *Motacilla flava* (Yellow Wagtail);
- *Myiagra cyanoleuca* (Satin Flycatcher); and
- *Rhipidura rufifrons* (Rufous Fantail).

Notwithstanding the above, Narla Environmental confirm that based on the highly urbanised nature of the site, it is deemed that any potential occurrence of these species would be sporadic fly ins and any future development would not result in a significant impact to any of these species. Further discussion is provided at **Appendix F**.

7.3.10 Economic Impacts

An Economic Impact Assessment (EIA) has been prepared by Ethos Urban and is included at **Appendix G**. The EIA provides an assessment of the supply and demand for both ILUs and RACFs and considers the economic benefits of the proposal in terms of investment, employment and strategic land use.

To assess the demand and supply of independent retirement living and aged care accommodation a study area was identified which largely reflect the boundaries of the Sutherland Shire as shown in **Figure 41**. This was established as there is a recognised desire for existing residents to reside within the same community (typically reflected in a high proportion of residents originating from within 10km) as well as the geographical features of the surrounding area including the Georges Rives and the Royal National Park.

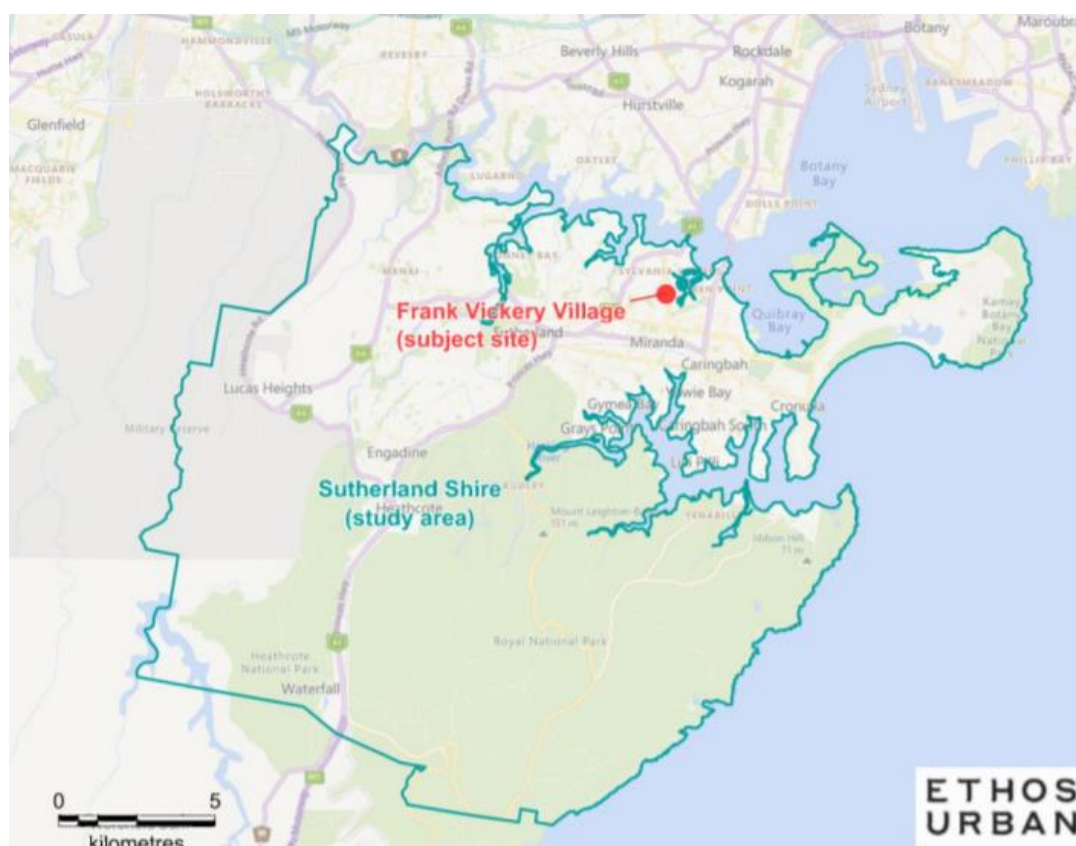


Figure 41 Study Area

Source: Ethos Urban using MapInfo, Bingmap and StreetPro

Population Changes

The EIA finds that the Study Area will experience a significant growth in the older population which will drive demand for independent living and aged care. In 2019, approximately 230,180 persons lived in the study area and while only moderate population growth occurred between 2011 and 2019 at an average of 0.6% per annum (increasing by approximately 10,360 residents), the areas of Cronulla – Kurnell – Bundeena and Sutherland – Kirrawee experienced the largest population increases. Between 2011 and 2019 the population increased in these areas by +2,670 and +2,220 respectively. Sylvania – Taren Point which includes Frank Vickery Village, increased by approximately +1,300 persons during this period representing an annual growth of 1% per annum.

The EIA notes that the Sutherland Shire is largely an established urban area and provides limited opportunity for large scale greenfield residential development, particularly in the Sylvania – Taren Point area where population growth is largely derived by urban intensification.

A total of approximately 40,910 persons aged 65 years and over reside in the Study Area in 2020 with this figure forecast to increase to approximately 58,140 persons over the next 16 years to 2036. This represents an average annual growth of 1,080 persons representing a growth rate of 2.2% per annum, well above the projected growth rate for the entire population of 0.5%. Over the 16 year period, the population aged 65 years and over is forecast to increase by a total of approximately +17,230 persons, accounting for 84% of total population growth of +20,540.

Overall, the population of the Study Area is projected to become older, a trend that is consistent across Australia. The forecast population in the Study Area is shown in **Table 9** and further discussed in the EIA at **Appendix G**.

Table 9 Forecast Population in the Study Area, 2016 to 2036

	2016	2020	2026	2031	2036	2020 to 2036
Total Population	226,460	232,210	242,790	251,100	252,750	20,540
Av. Annual growth		1,440	1,760	1,660	330	1,284

	2016	2020	2026	2031	2036	2020 to 2036
Av. Annual Growth Rate		0.6%	0.9%	0.7%	0.1%	0.5%
Person aged 65+	37,140	40,910	47,950	53,540	58,140	17,230
Share of total population	16.4%	17.6%	19.7%	21.3%	23.0%	
Av. Annual Growth		940	1,170	1,120	920	1,080
Av. Annual Growth Rate		2.4%	4.0%	2.8%	2.1%	2.2%

Source: EIA – Ethos Urban

Retirement Village Assessment

The EIA finds that 18 retirement villages are located within the Study Area providing a total of approximately 1,450 ILUs. Frank Vickery Village is currently the second largest village in the Study Area with 202 ILUs behind the recently expanded Anglicare Woollooware Shores village which has 410 ILUs. The proposed renewal of the Frank Vickery Village to 529 ILUs will make it the largest retirement village in the Sutherland Shire.

HammondCare is the closest village to the site and is located to the south-west on Bellingara Road. HammondCare comprises 123 ILUs along with aged care facilities. This retirement village has recently undergone redevelopment and now provides a local example of high density retirement living units.

A review of Sutherland Shire Council's Development Application Tracker and Cordell Connect database indicate that no other active proposals for retirement villages in the Sutherland Shire currently exist.

Supply and Demand for ILUs and RACFs

The EIA finds that the existing market penetration in the Study Area is considered to be broadly in line, if not slightly below, national benchmarks. Assuming the market penetration remains constant, there will be a demand for an additional +440 ILUs for the period up to 2031. This is driven by the ageing population of the Study Area, as the number of residents aged 65 years and over increases by more than 12,600 persons.

Notwithstanding this, a higher level of demand is considered likely in view of the potential for an increase in the market penetration. The EIA assumes market penetration will increase to 6% which is considered highly achievable to providing an appropriate supply of quality retirement living accommodation, resulting in a demand for an additional +840 ILUs over the 2020 to 2031 period. This higher level of demand reflects a situation whereby older residents in the Study Area have chosen to remain in their existing homes due to the lack of appropriate local retirement village options.

Therefore, the development of a modern retirement village is expected to contribute to realising unmet existing demand and a higher market penetration over time. Further, it is consistent with other high density developments in the area, such as the HammondCare village to the south.

Having regard to the detailed analysis presented in the EIA, sufficient demand exists in the Study Area to accommodate the proposed renewal and expansion of facilities. This demand will be driven by a significant ageing of the Study Area population. While it is noted that only 5% of persons aged 65 years or over currently live in ILU accommodation and there is currently a sufficient supply of RACF beds with a provision of 90 beds per 1,000 persons aged 70 years or over, strong growth in the Study Area will generate demand for additional ILUs and RACF beds. Accordingly, it is evident that the Study Area will require additional retirement villages and RACFs in order to meet the future forecasted population growth and demographic changes. In addition to meeting forecast demand for retirement living and residential aged care, the proposed renewal will also generate significant economic benefits in a time when growth in local employment opportunities and economic stimulus is required. Further discussion is provided in **Appendix G**.

7.3.11 Social Impacts

A Social Impact Assessment (SIA) has been prepared by Ethos Urban and is included at **Appendix H**. The SIA has considered a range of social impacts – both positive and negative – arising from the redevelopment of the existing aged care facility and sets out responses to these impacts, with a view to enhancing social benefits and mitigating negative impacts. An assessment of the social impact categories, as defined within the *Social Impact Assessment Guidelines* (DPIE, 2017) and Sutherland Shire DCP, has been undertaken with consideration to the issues identified in the baseline analysis. The baseline analysis includes an assessment of the existing socio-economic environment, including primary and secondary geographic areas that are likely to be impacted, a review of relevant background studies and technical reports, demographic analysis (current and forecast communities) and social infrastructure analysis.

Consistent with the EIA, the Study Area selected for this study is the Sutherland LGA, reflecting that retirement villages and aged care residents typically seek retirement living and aged care accommodation within their own communities, and this is typically reflected in a high proportion of residents originating from within 10km.

The SIA notes that the social impacts of the renewal will be experienced differently by different parts of the community, with the key affected communities including:

- Future residents, workers and visitors to the proposed development;
- Local residents;
- Adjacent neighbours; and
- The broader community in the locality.

The SIA confirms that overall the level of impacts from the proposed amendments is rated as low, with no significant permanent negative impacts identified. The most significant social benefits of the proposal relate to:

- Increased provision of more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal would provide increased opportunities to age in place for existing Sylvania residents, and meet demand generated by a growing and ageing population in the Sutherland LGA;
- Positive way of life and wellbeing benefits for residents and staff associated with improved quality of aged care facilities and enhanced layout of the site. The existing facilities on the site are in need of renewal, and the Planning Proposal would enable delivery of enhanced indoor and outdoor spaces for residents, as well as an improved internal path network. These improvements will also enable Wesley Mission to align with contemporary best practice standards for aged care;
- Positive way of life impacts associated with defining and formalising the through-site link connecting Port Hacking Road to Bellingara Avenue, which would enable enhanced convenience for the following groups:
 - Students at Sylvania High School who may be walking from bus stops on Port Hacking Road;
 - Residents of the surrounding suburb who may be seeking to access amenities close to the site; and
- Positive impacts to community cohesion associated with delivery of community facilities on the site, which are intended for shared use by residents of the site and the surrounding Sylvania community (e.g. new outdoor pavilion).

The SIA also finds that there is potential negative social impacts in relation to potential increased traffic and congestion in association with the development, due to residents, workers and visitors accessing the site and changes to surroundings associated with increased height and density. Notwithstanding this, the SIA notes that the potential for these negative social impacts can be effectively mitigated through the development of an Operational Plan of Management for the site and through undertaking further community and stakeholder consultation to inform the ongoing development and at the detailed design and development application stage.

Overall, the SIA confirms that the Planning Proposal would result in significant, long term positive social benefits to the Sutherland Shire LGA. Further discussion is provided at **Appendix H**.

Q9 – Has the Planning Proposal adequately addressed any social and economic impacts?

A Social Impact Assessment (SIA) and Economic Impact Assessment (EIA) has been prepared by Ethos Urban and are included at **Appendix G** and **Appendix H**. The social and economic impacts are discussed at **Section 6.3.1** respectively and a summary is provided below.

The SIA finds that:

- The proposed amendments will result in an increased provision of appropriate housing and aged care services in a strategic location;
- The proposed amendments will allow existing Sutherland Shire LGA residents to age in place and meet demand of the growing and ageing population;
- The proposed amendments will result in an improved way of life and wellbeing for residents and staff by enhancing the dated facilities to meet the modern day standards for aged care;
- The proposed amendments will formalise the through site link connecting Bellingara Road and Port Hacking Road to allow for increased community connections; the proposed amendments will further result in improved community cohesion through the delivery of community facilities on site; and
- The proposed amendments will not result in any adverse negative social impacts that cannot be effectively mitigated.

The EIA finds that:

- The subject site is well suited to support urban renewal and a significant integrated seniors living development, having regard to the locational characteristics and in particular given that it has been an existing operational site since 1948 and close to full occupancy over this period, indicating a strong demand to retire within the local area;
- Significant growth in the older population will drive demand for ILUs and RACF beds. Over the 16-year period from 2020-2036, the population aged 64 years and over is forecast to increase by a total of approximately +17,230 persons, accounting for 84% of total population growth of +20,540 persons;
- The subject site is situated within an area which contains a demographic profile particularly suited to retirement living. For example, a very high proportion (86%) of older residents were born in region where there is a high propensity to live in retirement village accommodation such as North-west Europe and Oceania (including Australian-born). The average for Greater Sydney is 66%;
- The demographic profile of the study area is conducive to a high market penetration and potential exists for the Sutherland Shire to accommodate a higher market penetration rate in the future;
- Frank Vickery Village is currently the second largest village in Sutherland Shire with 202 ILUs behind on the recently expanded Anglicare Woollooware Shores village in Sutherland which has 410 ILUs. The proposed renewal of Frank Vickery Village to 529 ILUs will make it the largest retirement village in Sutherland Shire;
- Assuming this market penetration remains constant, demand for an additional +440 ILUs are forecast for the period up to 2031. This is driven by the aging population in Sutherland Shire, as the number of residents aged 65 years and over increases by more than 12,600 persons over this period. However, in view of the potential for an increase in the market penetration, a higher level of demand is considered likely. Assuming the market penetration increases to 6%, this would result in demand for an additional +840 ILUs over the 2020 to 2031 period. Therefore, sufficient demand exists to accommodate an expansion of independent retirement living at Frank Vickery Village comprising an additional 317 ILUs;
- The current provision of residential aged care beds of 92 beds per 1,000 residents aged 70 years or over is above national planning benchmark of 78 beds per 1,000 residents aged 70 years or over. However, significant growth in the older age cohort of 70 plus years is forecast over the coming decades which will contribute to the need for additional residential aged care beds;
- Having regard for the potential future pipeline of 198 aged care beds, including the proposed 57 bed expansion of Frank Vickery Village, there will still be demand for an additional 270 beds in 2031 over and above the planned pipeline. On this basis, sufficient demand for the proposed expansion of residential aged care at Frank Vickery Village exists; and

- In addition to meeting forecast demand for retirement living and residential aged care, the proposed renewal will also generate significant economic benefits in a time when growth in local employment opportunities and economic stimulus is required.

7.4 Section D – State and Commonwealth Interests

Q10 – Is there adequate public infrastructure for the Planning Proposal?

The future redevelopment of the site will be serviced by the existing public infrastructure and services including connections to power, telecommunications, water and sewerage.

Q11 – What are the views of State or Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be known once consultation has occurred in accordance with the Gateway determination of the Planning Proposal.

8.0 PART 4 – Mapping

As discussed in **Section 6.1**, the Planning Proposal will require an amendment to the following:

- **Land Zoning Map (Sheet LZN_006A)** – amend to rezone the site to R4 High Density Residential;
- **Height of Buildings Map (Sheet HOB_006A)** – amend to include the site as “Area 8”;
- **Floor Space Ratio Map (Sheet FSR_006A)** – amend to include the site as “Area 8”;
- **Landscape Area Map (Sheet LSA_006A)** – amend the landscaped area to 30%; and
- **Additional Permitted Uses Map (Sheet APU_006A)** – amend to permit additional permitted uses on the site and include the site as notation “31”.

The proposed maps are included at **Appendix D**.

9.0 PART 5 – Community Consultation

Community engagement has been undertaken by Left Field Communications and a Strategic Community Engagement Report is included at **Appendix K**.

The community engagement that has been undertaken during the preparation of this Planning Proposal has involved:

- Direct correspondence with key Council stakeholders from Wesley Mission;
- Pre-lodgement meetings held with the project team and Council's strategic planning team;
- Engagement with the wider community through an on-line platform (due to COVID_19 restrictions);
- Advertisement in The Leader;
- Paid two-week Facebook campaign; and
- Printed newsletter and survey distributed to 270 residences allowing those who were not able or willing to participate in the online survey to have their say.

In summary, the results from the community engagement found that:

- All stakeholders support the provision of quality seniors living and aged care in Sylvania;
- Most existing residents moved to the village from within the 10km radius (illustrating the demand for local seniors living and aged care);
- Most stakeholders support the proposal to increase the number of ILUs and RACF beds in principle, however, for some this is dependent on more detailed plans (including density and height);

- Staff currently enjoy being surrounded by gardens and green space;
- Residents enjoy the sense of community and belonging, location and low maintenance homes;
- Residents are looking for respite care and activities for day visitors, improved security and access as well as more interaction with the wider community, larger more modern accommodation and more places to take friends, family and visitors;
- Residents are concerned about the existing and future car parking provision;
- Staff are looking for more places to take friends or visitors to sit and talk, the provision of gardens, trees and landscaped area and a good café that is also open to people from outside the village; and
- There is a high level of concern among residents about what will happen to them during the redevelopment process, highlighting the need for open and ongoing community engagement.

Extensive community consultation activities will be continued to be carried out following Gateway Determination. Further discussion is provided at **Appendix K**.

10.0 PART 6 – Indicative Project Timeline

Part 6 of the Department's Guide to preparing Planning Proposal's requires the inclusion of a project timeline as a mechanism to monitor the progress of the Planning Proposal through the plan making process. The anticipated timeline for the LEP amendment is provided in **Table 10**.

Table 10 Project Timeline

Action	Timeframe
Lodge Planning Proposal	November 2020
Council Endorse Planning Proposal	February / March 2021
Gateway Determination	April / May 2021
Public Exhibition	June 2021
Final Assessment by Council	July 2021
Plan Making	August-October 2021

11.0 Conclusion

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning Industry and Environment called "A Guide to Preparing Planning Proposals".

The Planning Proposal seeks to:

- **Zone** – rezone the site from R2 Low Density Residential to R4 High Density Residential;
- **Landscaped Area** – amend the current minimum landscaped area development standard from 35% to 30%;
- **Part 6 Local Provisions** – include an additional clause under Part 6 to allow for the appropriate redevelopment of Frank Vickery Village including additional height and FSR in accordance with the relevant provisions and where the development is predominantly seniors housing; and
- **Schedule 1 Additional Permitted Uses** – include Frank Vickery Village on the Additional Permitted Uses Map to allow for development for the purposes of retail premises, recreational facility (indoor) and medical centres.

The proposal will facilitate an improved architecture, urban design and landscape solutions for the site whereby new residents will benefit from additional pedestrian links, open space and community facilities. It will directly provide for the opportunity to renew and redevelop an existing seniors housing facility that has reached the end of its economic life and is required to undergo redevelopment to meet the modern day seniors housing standards and equitable access requirements.

As demonstrated in the appended technical studies, potential future development on the site can be appropriately accommodated without resulting in adverse impacts on surrounding development. The proposed uplift will not result in adverse view impacts from surrounding public spaces or the public domain, and it will not result in unacceptable impacts to the operation of key intersections or the surrounding road network. Importantly, the Planning Proposal will provide significant public benefits including but not limited to the following:

- Increased provision and a more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal will provide increased opportunities to age in place for existing Sylvania residents, and meet demand generated by a growing and ageing population in the Sutherland Shire LGA;
- The potential to provide a new publicly accessible through site link through from Bellingara Road to the west down to Port Hacking Road to the east. This will provide a safe and direct east / west path of travel from the low density residential development and Sylvania High School to bus stops along Port Hacking Road. Whilst it is expected that this link would be retained in private ownership, it will be designed and treated to read as publicly accessible spaces and appropriately segregated from private residences through landscaping and setbacks. The provision of this through site link will formalise an existing path of travel that is currently used by school students and the surrounding community;
- The potential to include a total GFA of 1,000m² dedicated to retail premises, 3,000m² dedicated to recreational facilities (indoor) and 1,000m² dedicated to a medical services and facilities for use by residents, staff and the local community;
- The potential to increase the provision of outdoor open space to allow residents, staff, visitors and the community to congregate and increase activation in and around the site. This will include a substantial network of pedestrian paths to provide safe access for residents, staff and visitors throughout the site and to provide further connections with the surrounding community; and
- Retention, celebration and improvement of the built form around the heritage cottage, locally known as Bellingara House, as well as protection of key ecological features and the existing mature tree canopy to provide an inviting and relaxing space while retaining local community connections within the site.

The proposed amendments to the planning controls fully realise the strategic merit of the site and enables the establishment of additional seniors housing that is consistent with the sustainability, liveability and productivity goals of the NSW State Government. It seeks to provide a site specific zoning with an appropriate transition in building heights to respond to the site's context and capitalise on its unique strategic merit, and will facilitate a high quality development that benefits residents and the community alike.