



## **Site Compatibility Certificate Request**

**15 Chapmans Road, Tuncurry**

**Prepared for Village Green Projects Pty Ltd**

**Project:** 15113

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## **1. Preliminary**

### **1.1 History**

The first stage of the existing hostel at 11A Chapmans Road was developed in approximately 2004 after being granted consent by Great Lakes Council. The approved hostel contained 50 hostel dwellings and a large community building with dining room, communal areas and a managers unit.

A site compatibility certificate was issued on 12 May 2016 for expansion of the hostel over 13 Chapmans Road, and consent was issued by MidCoast Council on 8 March 2017 for the expansion of the hostel to create an additional 39 hostel dwellings, with additional communal and recreation facilities and car parking.

These hostel dwellings have been completed and are being occupied by seniors. Since completion, the owners have acquired the subject property for the purposes of meeting the ongoing demand for this form of housing.

### **1.2 Introduction**

Coastplan Group Pty Ltd has been commissioned to prepare this request for a site compatibility certificate for the subject land in accordance with the requirements of *State Environmental Planning Policy (Seniors Living) 2004* (SEPP Seniors Living) as amended. The land is identified as Lot 3 DP 778263, 15 Chapmans Road, Tuncurry. The site is located on the northern side of Chapmans Road, adjoining the existing Sunrise Supported Living Hostel which is operated by the applicants.

The issue of a compatibility certificate will enable the lodgement of a development application with MidCoast Council in accordance with the requirements of SEPP Seniors Living.

This report provides:

- an analysis of the site and surrounding area,
- a description of the preliminary proposals for the land,
- a review of the Site Compatibility Issues provided in Part 1A of Chapter 3 of SEPP Seniors Living,
- a review of key issues within SEPP Seniors Living.

### **1.3 Information Reviewed**

This report has been prepared using applicable legislation, codes and policies of the time. A site inspection has also been undertaken to review the likely constraints and hazards affecting the land.

This information has been reviewed and is used in discussion of key issues for the proposal.

## **2. Site & Surrounding Area Description**

### **2.1 Site Details**

The following data is provided in relation to the site:

**Table 2.1: Site details**

<b>Title Description</b>	Lot 3 DP 778263
<b>Property Address</b>	15 Chapmans Road, Tuncurry
<b>Site Area</b>	Approximately 6,973m <sup>2</sup>
<b>Zoning – Great Lakes LEP 2014</b>	R5 – Large Lot Residential

The proposed development involves an extension of the existing Sunrise Supported Living Hostel which is located on Lot 500 DP 1245120, 11A Chapmans Road.

The subject site is located in the northern parts of the Tuncurry township. The site in its regional context is shown in Figure 1 below.



Figure 1 – Location of Tuncurry

[Source: [www.google.com.au/maps](http://www.google.com.au/maps)]

The site is located on the northern side of Chapmans Road, directly opposite the 'Banksia Gardens' residential estate and adjoining the existing Sunrise Supported Living Hostel. The site and surrounding area is depicted in Figures 2 and 3 below.

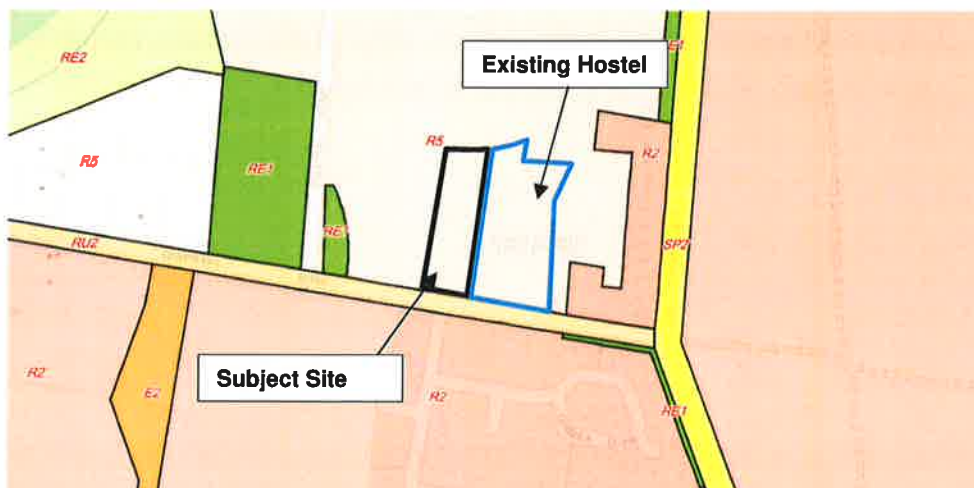


Figure 2 - Site Locality Plan (Zoning)

[Source: GLC Exponare]



Figure 3 - Site Locality Plan (Satellite)

[Source: Google Earth]

## **2.2 Topography**

The land can generally be described as flat. The sandy soils provide for on-site infiltration of stormwater and there are no defined drainage features on the site.

## **2.3 Vegetation**

Vegetation cover on the land has been modified as a result of past activities and residential occupation of the land. The vegetation over the site is limited to managed lawns and gardens, with trees planted within the site. There is no native vegetation on the land, other than vegetation established in managed gardens throughout the site.

## **2.4 Geology/Soils**

The soils on the site are sand, consistent with the urban areas of Tuncurry. The soils do not represent a constraint to development of the land.

The land is mapped as Class 4 Acid Sulfate Soils, with potential of Acid Sulfate Soils existing at depths of more than 2 metres below existing ground levels.

## **2.5 Services**

The site and surrounding area is provided with all services typical of an urban area in the MidCoast Region.

Reticulated Water and Sewer are provided to the site and area by MidCoast Water. Mains electricity and telecommunications are also connected to the land.

In terms of the retail and support services, the following services would be available to the residents:

- Shops, banking facilities and other retail/commercial services are available in Tuncurry and Forster, including a supermarket, chemists and specialty shops.
- Recreation and community facilities are available throughout the Tuncurry township, including golf course, tennis courts, public reserves, beaches and baths. Community facilities are available in the general area, including the Bowling and sports clubs, community halls and church halls.
- Health and well-being services are also available throughout Tuncurry, including general practitioners, medical specialist, chiropractors, home nursing care services and ambulance station. Additional facilities are also available in the conjoint town of Forster, including Cape Hawke Community Hospital.

Public Transport to these facilities is available via the Forster Bus Service Route 304 which provides five (5) services a day Monday to Friday and three (3) services on Saturdays. A bus stop for the 304 service exists directly opposite the Sunrise Supported Living Village. In addition the Sunrise Supported Living Village has an existing mini bus which provides transport for residents.

## **2.6 Built Form**

The subject site is developed with a large rural residential dwelling with managed lawns and gardens typical of dwellings located in the R5 zone. The following photo shows the subject dwelling on the land:





**Existing dwelling 15 Chapmans Road, Tuncurry**

**[Google Street View]**

The adjoining land to the north contains similar rural residential allotments and associated sheds and landscaping structures.

The adjoining land to the east contains the existing Sunrise Supported Living village which is comprised of several single storey buildings providing aged hostel accommodation, and includes a two storey building with ground floor community centre including dining/lounge area, managers/nurses office and first floor managers residence. The communal facilities provide meals, assistance with housework, laundry and cleaning, as well as providing nursing services directly to residents. The development provides accommodation in the form of up to 90 hostel units and includes managed gardens which provide private and communal open space to residents. The existing hostel is shown in the following photos:



**Original Sunrise Supported Living Hostel 11A Chapmans Road Tuncurry**

**[Google Street View]**



**Recently completed phase Sunrise Supported Living Hostel**

Land to the south (on the opposite side of Chapmans Road) is low density residential development which is part of the Banksia Gardens residential estate. The area is comprised of lots with areas of approximately 500-600m<sup>2</sup> containing single dwellings and dual occupancy development with managed lawns and gardens. The following photo shows existing residential development along this side of Chapmans Road:



**Low density residential development southern side of Chapmans Road**

Land to the east of the subject site is another rural residential property with a small dwelling located at the very rear of the site. The following photo shows the adjoining dwelling:



Existing dwelling 17 Chapmans Road, Tuncurry

### **3. Description of Seniors Living Proposal**

The proposed development involves extension of the existing Sunrise Supported Living Hostel development onto the subject land. The proposed extension provides additional hostel units, and carparking.

Like the existing Sunrise Supported Living development, the proposal is for 'hostel' accommodation, providing small accommodation units supported by a community centre that provides meals, cleaning and care services to residents. The village is tailored to provide services to older and frailer retirees and includes 24 hour nursing care availability and is an accredited care provider of aged care services.

The land containing the existing hostel and the subject lot would be consolidated into a single title as part of any consent.

The subject site is not affected by any significant environmental constraints, being comprised of rural residential land with managed lawns and gardens. The land is not affected by any identified environmental hazards and is not mapped as bushfire prone land or part of the Tuncurry Flood Planning area.

The site does not contain areas of native vegetation communities. The majority of vegetation is comprised of managed lawns and gardens established in



association with rural residential occupation of the land. There are a few isolated native trees in the lawn and garden areas of the site, which would need to be removed for the proposal. These are shown in the following photos:



A preliminary concept plan of the proposed hostel has been prepared by Design Imagery. A copy of this concept plan is provided in Appendix A.

### **3.1 *Hostel Units***

The proposed extension will provide an additional 28 Hostel Units contained within small clusters of dwellings.

### **3.2 Community Centre**

The new dwellings will utilise the existing community buildings which provide dining areas, activities lounge, theatre, offices and facilities, delivering resident care services and dedicated nursing offices as well as residential accommodation for nurses, carers and management staff.

### **3.3 Parking and Access**

The proposal includes a new carparking area providing 24 parking spaces. In addition, attached covered parking spaces are provided to selected dwellings. Vehicular access to the parking areas is provided from the driveway from Chapmans Road for the existing Sunrise Village and no new access driveway is required.

### **3.4 Development Statistics**

The following approximate statistics are provided for the concept proposal:

- Site Area – 6,973m<sup>2</sup>
- FSR - 0.34:1
- Landscape Area – approximately 55%

The setbacks of the building are:

- Front setback – 9m (matching adjoining hostel buildings)
- Rear setback – 4.5m – 5m
- Side setback – 1m – 7m

The buildings are single storey and would be in the order of 5.5m maximum height.

## **4. Strategic Justification**

The Hunter Regional Plan (and Mid North Coast Regional Strategy) does not identify the subject land as future urban land. The strategy recognises the ageing population in the area and the need for supply of suitable housing to meet the housing needs of seniors. The strategy also recognises the benefits that aged care in the area will provide to local economies. The proposal is consistent with the strategy and provides housing suitable for aged persons,

especially those requiring greater levels of care, and provides economic benefits in the area, maintaining and increasing employment opportunities in aged care services.

The local development strategy is the Forster Tuncurry Development Strategy which examined the potential for use of the rural residential area at the fringe of township for higher density residential uses. The strategy concluded that the challenges of turning these areas to urban development would be too great. The local housing strategy also recognises the existing and future demands for aged housing in the area.

The proposal provides for expansion of an existing facility and provides opportunity for the maximisation of efficiency of existing services and facilities at the site to support seniors housing. The last stage was rapidly sold and there is continuing enquiry for additional accommodation from the local aged community. The additions will enable this form of serviced housing to be provided to meet demand. These outcomes are clearly in the public interest.

## **5. Compatibility Criteria**

### ***5.1 Clause 24 of SEPP Seniors Living – Requirements for Site Compatibility Certificates***

Clause 24 of SEPP Seniors Living provides that a site compatibility certificate is required for certain developments before Council can approve a development application for that development. Subclause (1)(a)(i) provides that a site compatibility certificate is required where the site is land that adjoins land zoned primarily for urban purposes. The proposed development is proposed on land which adjoins land zoned primarily for urban purposes.

### ***5.2 Clause 25 of SEPP Seniors Living – Applications for Site Compatibility Certificates***

Clause 25 of SEPP Seniors Living provides the application requirements and the matters considered in determining whether to issue a site compatibility certificate.

### **5.2.1 Cumulative Impact Assessment**

Subclauses (2A – 2C) of clause 25 provides that a cumulative impact study is required where a site is located within a 2km radius of land which is:

- Subject to a current Site Compatibility Certificate; or
- Subject to an application for a Site Compatibility Certificate that has not been determined.

There are no current Site Compatibility certificates or applications within 2km of the site and there is no requirement for a cumulative impact assessment.

### **5.2.2 Consultation with Council**

Subclause 25(5)(a) provides that the Director General shall provide the local Council with a copy of the application and consider any comments the Council may have in determining whether a site compatibility certificate should be issued.

Whilst comment from Council was sought, it was not provided in a manner which would allow it to be incorporated in this application. Previous matters raised in the DA for the recently completed units have been addressed.

### **5.2.3 Natural Environment (Values, Resources and Hazards)**

As discussed, the site is comprised of managed lawns and gardens and does not contain any native vegetation communities or significant habitats for native flora and fauna. The small area of vegetation removed will be replaced in greater areas through landscaping of the site. The land does not contain any items of environmental heritage and an AHIMS Search for the site has not identified any Aboriginal Sites or Places on the land or adjoining areas.

The site is not subject to any environmental hazards and is not mapped as bushfire or flood prone land.

### **5.2.4 Future Uses of the land**

The subject land and adjoining area is not identified for future urban growth or other land use change and is identified to stay as a rural residential area. The

proposed use of the land as proposed does not restrict rural residential development or other forms of development permissible in the zone.

### **5.2.5 Services and Infrastructure**

The existing hostel located on the adjoining land is connected to all essential urban services. Water and sewer connection is available. Electricity and telecommunications are available to the site and can be augmented for the proposal.

In terms of the services required under Clause 26 of SEPP Seniors Living, the following is noted:

- Shops, banking facilities and other retail/commercial services are available in Tuncurry and Forster, including a supermarket, chemists and specialty shops.
- Recreation and community facilities are available throughout the Tuncurry township, including golf course, tennis courts, public reserves, beaches and baths. Community facilities are available in the general area, including the Bowling and sports clubs, community halls and church halls.
- Health and well-being services are also available throughout Tuncurry, including general practitioners, medical specialists, chiropractors, home nursing care services and ambulance station. Additional facilities are also available in the conjoint town of Forster, including Cape Hawke Community Hospital.

The facilities serve the large regional centre of Forster Tuncurry and have suitable capacity for this small increase in population.

Public transport to these facilities is available via the Forster Bus Service Route 304 which provides five (5) services a day Monday to Friday and three (3) services on Saturdays. A bus stop for the 304 service exists directly opposite the Sunrise Supported Living Village. In addition, the Sunrise Supported Living Village has an existing mini bus which provides transport for residents. The following maps show the location of the bus stop in relation to the site, and the bus routes connecting with various services and facilities.





Figure 4 – Map showing bus stop location in relation to the site



Figure 5 Bus Route Map with facilities at locations added

### **5.2.6 Context and Setting of Development in the area**

The subject site is a rural residential lot adjacent to low density residential development and adjoins an existing aged care hostel. The R5 Large Lot Residential area along Chapmans Road supports a variety of non-residential uses such as churches and nurseries, in addition to rural residential dwellings.

The buildings within the development are primarily single storey, which is consistent with the majority of buildings in the locality.

The proposed development maintains large areas of landscaped lawn and gardens, including around the perimeter of the site to allow softer integration with adjoining rural residential uses. The existing edge between the hostel and adjoining rural residential land (the subject lot) is well treated with fencing and appropriate planting to maintain development privacy whilst still creating a soft edge consistent with the rural residential character.

The proposal will maintain the established character of the area with the existing hostel development form maintained and expanded.

### **5.2.7 Native Vegetation Clearing**

As discussed, the majority of the land contains managed lawns and gardens which were planted and are able to be cleared under the provisions of the *Local Land Services Act 2013*. Native vegetation on the land is restricted to isolated trees. The area of native vegetation would be well below the thresholds for required Biodiversity Assessment under the provisions of the *Biodiversity Conservation Act 2016*.

The loss of these single trees will not represent a palpable impact on the conservation and management of native vegetation in the area.

Landscaping of the site will utilise native species and will more than offset this minor loss of vegetation.

### **5.2.8 Previously Certified Land**

The subject site is adjoining land that was previously the subject of a site compatibility certificate and is an extension of that existing use. The proposal is

consistent with the provisions of part (c) of subclause (5) as the additional land and the previously certified land are both adjoining land zoned primarily for urban purposes.

## **6 Conclusion**

The application seeks a site compatibility certificate for land identified as Lot 3 DP 778263, 15 Chapmans Road, Tuncurry. The land is zoned R5-Large Lot Residential and adjoins land zoned R2-Low Density Residential in the Banksia Gardens Estate at Tuncurry. The land adjoins an existing seniors housing village (hostel) and the proposal involves expansion of the hostel onto the subject land, including additional accommodation and community facilities.

The site is a cleared area of land that has been significantly disturbed through rural residential occupation of the land. The land exists as managed lawns and gardens for an existing dwelling. There are few physical constraints to development of this land.

The land is not subject to environmental hazards such as bushfire and flooding and the land is suitable for such development.

The proposed development has access to facilities and services to support residents in accordance with the requirements of SEPP Seniors Living. These facilities are provided nearby in the town centres of Forster and Tuncurry. Public transport meeting the requirements of the SEPP is available to the site, with a bus stop located in front of the existing village.

## **Appendix A**

*Concept Site Plan – Sunrise Supported Living*  
Design Imagery (2018)