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Revised Planning Report**Site Compatibility Certificate Application for
Seniors Living – Proposed Retirement Village****Property:**

Lot 1 DP 373539, Lot 1168 & Lot 1169 DP 812203
125-135 Johns Road and 95 Murrawal Road,
Wadalba NSW

Applicant:

Johns Road Pty Ltd

Date:2nd April 2019

Document Control Sheet

| Issue No. | Amendment | Date | Prepared By | Checked By |
|-----------|-------------------------|------------------|-------------|------------|
| A | Draft | | CS | CS |
| B | Draft for client review | | CS | CS |
| C | Submission to DoP | 23 November 2018 | CS | CS |
| D | Revised Report | 2 April 2019 | CS | CS |

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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Introduction

The following report is to be read in conjunction with the Site Compatibility Certificate application (SCC) made in accordance with the provisions of Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

The proponent, Johns Road Pty Ltd, seeks to develop *seniors housing, in the form of serviced self-care housing*, upon the subject land being Lot 1 DP 373539, Lot 1168 & 1169 DP 812203, 125-135 Johns Road and 95 Murrawal Rd, Wadalba, in the Central Coast Council LGA.

The land is zoned RU6 Transition under the provisions of the Wyong Local Environmental Plan, 2013. Importantly, the land is immediately adjacent to land zoned R2 residential, being land zoned primarily for urban purposes.

The proposed development intends to comprise of 202 dwellings consisting of the following components:

- 6 single storey villas;
- 116 independent-living units, contained in fifty-eight two (2) storey buildings;
- 80 independent living units, contained in ten two (2) storey multi residential buildings with basement parking;
(202 Total unit yield)
- 1 (one) Community Centre with associated facilities including pool, lawn bowls and car park.

Plans of the proposed development are located within **Appendix 3**.

This report will provide an explanation as to how the future proposed development would be compatible with surrounding land uses and will also address the criteria and provide the relevant information as identified under the SCC application form.

Upon receipt of a SCC, the proponent intends to then lodge a development application with Central Coast Council.

This report has been prepared generally according to the structure of the *Site Compatibility Certificate Application* form, as amended by the Department of Planning and Environment in October 2018.

1. ☐ Applicant for the Site Compatibility Certificate (SCC)

ADW Johnson has been engaged by '**Johns Road Pty Ltd**' ("the Applicant") to prepare and lodge the subject SCC. Further details are provided on the application form.

Post lodgement engagement

An SCC application was lodged by ADW Johnson Pty Ltd with the DoPE on behalf of Johns Road Pty Ltd on 23 November 2018. Consultation was carried out with the DoPE and ADW Johnson Pty Ltd following the submission of the original SCC Application.

Following an initial assessment by the DoPE, the consultation process identified a number of matters which required further investigation to demonstrate a more comprehensive assessment of the proposal, its impacts and the demonstration of compatibility with the Site and its surrounds. Accordingly, the DoPE sent a request for further information (**Appendix 8**) in relation to the matters requiring additional assessment.

A joint site meeting was held on 7 February 2019.

A formal response to the request for information was prepared by ADW Johnson Pty Ltd and submitted to the DoPE on 28 February 2019 (**Appendix 9**). As a result of the amended submission the DoPE issued an additional request on 7 March 2019 (**Appendix 10**) requiring that the SCC application's planning report is revised for the purposes of coherency and consistency in order to enable an appropriate assessment of the proposed development.

This report constitutes a revision of the original planning report submitted with the SCC application to the DoPE on 23 November 2018, and as such supersedes the original submission.

The ensuing sections of this report have considered and addressed the matters raised within the correspondence received from the DoPE.

2. Site and Proposed Development Details

Name of Proposal

N/A

Street Address

The street address of the subject site is 125-135 Johns Road and 95 Murrawal Rd, Wadalba, 2259. The subject site is located within the Central Coast Council Local Government Area.

Name of Property

N/A.

Real Property Description

The subject site is identified as Lot 1 DP 373539, Lot 1168 & 1169 DP 812203 Johns Road, Wadalba. A copy of the deposited plan is provided as **Appendix 1**, with a copy of the Certificate of Title provided as **Appendix 2**.

A summary of the subject parcels is provided below.

| Lot DP | Street address | Area (ha) | Owner |
|--------------------|--------------------------|---------------|-----------------|
| Lot 1 DP 373539 | 135 Johns Rd Wadalba | 4.13 | DM & IM Soetens |
| Lot 1168 DP 812203 | 95 Murrawal Rd Kanwal | 3.612 | EG & DM Soetens |
| Lot 1169 DP 812203 | 125 Johns Rd Wadalba | 2.963 | DG & RL Butcher |
| Total area | | 10.705 | |

The consent of the owners to the lodgement of the SCC is attached to the application form.

The site is located on the northern side of Johns Road, close to the point of transition of Johns Road into Murrawal Road, and approximately 830m east of Orchid Way.

A locality plan with aerial overlay is provided as Figure 1 (over page).



Figure1: Aerial Image of site (Source: SIXMaps)

A detailed description of the **local context** and **site attributes** is provided in **Appendix 7**.

Description of Proposed Development

The proposal is for a *seniors housing development* (retirement village), in the form of **202** serviced self-care housing, and is anticipated to comprise the following configuration:

- 6 single storey villas;
- 116 independent-living units, contained in fifty-eight two (2) storey buildings;
- 80 independent living units, contained in ten two (2) storey multi residential buildings with basement parking;
(202 total unit yield)
- 1 (one) Community Centre with associated facilities including pool, lawn bowls and car park.

The 116 ILU's are provided as "up and down" townhouses, being a 2 storey building, but with each dwelling contained to a single level. Each dwelling will have direct access from the internal access road into a double garage, with access from the garage into the dwelling.

The 80 ILU's are contained in 10 x multi resident unit buildings, each containing basement parking, internal lift and single level living plans (4 units per floor).

Encompassed within this development will be all internal roads and servicing, visitor car parking, and extensive landscaping.

Draft concept plans for the proposed development are provided in **Appendix 3**, with an extract provided below.

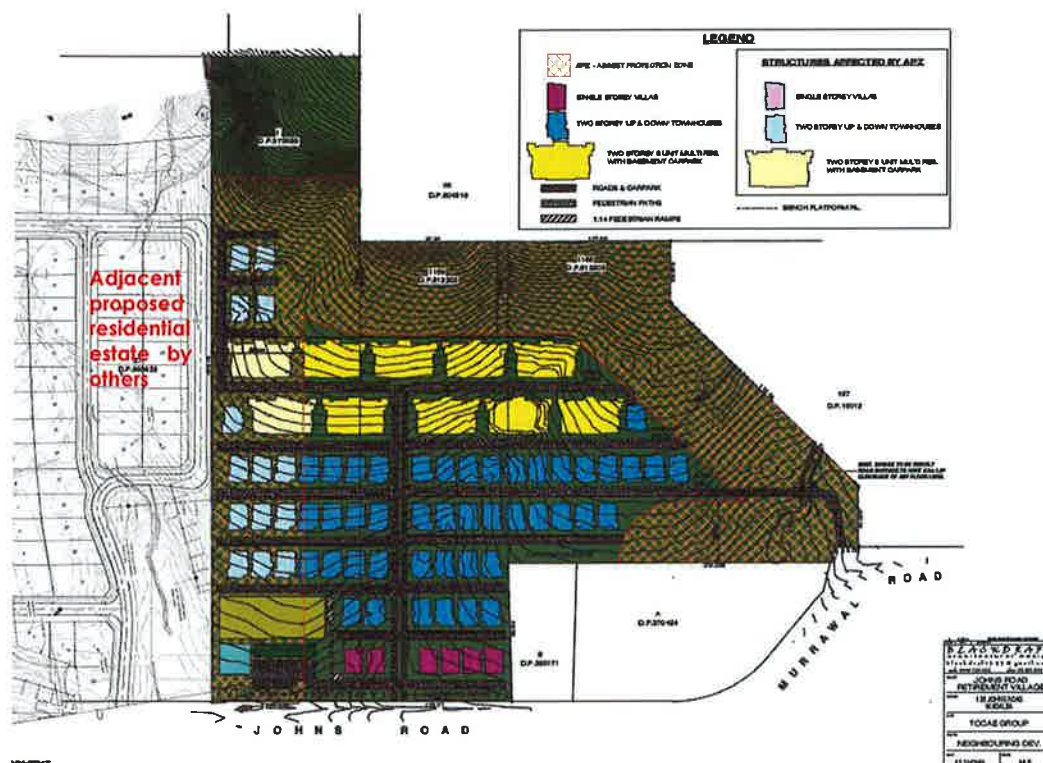


Figure2: Development Concept

Amended Plans

The revised plans provided at **Appendix 3** forming part of this Revised Planning Report, include;

| Description | Date | Dwg No. | Issue | Comment |
|-----------------------------|------------|---------|-------|---|
| Site Layout Plan | 21/02/2019 | 1/7 | A | As described. |
| Site earthworks and access | 21/02/2019 | 2/7 | A | Provides section through site, building heights |
| Neighbouring development | 21/02/2019 | 3/7 | A | Provides layout of adjacent residential estate currently underassessment with Council |
| Flood Mapping | 21/02/2019 | 4/7 | A | Provides existing localised flood mapping. |
| Villa and townhouse layouts | 21/02/2019 | 5/7 | A | As described. |
| Multi residential layouts 1 | 21/02/2019 | 6/7 | A | As described. |
| Multi residential layouts 2 | 21/02/2019 | 7/7 | A | As described. |

Development affected by Asset Protection Zones

The development has been designed to accommodate asset protection zones of 60m (within the site) to the northern, eastern and western boundaries and 40m to the south.

It should be noted that the current layout plan incorporates approximately 16 buildings containing 44 units within the western Asset Protection Zone to adjacent Lot 27 DP663662, 137 Johns Road. This adjacent land was recently rezoned and is the subject of a Development Application for the creation of 58 residential allotments (Council Ref: 1419/2017).

At the time of writing, this adjacent DA was still under evaluation with the Central Coast Council. It is anticipated that there will be strong market demand for development of this site once approved.

The Proponent understands that approval of the proposed 44 units upon the subject land is contingent upon consent being granted for the adjacent residential development AND the construction of that estate (i.e., removal of vegetation/ bushfire risk). Until this occurs, or until a separate easement for the maintenance of an Asset Protection Zone (as permitted under Planning for Bushfire Protection 2006) is negotiated over Lot 27, those 16 buildings (44 units) will be deferred to a later stage of the project, but are included at this stage for completeness of overall site planning.

This SCC application seeks the Department's/Panel's consideration and inclusion of these 16 buildings (44 units) located within the western Asset Protection Zone in any conditional approval issued for the site.

In respect to the Asset Protection Zone to the south the necessary distance includes the 20 metre road reserve of Johns Road, plus landscaped area and appropriate setback within the site from Johns Road.

A detailed bushfire risk assessment, in accordance with Clause 27 of the SEPP will be undertaken and submitted with a future development application.

3. Relevance of SEPP

The development is proposed upon land zoned RU 6 under the Wyong Local Environmental Plan 2013 (WLEP 2013). This zone permits a number of uses, including dwelling houses, but not seniors living. An extract from the WLEP 2013 is provided below.

| | |
|--|--|
| Wyong Local Environmental Plan 2013 <small>Current version for 27 July 2018 to date (accessed 4 September 2018 at 07:35)</small> Land Use Table > Zone RU6 | |
| Zone RU6 Transition | |
| 1 Objectives of zone | <ul style="list-style-type: none"> To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities. To minimise conflict between land uses within this zone and land uses within adjoining zones. To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation in the North Wyong Shire Structure Plan or Wyong Settlement Strategy. |
| 2 Permitted without consent | Nil |
| 3 Permitted with consent | Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Home occupations; Horticulture; Information and education facilities; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Waste or resource management facilities; Water recreation structures; Water supply systems |
| 4 Prohibited | Any development not specified in item 2 or 3 |

Figure 3: WLEP 2013 RU6 land use Table

More importantly, the site adjoins land zoned *R2 Low Density Residential* (approximately 5.5ha) along its western boundary (see Figure 4).



Figure 4: WLEP 2013 Zoning Map

Despite the provisions of the Wyong LEP 2013, the site's proximity to land zoned primarily for urban purposes enables the proposal to be considered under the SEPP.

A summary of relevant clauses of the SEPP is provided in the Table below.

| CLAUSE | COMMENTS |
|---|--|
| 4 Land to which Policy applies (1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if: (a) development for the purpose of any of the following is permitted on the land: (i) dwelling-houses, (ii) residential flat buildings, (iii) hospitals, (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or (b) the land is being used for the purposes of an existing registered club. | The site adjoins land zoned primarily for urban purposes as shown in Figure 3. Dwelling houses are permitted upon the subject land. |
| (6) Land to which Policy does not apply This Policy does not apply to: | The applicable zone, RU6 Transition is not a zone referred to as <i>environmentally sensitive land</i> . |

| | |
|---|--|
| (a) land described in Schedule 1 (Environmentally sensitive land), or... | |
| 8 Seniors (defines "seniors") | This proposal will provide housing for seniors. |
| 13 Self-contained dwellings ... (3) Example: "serviced self-care housing" In this Policy, <i>serviced self-care housing</i> is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care. | Relevant services will be made available to the residents of the village. |
| 17 Development on land adjoining land zoned primarily for urban purposes (1) Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following: (a) a hostel, (b) a residential care facility, (c) serviced self-care housing. (2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided: (a) for people with a disability, or (b) in combination with a residential care facility, or (c) as a retirement village (within the meaning of the <i>Retirement Villages Act 1999</i>). | The development will comprise <i>serviced self-care housing</i> . The development will operate as a <i>retirement village</i> (within the meaning of the Retirement Villages Act 1999). |
| 18 Restrictions on occupation of seniors housing allowed under this Chapter | The proposed development will comply with this requirement. |
| 24 Site compatibility certificates required for certain development applications | This report forms part of an Application for a Site Compatibility Certificate. |
| 25 Application for site compatibility certificate | This reports seeks to address those matters required as part of an SCC application. A detailed response to Cl. 25(5)(b) is provided as Appendix 6 . A detailed response to Cl. 25(2C) 'cumulative impacts' is provided under Section 6 of this report. |
| Part 2 Site-related requirements | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 3 Design requirements | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |

| | |
|--|---|
| Part 4 Development standards to be complied with | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 5 Development on land adjoining land zoned primarily for urban purposes | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 7 Development standards that cannot be used as grounds to refuse consent | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |

4. Land to which your Application Relates to

In accordance with Clause 24(1)(a), the proposed site is on land:

4.1 That adjoins land zoned primarily for urban purposes?

Yes – The site has a total area of approximately 10.705ha which is zoned *RU6 Transition*, under the Wyong Local Environmental Plan 2013 (WLEP 2013), and adjoins land zoned *R2 Low Density Residential*.

Refer **Figure 4** provided earlier in this report.

4.2 That is zoned as 'special uses' under another EPI?

No. N/A

4.3 That is used for the purposes of an existing registered club?

No. N/A

5. Previous SCC Certificates

5.1 Has an SCC previously been issued for any part of the land to which this application applies?

No.

6. Cumulative Impact Study

6.1 Has a cumulative impact study been submitted with this application?

Yes,

On 1 October 2018, the SEPP was amended so that any new proposals located within 1km of two or more other proposals, must now consider the *cumulative impact* of that proposal in the locality.

Cl. 25 (2C) of the SEPP states;

(2C) A cumulative impact study for the purposes of this clause is a study that considers whether the impacts associated with the proposed development on the land to which an application relates (when considered together with the impacts of proposed developments on the proximate site land concerned):

- (a) take into account the capacity of existing or future services and infrastructure (including water, reticulated sewers and public transport) to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision, and*
- (b) take into account the capacity of existing or future road infrastructure to meet any increase in traffic as a result of proposed development.*

At the time this application was made, this application triggers a *cumulative impact* assessment, since this site is located within 2 km of two (2) nearby proposals located at;

| SITE (PROXIMATE SITE LAND) | DEPARTMENT REFERENCE | DECISION | DATE |
|-------------------------------|-----------------------------|-----------|-------------|
| 85 Wahroonga Rd Kanwal | SCC ID 2018_CCOAS_001_00 | Supported | 18 May 2018 |
| 66 Wahroonga Rd Kanwal | SCC ID 2017_CCOAS_001_00 | Supported | 15 Dec 2017 |

A brief summary of each proposal is provided below.

- 85 Wahroonga Road Kanwal is a proposal for retirement village comprising **58** independent living units and community centre. Development consent (Ref 645/2018) was issued by the Central Coast Council on 7 March 2019.
- 66 Wahroonga Road Kanwal is a proposal for retirement village comprising **30** independent living units. At the time of writing this Development Application (Ref 1205/2018) was still under assessment by the Central Coast Council.

The proximity to the above sites is provided in Figure 5. A 1km radius (yellow circle) is also shown on Figure 5.

Figure 5: Proximity to other proposals

However, it should be noted that since lodgement of this SCC application in November 2018, development consent has since been issued with by the Central Coast Council for the *proximate site land* at 85 Wahrenonga Road Kanwal.

Accordingly, the Department may choose to *disregard* the need for a *cumulative impact study* pursuant to the provisions of Cl. 25 (2B) of the SEPP. This Clause states;

(2B) However, any other parcel of land for which development consent for the purposes of seniors housing has been granted is to be disregarded when determining whether land is next to proximate site land even if a site compatibility certificate has been granted in respect of that parcel.

Notwithstanding the above, the following comments are provided in respect to the subject land.

Cumulative impacts

At the time of writing this report, there were no published guidelines for the preparation of a cumulative impact study, as referred to under Cl. 25 (2)(c) of the SEPP.

Various studies have found that *senior living* developments typically have lesser demand and impacts on infrastructure than conventional residential development. This is attributed to a number of reasons including;

- Demographics/characteristics of the residents;
 - on average, 57% of independent living units are occupied by a single resident;
 - average entry ages is 75yrs, with an average occupancy age of 80yrs old;
- Lower frequency of vehicle trips generated by residents,

- Residential provision of internal facilities such as community centres and a village bus,
- New villages tend to also attract existing 'seniors' already living in the vicinity and who are already utilising existing infrastructure/facilities.

A concise summary of retirement living facts is provided in the 2017 PwC/Property Council Retirement Census, November 2017, provided in **Appendix 5**.

In respect to this SCC application, the following specific comments are made;

Proximate sites

It is noted that the two (2) **proximate sites** at 66 and 85 Wahroonga Road, Kanwal, whilst within 1km of the subject land are;

- Located on the northern slopes of a broad, vegetated ridgeline which provides an effective visual and gradient separation from the subject land (located on the southern aspect of this broad ridgeline);
- Located in a 'cluster' of senior living/aged care developments, with 3 separate aged care facilities located within a 400m radius;
- Located on the rural fringe of the village of Kanwal, as distinct from the subject land which is located on the expanding urban edge of Wadalba;
- Provide for a combined total of 88 ILU's of the forecast 2,300 dwellings in the immediate Urban Release Residential Precincts of 2A, 2B, 3A & 3B of the North Wyong Shire Structure Plan (NWSSP).

Traffic

Preliminary Traffic Advice has been provided by specialist consultants Intersect Traffic, in a letter format report dated 21st of March 2019. This advice considered the traffic flows of the proposed 202 senior living dwellings along with the anticipated flows from the two (2) proximate sites at 66 and 85 Wahroonga Road Kanwal.

This advice also takes into account the anticipated flows from the nearby Wadalba East Urban Release Area.

This preliminary assessment concludes that the proposal will not adversely impact on the local and state road networks even considering the cumulative impacts of other developments in the area.

It is noted that the local road network will require some upgrades and improvements, as this URA develops, and delivered through specific project works and future funding arrangements.

It is also noted that public bus routes are likely to be amended as the broader URA progresses, and that the village will provide a village bus with a minimum 12 seats.

A copy of this report is provided as **Appendix 11**.

Water & Sewer

ADW Johnson has previously provided (28th February 2019) the Department with a preliminary water and waste water servicing assessment for the subject proposal. This is reproduced as **Appendix 12**.

In summary this report finds;

- WATER - a 300mm water main located in Johns Road will have sufficient capacity to service the development and is proposed that a 150mm diameter internal loop watermain will be provided within the development.
- SEWER - The site is located approximately 300m east of the closest existing sewerage point in Johns Road. A new temporary sewer pump station, is intended to be installed within the new estate at 137 Johns Road. Notwithstanding this proposed pump station, Council has confirmed that there is adequate capacity to receive effluent from this development at nearby sewer pump station CH 26.

Connection to this point does not rely on the timing of adjacent works including the adjacent proposed subdivision, or the nearby Wadalba East Urban Release rezoning.

In relation to sewer servicing, it is not uncommon for developments of this nature to have a low pressure sewer system and temporary collect wells, which allow for the timely discharge of on-site generated wastewater at times outside peak flows into the broader reticulated network.

Full calculations and system designs would be provided as part of future development application documentation.

Other relevant developments in vicinity - Wadalba East Urban Release Area

This site is located just east of a major urban release area (Wadalba East, Precincts 2A & 2B of the North Wyong Shire Structure Plan. A Planning Proposal for this urban release area recently finished public exhibition on 15 November 2018. It is anticipated that gazettal of this Planning Proposal will occur during the third quarter of 2019, with subsequent development applications for residential development following shortly thereafter.

This Planning Proposal covers a study area of approximately 143 ha and seeks to rezone the land from RU6 Transition to R2 Residential, E2 Conservation, E3 Environmental Management and RE1 public Recreation, to facilitate the delivery of approximately 1,200 new homes.

The proximity to the Wadalba East Planning Proposal is also provided in Figure 5.

The Wadalba East URA Planning Proposal considered a broad range of planning matters including a Traffic Impact Assessment, Water and Waste Water Servicing Strategy, Open Space Analysis, Bushfire Risk Assessment, and Social Impacts.

The various studies have identified that infrastructure in the immediate locality will require some upgrading to accommodate the anticipated 1,200 lots (approximately 3,000 new residents). Infrastructure upgrades include;

- Modifications and upgrades to existing intersections along Johns Road, Pollock and Jensen Roads;
- Upgrades to water and sewer infrastructure, including three (3) new sewer pump stations;
- Additional public recreation areas and sporting fields.

The Planning Proposal recognises that the locality is within a planned urban growth area and within reasonable proximity to existing services such as shops, commercial areas, recreation facilities and health services.

It is also recognised that the increased population will place additional demands on those services but also will attract new opportunities. The various studies and Agency comments recommend that contribution plans be amended to ensure that future development contributes to identified infrastructure upgrades.

7. Application Fee

7.1 Number of beds and/or dwellings

Originally lodged as 219 serviced self-care dwellings.

Amended by this report to **202** serviced self-care dwellings.

8. **Certificate Applicant's Authorisation**

See attached form for signature and details.

Refer to **Appendix 6** for a detailed response to Cl. 25(5)(b) matters. Refer to **Appendix 7** for comment on other relevant matters .

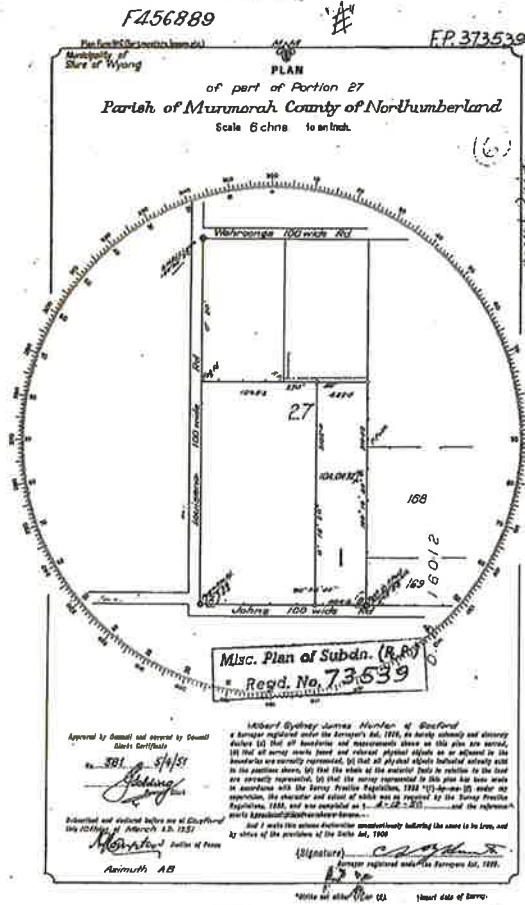
9. Land Owner's Consent

Refer to attached owner's authority.

Appendix 1

DEPOSITED PLAN

□



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 373539

| LINKS | METRES |
|--------|---------|
| 0.1 | 0.020 |
| 0.53 | 0.107 |
| 1 | 0.201 |
| 2 | 0.402 |
| 3.6 | 0.724 |
| 5.3 | 1.066 |
| 10 | 2.012 |
| 100 | 20.117 |
| 210.42 | 42.330 |
| 484.9 | 97.546 |
| 1089 | 217.586 |
| 1089.2 | 220.319 |
| 2104.2 | 423.298 |
| 2105 | 423.459 |

AC RD P HA
10 - 32 3/4 4.13

1. Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 1st day of December, 1978

14319/4

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use.

when last
I thought
I'd be here
as now.

Crown Lands Office Approval

~~Authorizing Officer~~

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Council Clerk's Certificate

[illegible]

Subscription No. 5160
Date 9-8-1991
(Signature) [Signature]
Council Class

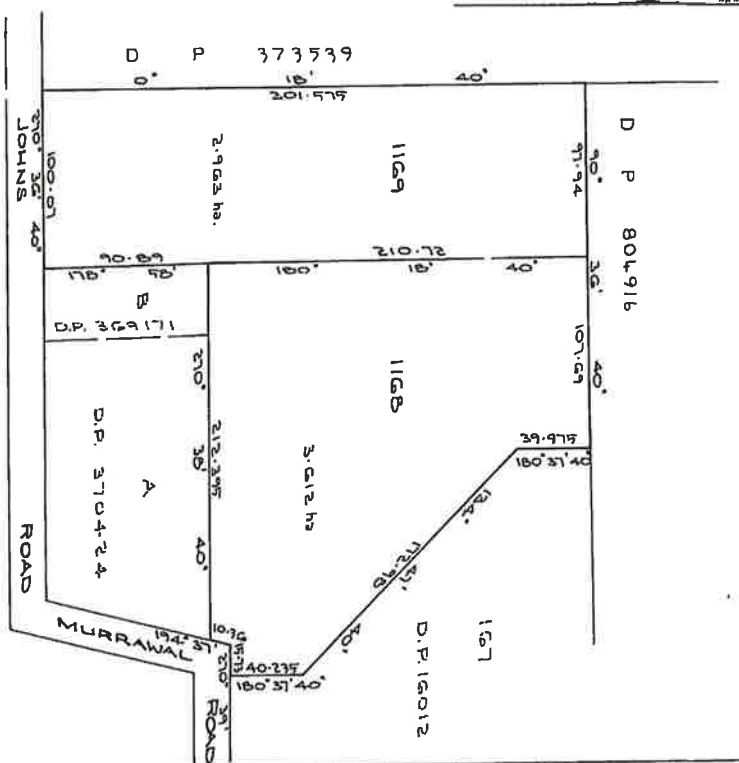
Council File No.

* This part of certificates to be selected where the application is only for a new road or where the road is to be widened. It is wholly outside the terms of operations of the Metropolitan Water, Sewerage and Drainage Board and the Thames District Water Board.


SURVIVORS REFERENCE: 9B4B

M P D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DP 812203

Registered:  CA 13.9.199K

ca. N° 5160 OF 9.8.1999

Title System: TORRENTS

Purpose: **SUBDIVISION**

Ref. Map: U 3612-6

Last Plan: D P 16012

PLAN OF SUBDIVISION OF
PART LOT 169 & LOT 16B
IN D.P. 16012

Lengths are in metres Reduction Ratio 1: 2000

THUN/SHP **3 YOUNG**

Locality: WYONGA

Partib: MUMMORA

County: NORTHUMBERLAND

Plans used in preparation of survey/compilation.

1971-72

1

1. VAN GILBERT EVERITT
2. DR. TIA WYOND

A surveyor registered under the Surveyors Act, 1920, as amended, hereby certifies that the survey represented on this plan was made in accordance with the Survey Practice Regulations, 1920 and any special requirements of the Department of Lands, and the provisions of the said Act.

7-6-31

[Signature]

Signatures
 Surveyors registered under Surveyors Act, 1920, as amended,
 claiming title by adverse
 possession
 Witness date of survey.

U3612-6 ~~28~~ N O O 2 A 1 B

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 16th September, 1991





Appendix 2

CERTIFICATE OF TITLE



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1/373539

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------------|
| 30/8/2018 | 2:38 PM | 6 | 28/12/2017 |

LAND

LOT 1 IN DEPOSITED PLAN 373539
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP373539

FIRST SCHEDULE

DIANE MARIE SOETENS
IN 13/20 SHARE
INEKA MAY SOETENS
IN 7/20 SHARE
AS TENANTS IN COMMON (T AN2806)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A97411 LAND EXCLUDES MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

190528P

PRINTED ON 30/8/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through

Aussearch

Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1168/812203

SEARCH DATE

TIME

EDITION NO

DATE

30/8/2018

2:38 PM

5

28/2/2001

LAND

LOT 1168 IN DEPOSITED PLAN 812203

AT WYONGAH

LOCAL GOVERNMENT AREA CENTRAL COAST

PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND

TITLE DIAGRAM DP812203

FIRST SCHEDULE

ERIK GEORGE SOETENS

DIANE MARIE SOETENS

AS JOINT TENANTS

(T U260728)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 A94669 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO
MINE

3 6739928 MORTGAGE TO WESTPAC BANKING CORPORATION

4 7444167 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

190528P

PRINTED ON 30/8/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 30/08/2018 14:38:23



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1169/812203

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 30/8/2018 | 2:38 PM | 3 | 26/8/2002 |

LAND

LOT 1169 IN DEPOSITED PLAN 812203
AT WYONGAH
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP812203

FIRST SCHEDULE

DARIN GLENN BUTCHER
RENEE LEE BUTCHER
AS JOINT TENANTS (T 8899644)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A94669 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 Z969424 COVENANT
- 4 8899645 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

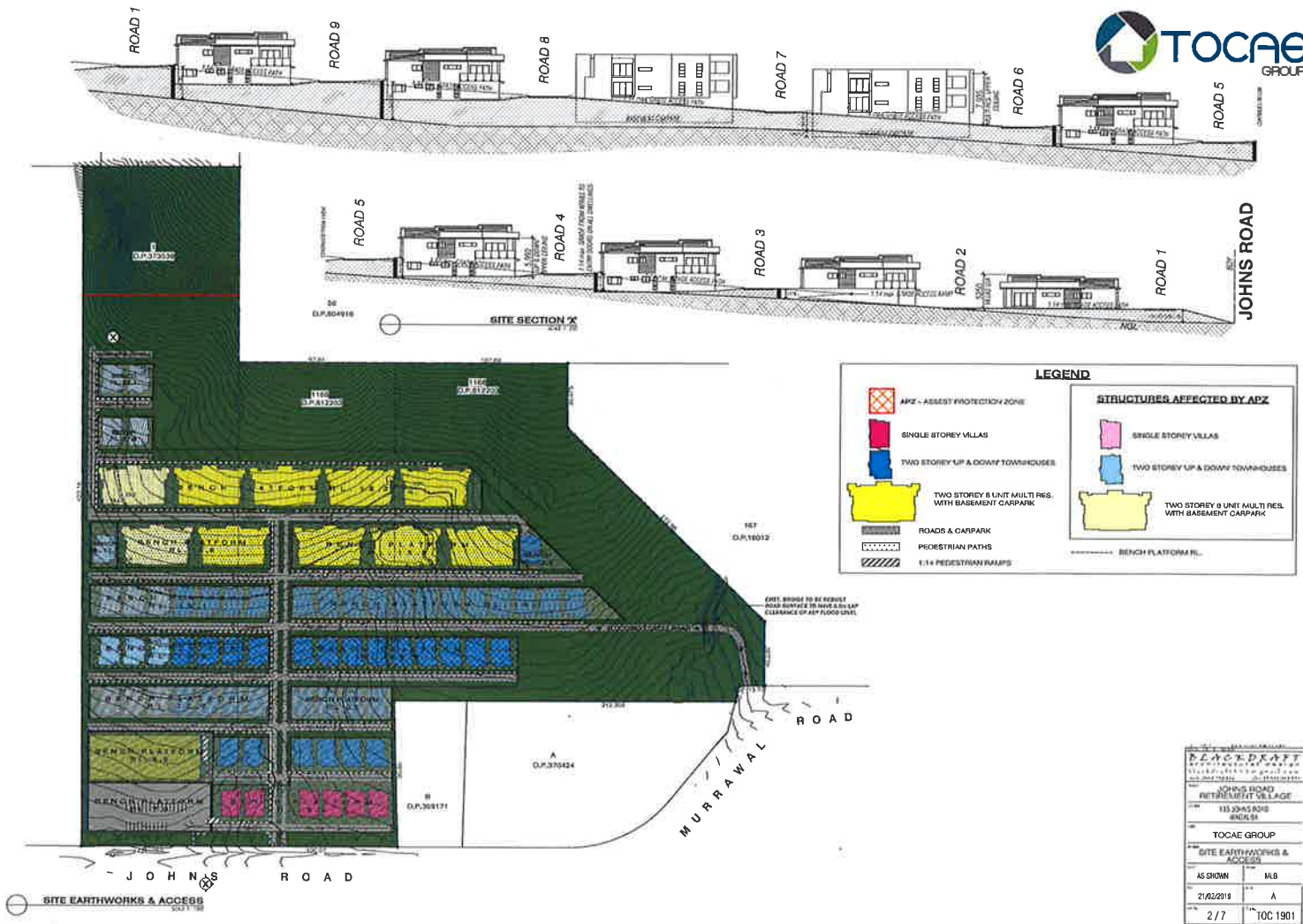
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PRINTED ON 30/8/2018

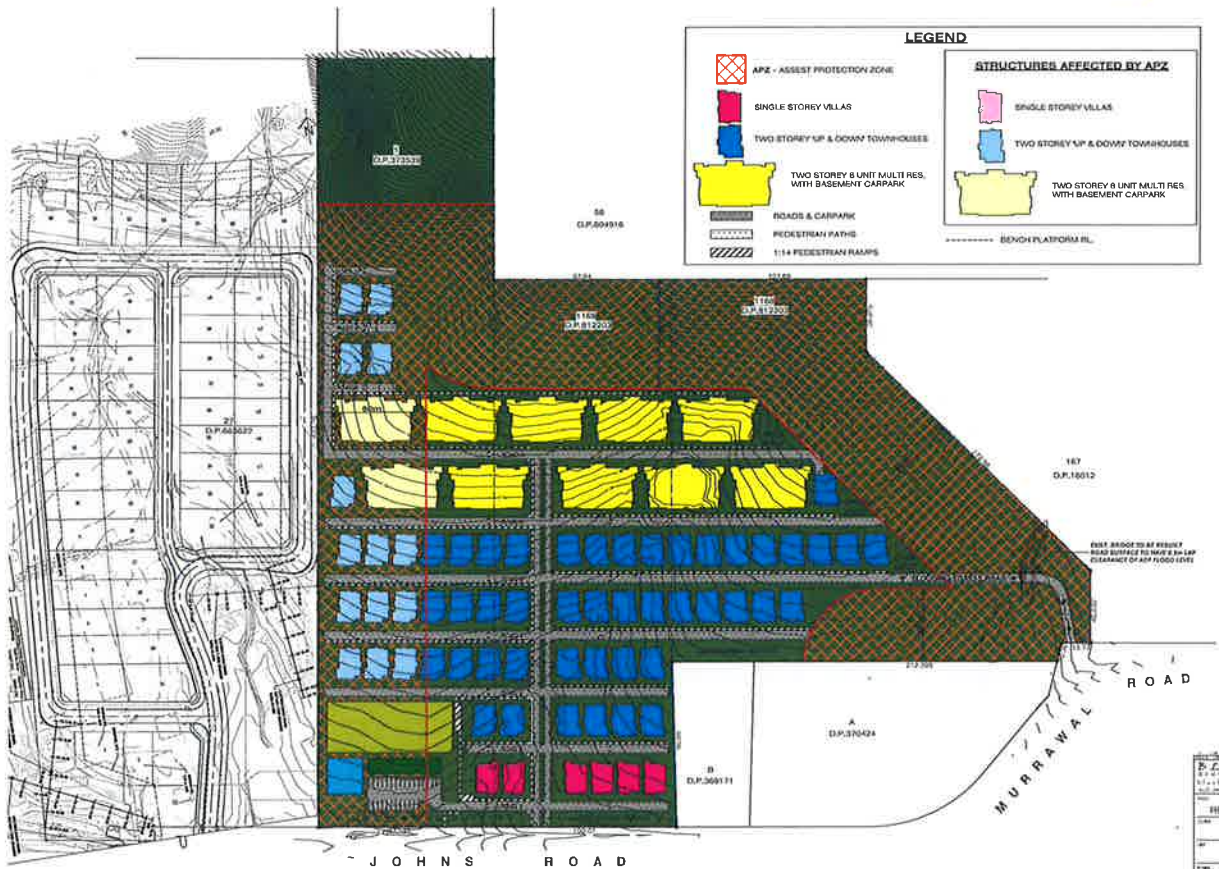
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix 3

DEVELOPMENT PLANS
Amended by this Report to 202 serviced self-care units

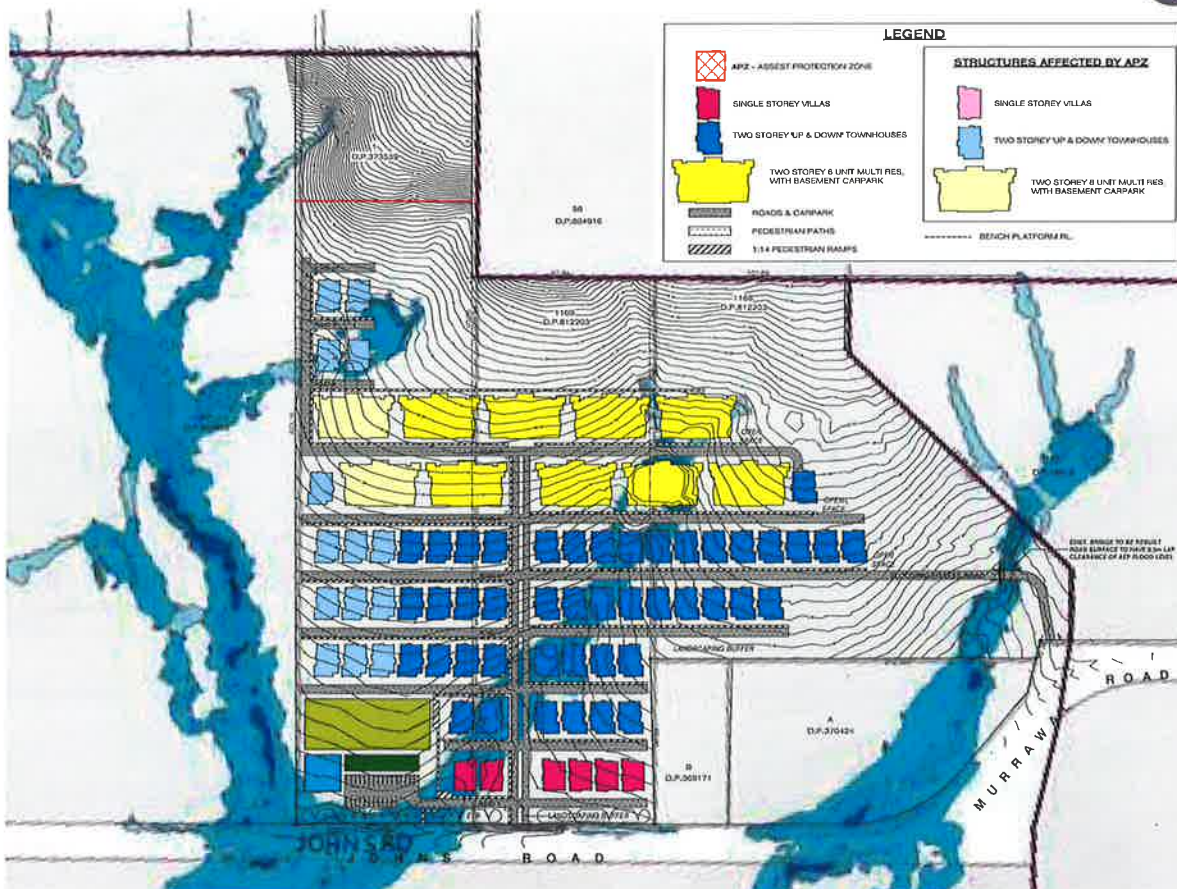


| | |
|--------------------------|----------|
| BLACK & WHITE | |
| PETERMOUNT VILLAGE | |
| 133-135 AS RD | |
| TOCAE GROUP | |
| SITE EARTHWORKS & ACCESS | |
| AS SHOWN | MB |
| 21/02/2019 | A |
| 2/7 | TOC 1901 |



NEIGHBOURING DEVELOPMENT
SITE 100

| | |
|---------------------|----------|
| PROJECT INFORMATION | |
| SUBJECT SITE | |
| 133 JOHNS ROAD | |
| WINDLESEA | |
| TOCAE GROUP | |
| NEIGHBOURING DEV. | |
| AS SHOWN | MRB |
| 21/02/2019 | A |
| 3 / 7 | TOC 1901 |



| AREA CALCULATIONS | |
|-------------------|--------|
| KITCHEN | 121.00 |
| JAC | 24.00 |
| POOL | 21.00 |
| STORAGE | 11.00 |
| TOTAL | 177.00 |



VILLA TYPE 1 & 2



VILLA TYPE '1' FRONT PERSPECTIVE
14.500m x 13.500m



VILLA TYPE '2' FRONT PERSPECTIVE
14.500m x 13.500m

UP & DOWN TOWNHOUSE TYPE 1 & 2



TOWNHOUSE TYPE '1' LOWER PERSPECTIVE
13.500m x 13.500m



TOWNHOUSE TYPE '2' LOWER PERSPECTIVE
13.500m x 13.500m

| AREA CALCULATIONS | |
|-------------------|--------|
| KITCHEN | 121.00 |
| JAC | 24.00 |
| POOL | 21.00 |
| STORAGE | 11.00 |
| TOTAL | 177.00 |



TOWNHOUSE TYPE '1' UPPER PERSPECTIVE
13.500m x 13.500m

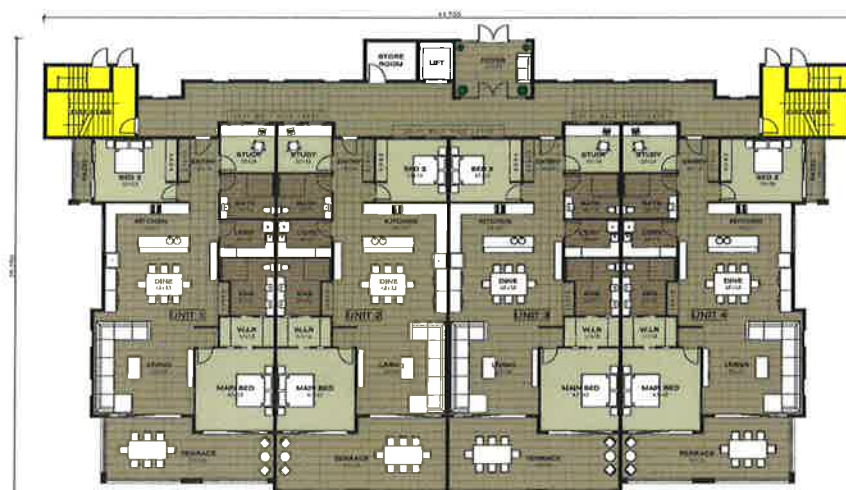


TOWNHOUSE TYPE '2' UPPER PERSPECTIVE
13.500m x 13.500m

| | |
|--------------------------|----------|
| RETIREMENT VILLAGE | |
| 133 JOHNS ROAD | |
| ANDERSON | |
| TOCAE GROUP | |
| VILLA & TOWNHOUSE LAYOUT | |
| AS SHOWN | 15.00 |
| 21/02/2019 | A |
| 5/7 | TOC 1901 |



BASEMENT FLOOR PLAN



LEVEL 1 FLOOR PLAN



8 UNIT MULTI RESIDENTIAL

| | |
|---|----------|
| 135 JOHN ROAD RETIREMENT VILLAGE SINGAPORE 110113 | |
| JOHN ROAD RETIREMENT VILLAGE 135 JOHN ROAD SINGAPORE | |
| TOCAE GROUP MULTI RESIDENTIAL LAYOUTS 1 | |
| AS SHOWN | MLD |
| 21/02/2019 | A |
| 6/7 | TOC 1901 |



LOWER PERSPECTIVE



8 UNIT MULTI RESIDENTIAL

| | |
|---|------------------|
| 822 4th St. N. #100 Minneapolis, MN 55412 Tel: 612-338-7777 Fax: 612-338-7778 | |
| JOHN H. ROSS RETIREMENT VILLAGE 835 JOHN H. ROSS WARDENIA | |
| TOCME GROUP MULTI RESIDENTIAL LAYOUT 2 | |
| AS SHOWN 21/02/2019 | 15.8 A 7/7 |
| TOC 1901 | |

Appendix 4

BUSWAYS TIMETABLE

Stop No: 225974 This stop: Johns Rd opp Homeland Caravan Park
 78 to Wyong & Tuggerah via Pacific Hwy
 81 to Wyong & Tuggerah via Pollock Ave



Monday to Friday

| Route | Time | Route | Time |
|--------------|------|-------------|------|
| 81 04:02 T2D | | 78 12:39 | |
| 81 05:01 T2 | | 81 13:37 | |
| 81 05:26 T2 | | 78 13:40 | |
| 81 06:01 T2 | | 81 14:37 | |
| 81 06:31 T2 | | 78 14:40 T2 | |
| 81 06:51 T2 | | 81 15:40 | |
| 78 06:55 T2 | | 78 15:57 | |
| 81 07:16 T2 | | 81 16:10 | |
| 81 07:31 T2 | | 81 16:26 | |
| 78 07:55 ST3 | | 81 16:56 | |
| 81 08:00 T2 | | 78 17:02 | |
| 78 08:01 T7 | | 81 17:24 | |
| 81 08:34 | | 78 17:42 | |
| 78 08:41 H | | 81 17:54 | |
| 78 08:46 S | | 78 18:12 | |
| 81 09:37 | | 81 18:24 | |
| 78 09:39 | | 78 18:42 | |
| 81 10:37 | | 81 18:56 | |
| 78 10:39 | | 81 19:26 | |
| 81 11:37 | | 81 20:26 | |
| 78 11:39 | | 81 21:26 | |
| 81 12:37 | | | |

Saturday

| Route | Time | Route | Time |
|----------|------|----------|------|
| 81 06:30 | | 78 13:47 | |
| 81 07:30 | | 81 14:45 | |
| 81 08:45 | | 78 14:47 | |
| 78 08:47 | | 81 15:45 | |
| 81 09:45 | | 78 15:47 | |
| 78 09:47 | | 81 16:45 | |
| 81 10:45 | | 78 16:47 | |
| 78 10:47 | | 81 17:45 | |
| 81 11:45 | | 78 17:47 | |
| 78 11:47 | | 81 18:34 | |
| 81 12:45 | | 81 19:34 | |
| 78 12:47 | | 81 20:34 | |
| 81 13:45 | | 81 21:34 | |

Sunday & Public Holidays

| Route | Time |
|-------------|------|
| 81 08:51 | |
| 78 09:14 | |
| 81 09:51 | |
| 81 10:51 | |
| 78 11:14 | |
| 81 11:51 | |
| 81 12:51 | |
| 78 13:14 | |
| 81 13:51 | |
| 81 14:51 | |
| 78 15:14 | |
| 81 15:51 | |
| 81 16:51 | |
| 78 17:14 | |
| 81 18:11 | |
| 81 19:51 T2 | |

Explanations

D - Bus runs via Pacific Hwy between Johns Rd & Wyong, omitting Pollock Av.

H - Bus operates public school holidays only.

S - Bus operates public school days only.

T2 - Bus terminates at Wyong.

T3 - Bus runs via Wyong TAFE & terminates at Wyong.

T7 - Public school holidays bus terminates at Wyong.

Appendix 5

RETIREMENT CENSUS

2017 PwC/Property Council Retirement Census

“

We are excited to have been part of developing the 2017 PwC/Property Council Retirement Census. One clear message for the sector continues to be the affordability equation which indicates that the average ILU costs less than 70% of the median price of a house in the same postcode, which is good news for this generation of seniors, most of whom downsize from their own homes. We are also seeing the important contribution this sector is making in the home care industry with 40% of the villages reporting that they are an approved provider for home care.”

Tony Massaro, Partner
Real Estate Advisory, PwC
Ph: +61 (2) 8266 2047

<https://www.linkedin.com/in/tonymassaro/>

“

The Retirement Census provides a credible evidence base for industry decisions and Property Council advocacy. A strong sector needs reliable research in order to reflect, plan and grow. I encourage village operators, investors and government to use the Retirement Census in their business decision making. The data is also invaluable to the Property Council's advocacy with government, media, and others, to show the growth, trends, and benefits of this important sector.”

Ken Morrison, Chief Executive
Property Council of Australia
Ph: +61 (2) 9033 1900

<https://www.linkedin.com/in/ken-morrison-89634b14/>

Key Sector Trends

1 Home Care

Retirement village operators are providing or partnering with service providers to offer **home care** to village residents with 40% of villages reporting that they are an approved provider for either home care, residential care or flexible care.

2 Affordability

Moving into a retirement living unit continues to be affordable as the average ILU costs **less than 70% of the median house price** in the same postcode, allowing seniors to unlock capital to improve their quality of life.

3 Contraction of Maximum Year Deferred Payment

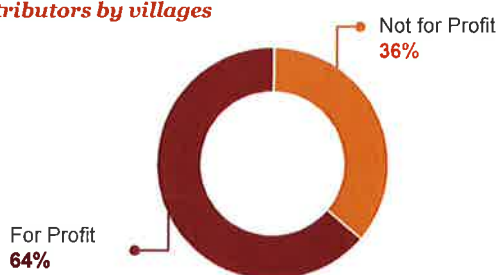
Maximum deferred payment percentage is now reached sooner with approximately **half the villages reaching maximum percentage by year 5** whilst the remaining villages reach the maximum percentage by year 10.

Visit retirementliving.org.au/census to participate in the 2018 Retirement Census

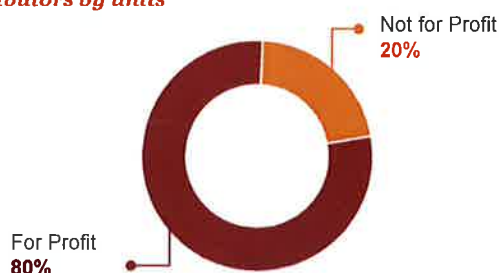


Contributor profile

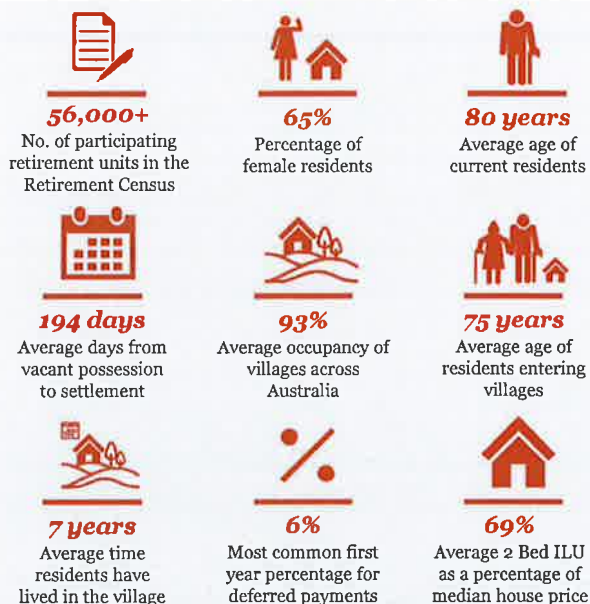
Contributors by villages



Contributors by units



Snapshot of the data



Access more retirement living research by the Property Council by visiting retirementliving.org.au/research

Village snapshot



Selected village attributes



91%
have a community centre



91%
provide emergency call systems



84%
have organised community outings & activities



76%
have visiting health professionals



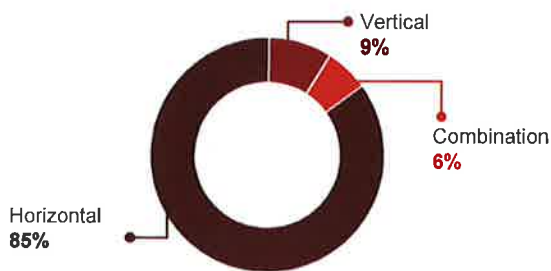
68%
allow pets



41%
have pool & gym facilities



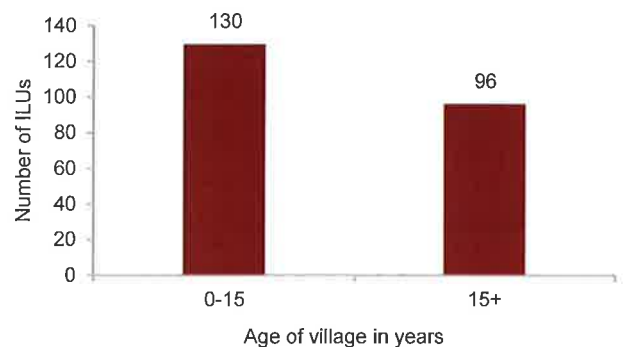
Breakdown of Horizontal and Vertical Villages



There has been a slight shift to Combination style villages. The majority of villages remain horizontal.



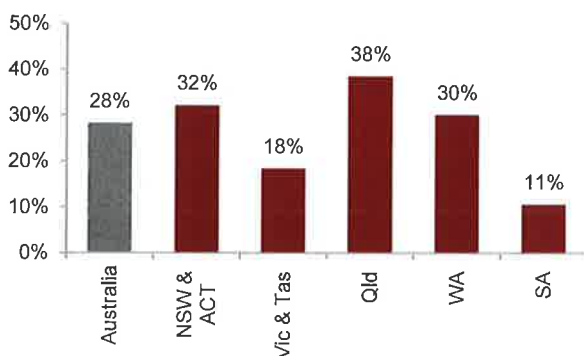
Average village size by age



Average size of villages developed in the last 15 years are generally larger in size compared to older villages.



Percentage of villages with aged care in close proximity



Nationally, only 28% of villages in the Retirement Census have reported co-locating with aged care or have aged care located within 500 meters of the village.

Resident snapshot



Residents in the village



65%
of residents are female



35%
of residents are male



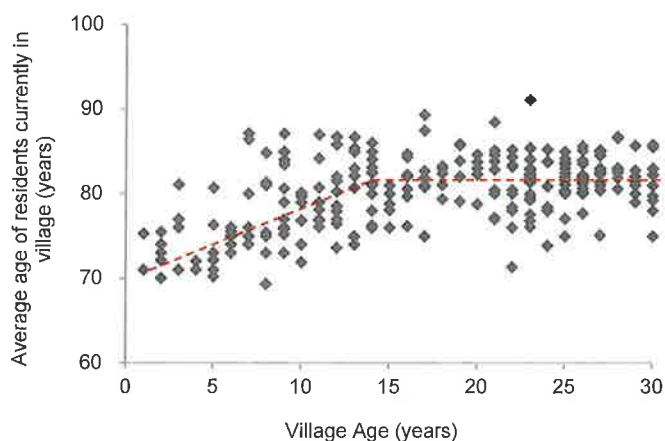
57%
of ILUs are occupied by a single resident



43%
of ILUs are occupied by couples



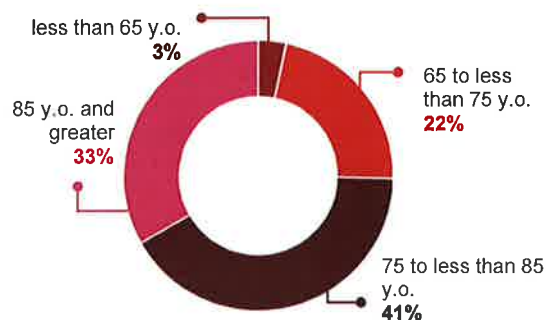
Average resident age and village age



The average age of residents in a village increases with village age. This trend stabilises as the village approaches 15-20 years in age.



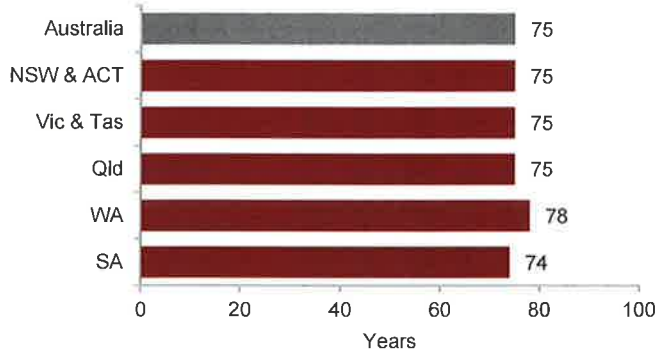
Current resident age



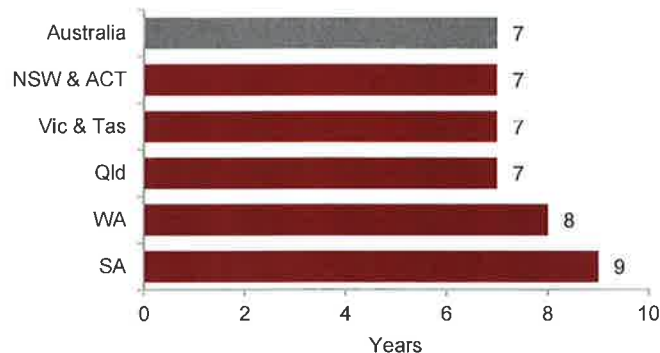
Similar to 2016, the average age of new residents this year is 75 years old across Australia. It is also important to note that **only 3% of residents are younger than 65 years old.**



Average resident age on entry into village



Average current tenure of residents



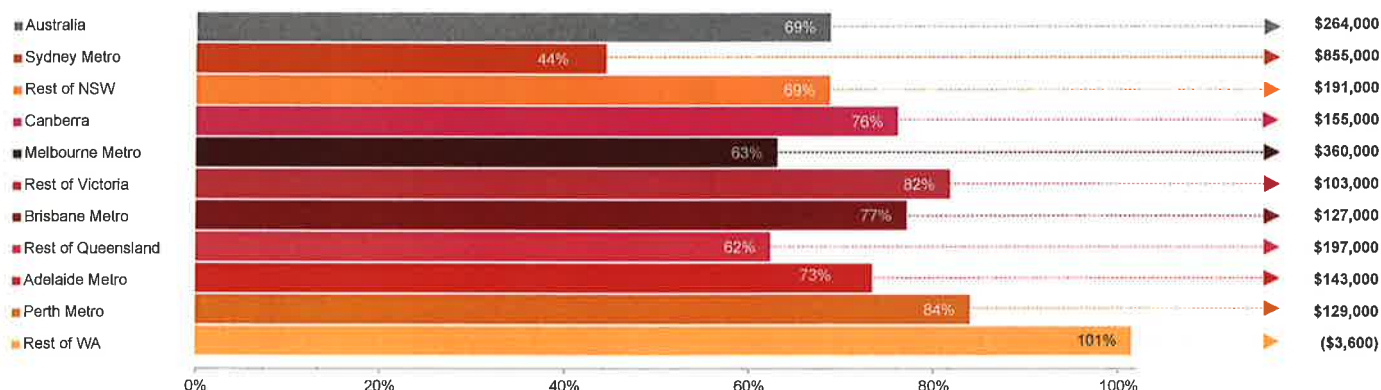
Affordability



Average two bedroom ILU price compared to median house price in the same postcode¹

Average two bedroom ILU as a % of postcode median house price

Average price difference between two bedroom ILU and postcode median house price

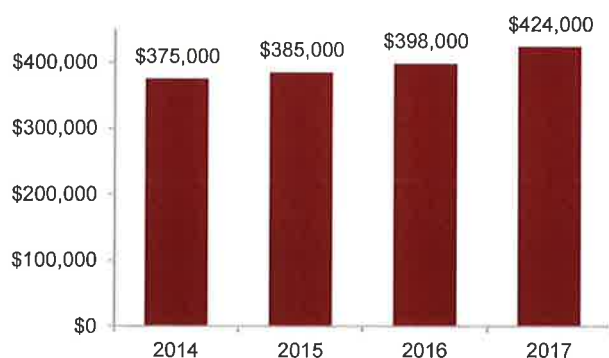


ILUs on average remain affordable compared to the median price of houses in the same postcode. This is especially prevalent in Sydney and Melbourne, both of which continued to experience significant capital growth in the residential market. This is good news for seniors, most of whom downsize from their own homes.

On the other hand, the average two bedroom ILU price in rest of WA is now on par with the median house price in the same postcode. This is driven by the weakening residential property market in WA, particularly in non-metro areas, whilst prices of ILUs remained stable.



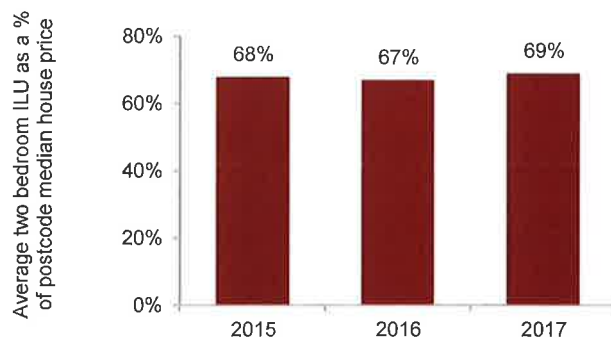
Two bedroom ILUs – National average price



The national average price of two bedroom ILUs has seen moderate growth year-on-year (c. 3% CAGR) over the past 4 years.



National average two bedroom ILU price as a % of postcode median house price



Despite a strong residential property market in Australia, the national, average two bedroom ILUs remain affordable compared to the median house price.

While this metric remains fairly consistent with prior years on a national level, some areas with strong residential markets have experienced an improvement in affordability, whereas other areas have seen a decrease in affordability.

¹Postcode median data provided by CoreLogic

Fees and deferred payments



Monthly service fees by village operator – single residents

Weighted Average Price

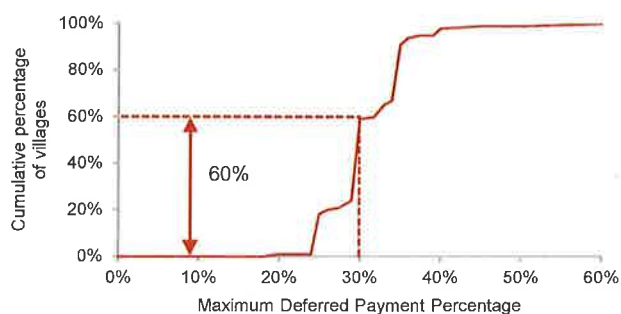


Average monthly service fees are **similar across the different operator segments**.

Service fees are charged on a cost recovery (not for profit) basis and cover costs such as common area cleaning.



Maximum deferred payment at villages



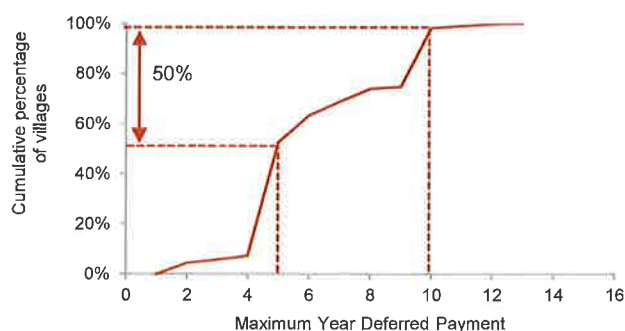
There are a variety of deferred payment structures reflecting a broad range of village standards, service offerings and financial arrangements tailored for residents.

In this year's Retirement Census, the maximum deferred payment percentage for 60% of villages is **30% or below**.

Typically, the deferred payment percentage will increase with tenure up to a maximum capped amount.



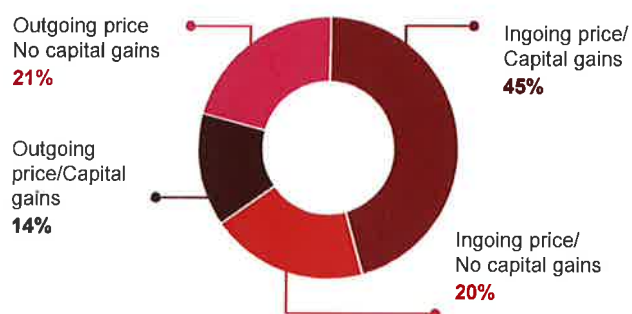
Maximum year of deferred payment at villages



In this year's Retirement Census, approximately half the villages reach the **maximum deferred payment percentage by 5 years**, with the remaining reaching the maximum percentage by 10 years.

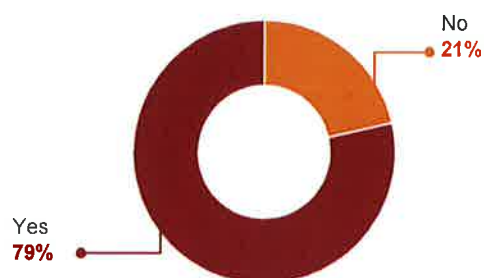
Other key findings

% | Deferred payment structure offered to new residents



45% of villages have the deferred payment percentage applied to the ingoing price (purchase price) as well as a share in the capital gains.

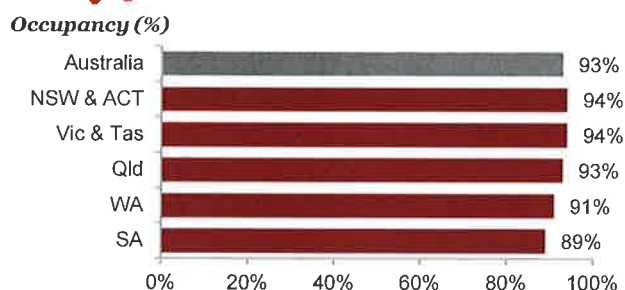
Buy Back Guarantee (% of villages)



79% of villages have a Buy Back Guarantee (combination of legal requirement and voluntary contractual obligation) which vary from village to village.

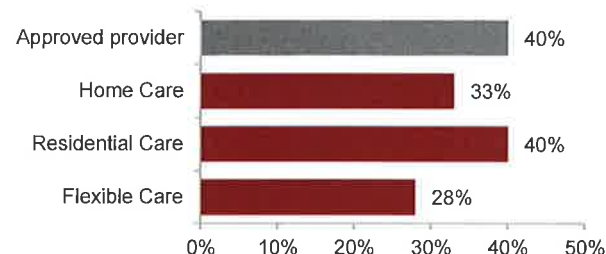
This provides residents with confidence that on departure, the operator will purchase back the ILU within a certain period of time if a buyer is not found.

Village occupancy by region



Village occupancy remains relatively high across all regions.

Approved provider status



40% of villages are operated by an approved provider for either home care, residential care or flexible care. 33% of villages are operated by an approved provider for Home Care.

PwC/the Property Council of Australia sincerely thank all data contributors for their participation, and CoreLogic for providing median price data.

Notes:

When comparing previous Retirement Census numbers to this year, it is important to note that the number and diversity of participants changes from year to year.

The term "Deferred Payments" is more accurate expression for what is sometimes called a "Deferred Management Fee".

The PwC/Property Council Retirement Census is the most comprehensive aggregated data source on retirement villages in Australia, covering the physical characteristics of villages, ownership details, business attributes and demographic data. The Retirement Census is based on data which was collected from Property Council retirement living operator members and other contributors and analysed by PwC.

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Appendix 6

RESPONSE TO CL. 25(5)(B) MATTERS

Appendix 6

Response to Cl. 25(5)(b) of the SEPP

1. ☐ The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.

The following attributes apply to the land;

| ATTRIBUTE | COMMENT |
|---------------------|--|
| Acid Sulphate Soils | Mapped as Class 5 (no known occurrences) |
| Bushfire Prone Land | <p>The site is mapped as bushfire prone land, containing Category 1 Vegetation and buffer land.</p> <p><i>Seniors living</i> is categorized as a <i>special fire protection</i> purpose under Planning for Bushfire 2006 & 2017. The current layout has been designed taking into account anticipated increased Asset Protections Zones for special fire protection purpose developments.</p> <p>The development has been designed to accommodate Asset Protection Zones of 60m (within the site) to the northern, eastern and western boundaries and 40m to the south.</p> <p>It should be noted that the current layout plan incorporates approximately 16 buildings containing 44 units within the western Asset Protection Zone to adjacent Lot 27 DP663662, 137 Johns Road. This adjacent land was recently rezoned and is the subject of a Development Application for the creation of 58 residential allotments (Council Ref: 1419/2017).</p> <p>At the time of writing, this adjacent DA was still under evaluation with the Central Coast Council. It is anticipated that there will be strong market demand for development of this site once approved.</p> <p>The Proponent understands that approval of the proposed 44 units upon the subject land is contingent upon consent being granted for the adjacent residential development AND the construction of that estate (i.e. removal of vegetation/ bushfire risk). Until this occurs, or until a separate easement for the maintenance of an Asset Protection Zone (as permitted under Planning for Bushfire Protection 2006) is negotiated over Lot 27, those 16 buildings (44 units) will be deferred to a later stage of the project, but are included at this stage for completeness of overall site planning.</p> |

| | |
|------------------|---|
| Flood Prone Land | <p>The site contains land mapped as Flood Prone Land.</p> <p>A detailed response was provided to the Department in ADW Johnson's letter dated 28th February 2019, along with Preliminary Flooding and Evacuation Assessment provided as Appendix 3 to that letter.</p> <p>The revised set of plans provided as Appendix 3 to the Revised Planning Report include a flood mapping plan for the site, which details an alternate internal route to a flood free area of Murrawal Road.</p> <p>It should be noted that localized drainage (and flooding) conditions will be improved during civil design and construction phase. Full details will be provided with a future Development Application.</p> |
| Mine Subsidence | <p>The site is <u>not</u> located within a proclaimed Mine Subsidence District.</p> |
| Vegetation | <p>The site is a mix of cleared areas, scattered shade trees and areas having moderate native vegetation cover. The heaviest vegetated area are excluded from the development footprint.</p> <p>Full ecological assessments, including measures to avoid, minimize and mitigate will be undertaken as part of DA documentation.</p> |

The site possesses few significant constraints and those which are present can be designed around without the need for detrimental works or an adverse impact on the surrounding environment.

The setting of the site, being on the urban fringe and within an identified future urban release area, presents a unique opportunity to provide seniors accommodation in a quiet, tranquil and semi-rural environment (at present) whilst still being within close proximity to services and infrastructure. To this end, care will be taken with the design to ensure that the built form will be of an appropriate scale and appearance which responds to the topography of the site and blends with the character of the surrounding area – both existing and planned.

The site is not mapped as Coastal Environment Area, under SEPP (Coastal Management) 2018 as showing in Figure 1 below.

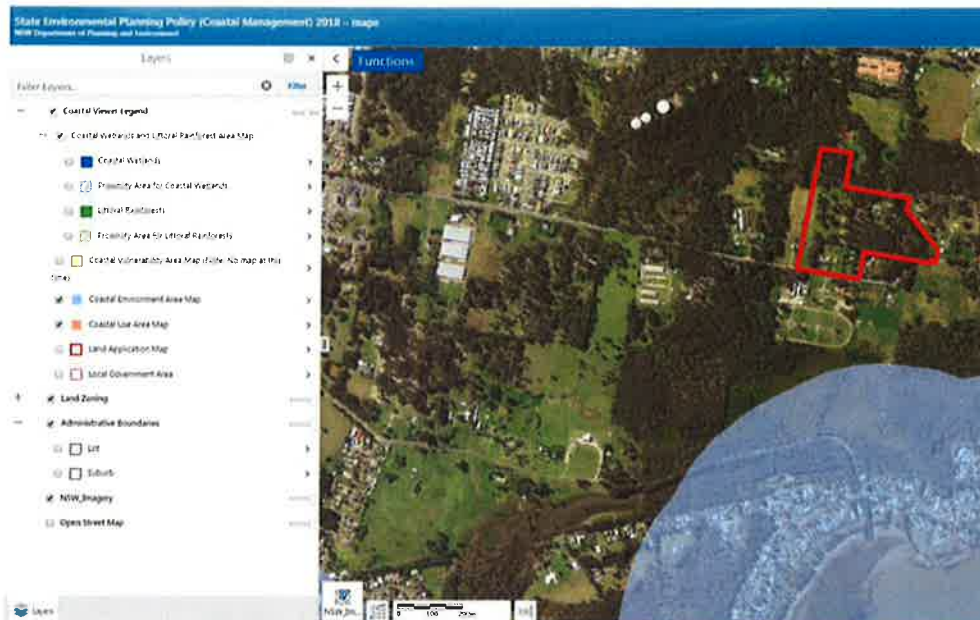


Figure 1: SEPP (Coastal Management) 2018

II.□ The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land in the vicinity of the development.

The site is located within Precinct 3b of the North Wyong Shire Structure Plan - an area identified for future urban (residential) growth.

The site is located close to at least three (3) other aged care/senior housing developments, which are likely to remain for many years into the future.

Future development in the vicinity will likely take the form of low density residential development.

This proposal is entirely consistent with the planned urban form in this locality.

III.□ The services and infrastructure that are or will be available to meet the demands arising from the development (particularly retail, community, medical and transport services having regard to the location and access requirements set out in Clause 26 of the SEPP) and any proposed financial arrangements for the infrastructure provision.

Clause 26 of the SEPP provides:

26 Location and access to facilities

- (1) *A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to:*
 - (a) *shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
 - (b) *community services and recreation facilities, and*
 - (c) *the practice of a general medical practitioner.*

- (2) Access complies with this clause if:
- (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:
 - (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
 - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in sub clause (1), and
 - (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in sub clause (1)) complies with sub clause (3).

Comment: The proposed development will provide a regular village bus service to nearby shopping centres of Wadalba, Kanwal and further afield to Lake Haven, Gorokan, Toukley and Wyong as required. This allows access to a number of shops, banking facilities, restaurants, cafes and general services. Numerous club and other recreation and sporting facilities exist in both nearby towns.

In addition, a number of general practitioners are located within both Wadalba & Kanwal shopping villages, whilst a large, well-equipped public hospital and other specialised health services are located within the immediate area.

The proposed bus service will meet the requirements of sub-clause 2 with details to be provided through the development application process. Given that the facility will provide a specialized service for residents only, it will be able to provide a door to door service.

Clause 26 also refers to Part 5 of the SEPP which states:

Part 5 Development on land adjoining land zoned primarily for urban purposes

42 Serviced self-care housing

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:
 - (a) home delivered meals, and
 - (b) personal care and home nursing, and
 - (c) assistance with housework.
- (2) For the purposes of sub clause (1), residents of a proposed development do not have reasonable access to the services referred to in sub clause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).

Comment: The proposed development will provide all services required under Clause 42 (1). The proponent has experience with other village operations where service contracts are in place with 3rd party providers. Similar arrangements will be made for this proposed development. Full details will be provided with the future development application.

43 Transport services to local centres

- (1) *A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:*
- (a) *that will drop off and pick up passengers at a local centre that provides residents with access to the following:*
 - (i) *shops, bank service providers and other retail and commercial services that residents may reasonably require,*
 - (ii) *community services and recreation facilities,*
 - (iii) *the practice of a general medical practitioner, and*
 - (b) *that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.*
- (2) *Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.*

Comment: The proposed development will provide a bus services as required under Clause 43 (1.) Full details will be provided with the future development application.

In addition, a public bus service as detailed earlier in this report (and timetable at Appendix 4) is available to the site.

44 Availability of facilities and services

A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

Comment: The proposed development will ensure that upon first occupancy all required services as listed above will be available. This would presumably be a condition on any consent issued by Council as well.

IV. ☐ In the case of applications in relation to land that is zoned open space or special uses – the impact of that proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.

N/A.

V. ☐ Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

Buildings within the development will not exceed two storey, which is consistent with permitted heights on adjacent land and future strategic intent.

The low-rise scale of the development and the ability to integrate the design of the site (i.e. internal roads and earthworks) and built form of the dwellings into the topography and slope of the site will limit the potential visual of the development in terms of existing uses in the immediate vicinity and also when viewed from surrounding public areas.

VI. ☐ If the development may involve the clearing of native vegetation that is subject to the requirements of Section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

The Biodiversity Conservation (BC) Act 2016 and Regulation 2017 were enacted on 25 August 2017. The BC legislation replaces the Threatened Species Conservation Act 1995 (TSC Act). It is noted that the NSW Biodiversity Map that has been produced for the new legislation identifies small areas of land at the front of the subject property as being of high biodiversity value, and under the new legislation this would possibly trigger entry into the Biodiversity Offsets Scheme.

Full ecological assessments, including measures to avoid, minimize and mitigate will be undertaken as part of DA documentation.

The development has been designed so as not to impact on vegetation within the northern portion of the site, with a 60m bushfire Asset Protection Zone provided between this vegetation and future buildings.



Appendix 7

OTHER RELEVANT MATTERS

Appendix 7

Other relevant matters

1. Context

Location, zoning of the site and representation of surrounding uses

The site is located on the northern side of Johns Rd, close to the point of transition between Johns Rd into Murrawal Rd, and approximately 830m east of Orchid Way.

Land adjacent to the west was recently rezoned part R2 residential & part E2 in August 2018 as part of Wyong LEP Amendment No. 30. This land forms an eastern extension of the established Wadalba urban precinct. This adjacent site has a DA lodged for a 56 lot residential subdivision.

The site is located within *Precinct 3B* of the *North Wyong Shire Structure Plan, 2012*. This Precinct is identified as predominately future residential (including the subject land), with some employment land in the north-east corner of the Precinct 3A. Scheduled release for this land under the 2012 Plan is 'medium term'.

The subject land and surrounds is currently characterised by rural-residential/large lot residential lifestyle allotments.

The site has a total area of approximately 10.705ha, of which the total area is zoned RU6 Transition, under the Wyong Local Environmental Plan 2013 (WLEP 2013). Importantly, the site adjoins land zoned residential R2 Low Density Residential along its western boundary.

An aerial image and zone plan have been provided earlier in this report.

The area is serviced with a variety of retail and commercial opportunities, including;

| Name | Distance (km) | Distance (Car – approx. time) | Services |
|---|---------------|-------------------------------|--|
| Wadalba Shopping Village | 2.0 | 3mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |
| Kanwal shopping village | 3.7 | 6mins | Variety of speciality shops |
| Lake Haven Shopping Centre | 5.8 | 10 mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |
| Wyong Plaza | 6.2 | 10 mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |
| Within a 7km radius of the site also includes the business of Tuggerah, Gorokan & Toukley – each containing a variety retail and commercial | | | |

Other nearby facilities include Wyong Public Hospital, a large Rugby League Club with sporting facilities and schools.

Improvements over the three parcels include 3 residences and a number of sheds. The land has been used for limited grazing/keep of horses etc.

The site is partially cleared with scattered trees and denser vegetation towards towards the rear (north) boundary. Lots 1 & 1168 contain small farm dams.

Figure 6 below provides an overview of the site in context to the broader locality.

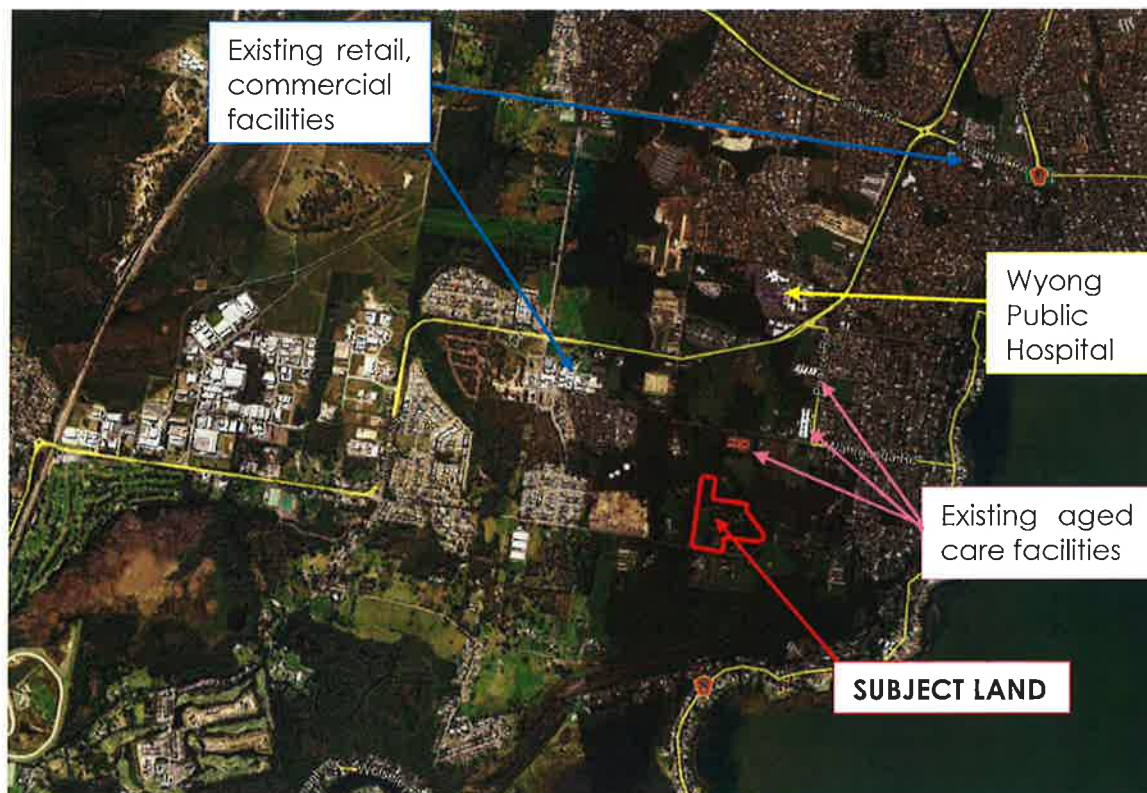


Figure 6: Location Plan

Description of surrounding environments

Built form

The subject site is surrounded by rural residential development, with single dwellings, scattered outbuildings and partly cleared land with occasional shade trees.

Approximately 300m to the west is residential development predominately comprising single and two storey detached dwellings.

Potential land use conflicts

The site is located within an area identified for future urban development, and is in proximity to a number of existing and proposed aged care/seniors living developments.

There are no land-uses in the immediate area (such as poultry operations, heavy or potentially hazardous or offensive industries), which could be considered as a potential land use conflict.

Natural environment (including known significant environmental values and resources or hazards)

The northern and eastern portions of the site are vegetated and rise upwards from the road boundary. The site contains 2 small farm dams. This triggers additional considerations in terms of potential environmental impacts, and also potential risks from bushfire.

The current design process has taken the above risks into consideration and has responded in the following ways;

- No clearing of the vegetation on northern portion of the site is proposed;
- An indicative Asset Protection Zoned of 60m has been provided from the edge of bushland;

Detailed bushfire risk, ecology, and geotechnical assessments will be undertaken in order to address & respond to the above matters as part of the development application process.

The natural elements of the site are described in greater detail within Appendix 5.

Access to services and facilities and access

Accessibility and interrelationship with the surrounding area – transport infrastructure and services, accessible pedestrian routes

The site is serviced by Central Coast Taxis and Busways bus service. There is a bus stop opposite the site on Johns Road. There is currently no pedestrian footpath linking the subject site to the bus stop listed above, however the developer intends on continuing the footpath from the site to the existing footpath on the adjoining property where the bus stop is located.

A copy of the local bus route map is provided in Figure 7 below and the associated timetable within Appendix 4. The frequency of service is consistent with the requirements of Cl. 43 of the SEPP.

Please note that the proponent intends to also provide a village bus service for the residents of the development.



Figure 7: Bus Route Map

Location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities

The area is serviced with a variety of retail and commercial opportunities, including;

| Name | Distance (km) | Distance (Car – approx. time) | Services |
|----------------------------|---------------|-------------------------------|--|
| Retail/Commercial | | | |
| Wadalba Shopping Village | 2.0 | 3mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |
| Kanwal shopping village | 3.7 | 6mins | Variety of speciality shops |
| Lake Haven Shopping Centre | 5.8 | 10 mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |
| Wyong Plaza | 6.2 | 10 mins | Supermarket, variety of speciality shops, medical, banking and other facilities. |

Within a 7km radius of the site also includes the business of Tuggerah, Gorokan & Toukley – each containing a variety retail and commercial

Clubs (major)

| | | | |
|--------------------|-----|--------|---|
| Wyong Leagues Club | 6.2 | 7 mins | Offers restaurants, bars, weekly activities such as bingo, raffles, line dancing, inside bowls, darts and fitness classes. |
| Wyong Golf Club | 3.8 | 5mins | Meals, bar, entertainment |
| Medical | | | |
| Wadalba | 2.0 | 3mins | General practice |
| Wyong Hospital | 2.6 | 4mion | The hospital offers a range of medical services including emergency department, coronary care, geriatric assessment, maintenance renal dialysis, oncology, psychiatric and rehabilitation units. In addition to the Public Hospital, a new 20 bed private hospital is proposed on the corner of Craigie Avenue and Pacific Highway Kanwal. |

Lake Haven & Tuggerah Shopping Centres are located approximately 7km from the site. It offers many more facilities and services including:

- Aldi, Coles and Woolworths Supermarkets
- Medical Centre
- Several pharmacies, optometrists, and dental surgeries
- Post Office
- Various financial institutions
- Central Coast Council library and services

A variety of social services are located within 7km including Centrelink, Mission Australia DMS providing disability services and support.

Metro Cinemas is also located at Lake Haven next to the Lake Haven Shopping Centre and offers a Seniors Club for cheap movie tickets.

Open space and special use provisions (if relevant)

The development will be provided with landscaped grounds, a community centre. Full details will be provided with DA documentation.

Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes

The site has limited agricultural potential, given;

- It's fragmented ownership and current size of approximately 10.705ha;
- Proximity to surrounding urban development, and

- Nomination as future residential land within *Precinct 3B* of the *North Wyong Shire Structure Plan, 2012*.

Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule of the Native Vegetation Act 2003

The development site consists of Forest vegetation to the north, north-east and west boundaries. Woodland (grassy) type vegetation to the eastern boundaries, Remnant Forest to the south-eastern boundary and Forested Wetland to the south-west.

The development has been designed so as not to impact on this vegetation, with a 60m bushfire Asset Protection Zoned (see Figure 6) provided between the vegetation and future buildings.

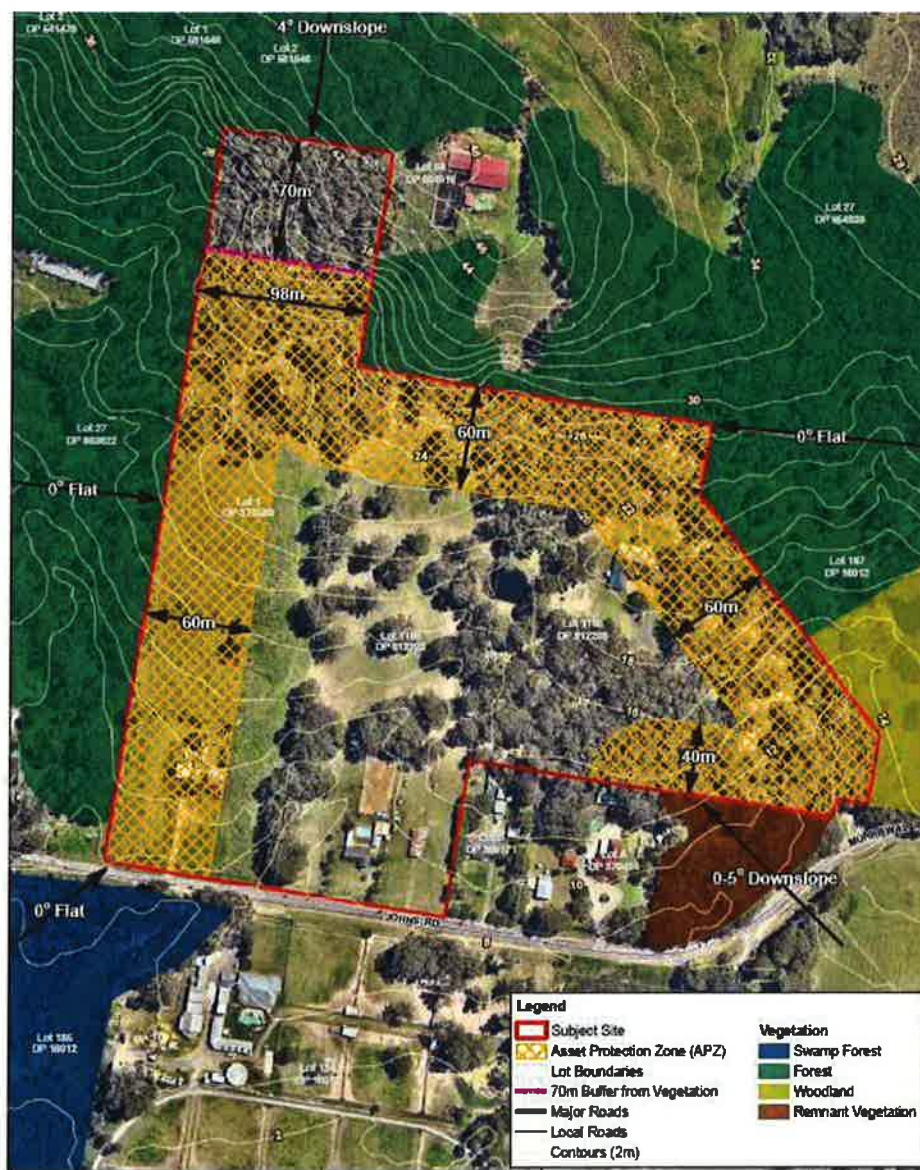


Figure 8 – Asset Protection Zone (APZ) Management (Source: Kleinfelder)

Any future development application will be assessed against the relevant provisions of the Biodiversity Conservation Act 2016.

Site description – natural elements of the site

Soils and Topography

The subject site is located in the low coastal hills of Wyong (Uren, 1980). The low elevation ridgeline areas of Wadalba, where the subject site is located, is an 'island' of Patonga Claystone surrounded by Quaternary Alluvial deposits. The very highest components of the Wadalba ridge system are isolated remnant caps of the otherwise eroded Terrigal Formation. These strata are components of the middle and upper Clifton sub-group.

The southern section, fronting Johns Road, is relatively flat, gently rising to the north from an approximate level of 7m AHD, to a high point of approximately 40m AHD. Development is planned up to approximately 26m AHD.

Drainage and Riparian Areas

Excepting for 2 small farm dams, with localised drainage controls, the site is free from any mapped 'watercourse' or riparian corridors.

The site is not mapped as Coastal Environment Area, under SEPP (Coastal Management) 2018 as shown earlier in this report at Cl. 1.5

The site does not include a wetland management area mapped in Wyong DCP 2013 – Chapter 3.10.

3. Strategic Justification

Relationship with regional and local strategies

The site is located within *Precinct 3B* of the *North Wyong Shire Structure Plan, 2012*. This Precinct is identified as predominately future residential (including the subject land), with some employment land in the north-east corner of the Precinct 3A. Scheduled release for this land under the 2012 Plan is 'medium term'.

In October 2016 the NSW Government release the Central Coast Regional Plan 2036. This document provides a *20 year blueprint for the future*, and includes broad Goals, Directions and Actions considered necessary to balance an expected population growth of approximately 75,000 new residents, taking the Regional population to 415,000 by 2036, whilst ensuring the environment, social and community services are adequately maintained and provided for this growing population.

Precinct 3B of the NWSSP, 2012, remains one of the key Urban Release Areas of the Plan and forms part of the Northern Growth Corridor, reproduced in Figure 8 below.

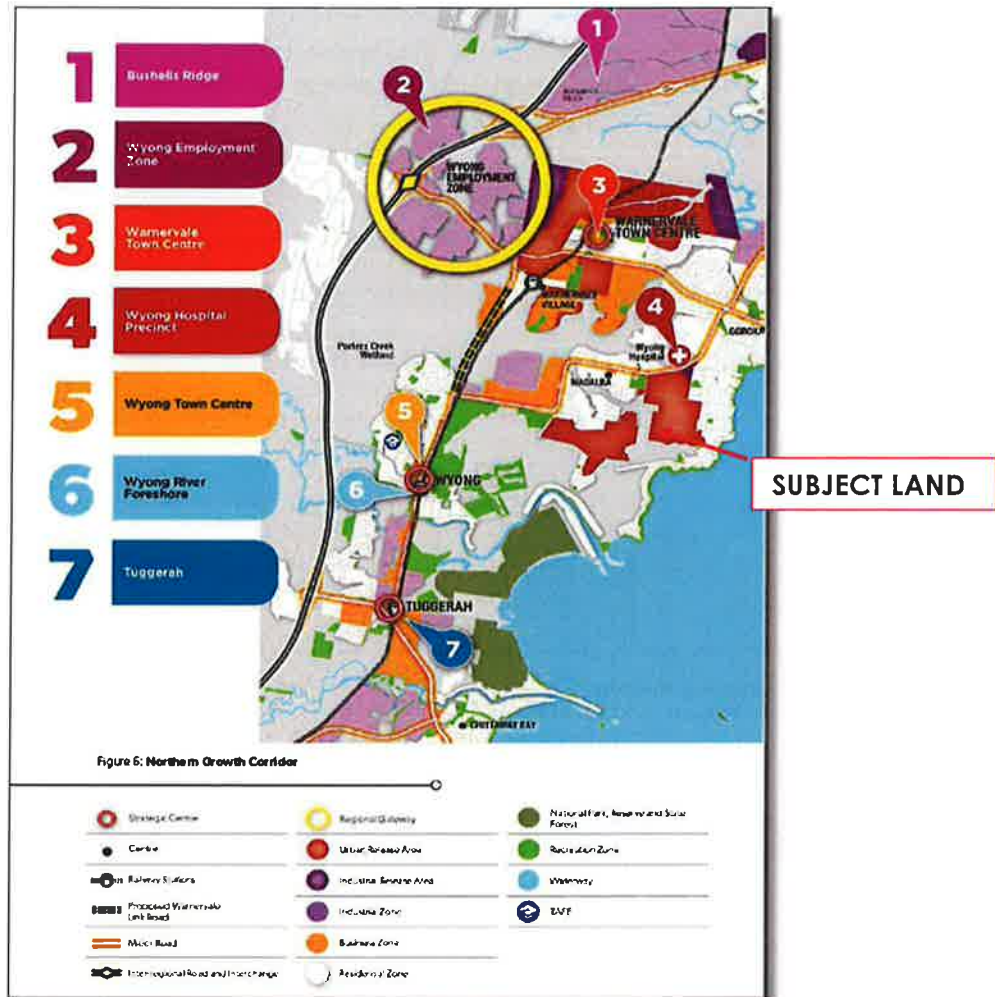


Figure 8: Northern Growth Corridor, Central Coast Regional Plan 2036

In terms of demographics and future housing needs, the CCRP 2036 identified that approximately 55% of the growth will be people aged 65 years and older. Figure 9 below is an extract of the 2013-2036 Population Pyramid from the Plan.

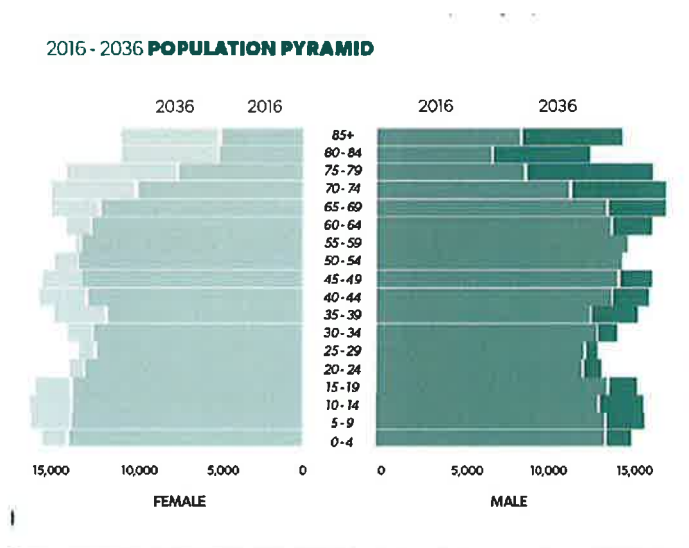


Figure 9: 2013-2036 Population Pyramid from the Plan, Central Coast Regional Plan 2036

The Plan recognises that housing needs will change with this growing and aging population and *more studio, one and two bedroom dwellings will be required to meet changing demand.*

This proposal is entirely consistent with both the *North Wyong Shire Structure Plan, 2012* and *Central Coast Regional Plan 2036*.

Public interest reasons for applying for seniors housing in this locality

The locality is a desirable location for the establishment of a *seniors housing* development for a number of reasons, including:

- Favourable topography, being generally flat to mild slopes allowing for easy access within the development(s) and required under design standards applicable for this form of development;
- A zoning of RU6, being land not zoned as environmentally sensitive land as listed within Schedule 1 of the SEPP;
- Proximity to retail, commercial, medical and other essential services;
- Proximity to essential infrastructure such as reticulated water, sewer, electricity etc
- Centrally located to an aging population;

Pre – Lodgement Consultation with Council and Infrastructure / Service Providers

The proponent has discussed this proposal with council's planners. A copy of the minutes are provided as **Appendix 6**.

C3 ADDITIONAL COMMENTS

From the preceding report, it has been demonstrated that the site is suitable for a seniors housing development given that it is located immediately adjacent to land zoned primarily for urban purposes. The site also exhibits few physical constraints that would preclude the development from being undertaken.

Additionally, the site can be serviced by all necessary infrastructure and is located in close proximity to a range of essential support services.

On this basis, the Director-General is requested to issue a Site Compatibility Certificate for the proposed seniors housing development.

Appendix 8

REQUEST FOR INFORMATION 16TH JANUARY 2019



Chris Smith

From: Christopher Ross <Christopher.Ross@planning.nsw.gov.au> on behalf of DPE PSVC
Central Coast Mailbox <CentralCoast@planning.nsw.gov.au>
Sent: Wednesday, 16 January 2019 3:30 PM
To: Chris Smith
Subject: Information request regarding SCC application for 125-135 Johns Road and 95 Murrawal Rd, Wadalba

Dear Chris

In relation to the application for a Site Compatibility Certificate (SCC) for 125-135 Johns Road and 95 Murrawal Rd, Wadalba, please note that the following information is required to be revised and/or supplied in order for the application to proceed:

- Clarification of dwelling numbers and locations. The site plan provided within appendix 3 shows approximately 56 “over and under” buildings that would be located within the 60m APZ as shown in Figure 8 of appendix 7. This equates to approximately 112 dwellings that may not be permitted on site.
 - Indicative floorplans of town house concept 3 and 4 are not provided, and are required.
 - A site section indicating NGL and proposed excavation required to locate the under and over type development is required.
 - An indicative FSR for the site and HOB of structures is required.
 - There are flood issues present on site that would also cut egress in both directions from the site in peak events. These issues are to be noted and mitigation measures discussed.
 - The cumulative impact study is limited and does not address the existing capacity of services and infrastructure and the future demand generated by the other SCC developments in the vicinity. It refers only to the rezoning of the WELOG site. No evidence-based studies or similar are offered in support of the cumulative impact study. As a guide, the following should be included.
 - Water and reticulated sewers – how these work, where they connect, what indicative costs are involved, what staging is proposed.
 - Public transport – what additional services could be provided, would additional stops be required.
 - Road infrastructure and traffic – can the existing roads take the additional demand generated, what upgrades are required, how these upgrades could be facilitated.
 - Proposed financial arrangements or works in kind for services and infrastructure provision if required – have discussions been undertaken with Council regarding the provision of infrastructure.
- The cumulative impact statement provided offers an inadequate assessment of the impacts and relies wholly upon works to be undertaken by the developers of WELOG to cater for any and all impacts created by this development. There is no indication that the studies undertaken by the developers of WELOG took into account any additional demand from the subject site.
- The application states the proponent has discussed this proposal with Council’s planners and minutes are provided in Appendix 6. There are no minutes provided.
 - Gradient unknown for footpath movements within the development. (clause 26 of SEPP Seniors)

The abovementioned is not exhaustive, and it is recommended that the package be reviewed for adequacy prior to resubmission. Please submit the required documentation in order to proceed.

Best regards

Claire Swan

Acting Team Leader | Central Coast Planning and Coordination

Department of Planning and Environment

T: 02 4904 2714 F: 4904 2701 E: claire.swan@planning.nsw.gov.au

Appendix 9

RESPONSE DATED 28TH FEBRUARY 2019

□



190528P CS/BM

28th February 2019

Regional Manager
Department of Planning & Environment
PO Box 1148
GOSFORD NSW 2250

Attention: Glenn Hornal

Dear Glenn,

**RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
SITE COMPATIBILITY CERTIFICATE – 125-135 JOHNS ROAD AND 95
MURRAWAL ROAD, WADALBA**

We refer to your email dated 16th January 2019 and hereby provide the following point by point response:

- *Clarification of dwelling numbers and locations. The site plan provided within appendix 3 shows approximately 56 "over and under" buildings that would be located within the 60m APZ as shown in Figure 8 of appendix 7. This equates to approximately 112 dwellings that may not be permitted on site.*

Response: As illustrated within the updated site plan provided within **Attachment 1**; a total of 74 structures consisting of 202 dwellings are proposed. Of these; 16 structures consisting of 44 dwellings are proposed within the 60m APZ along the western boundary of the site.

As illustrated on **Sheet 3** of the updated plans, a 58 lot subdivision is proposed and currently under assessment with Council for the neighbouring property to the west (DA1419/2017). Once the forest vegetation on the property to the west is removed as part of this subdivision, the bushfire threat to the subject development and the requirement for a 60m APZ to the west will be removed. An easement for APZ cannot be applied to the neighbouring property to the west at present, as the property is currently under negotiation for purchase.

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The proponent of the subject site/SCC application understands that development upon the western portion of the subject land currently identified as 60m APZ cannot occur at this point in time. It is therefore requested that the SCC be issued with a condition that development of this western portion is deferred until such time that an easement for APZ is established or the bushfire threat removed as a result of the clearing/development of the neighbouring property.

A copy of the Bushfire Assessment Report is provided as **Attachment 2**.

- *Indicative floorplans of town house concept 3 and 4 are not provided, and are required.*

Response: As illustrated within the updated plans provided as **Attachment 1**; the structures proposed include Villa Type 1 and 2, Up and Down Townhouse Type 1 and 2, and Two (2) Storey Multi Residential. Floor plans for each of these structures are provided on **sheets 5, 6 and 7**.

- *A site section indicating NGL and proposed excavation required to locate the under and over type development is required.*

Response: Site sections have been included within the Site Earthwork and Access Plan, on **sheet 2** of the updated plans provided as **Attachment 1**.

- *An indicative FSR for the site and HOB of structures is required.*

Response: A FSR of 0.36:1 is proposed, as illustrated within the Site Calculations table on **Sheet 1** of the updated plans provided as **Attachment 1**. The site sections, illustrated on **Sheet 2** of the updated plans, provide the following heights for each structure:

- Villas = 5.25m;
- Up & Down Townhouses = 5.992m;
- Multi Residential = 7.935m.

- *There are flood issues present on site that would also cut egress in both directions from the site in peak events. These issues are to be noted and mitigation measures discussed.*

Response: Preliminary flooding advice has been prepared and is provided as **Attachment 3**. The proposed development can easily comply with minimum habitable floor level requirements (typically 0.5m above the 1 % AEP rainfall event). Access to the development along Johns Road will be unavailable only during large, high intensity storm events as is currently the case.

Emergency access to and from the site is available to the east where the flooding egress road has been proposed and intersects Murrawal Road at around RL 12.0.

Road levels and culvert sizing of the flood egress road can be undertaken to cater for the 1% AEP with appropriate blockage factors and freeboard applied.

- *The cumulative impact study is limited and does not address the existing capacity of services and infrastructure and the future demand generated by the other SCC developments in the vicinity. It refers only to the rezoning of the WELOG site. No evidence-based studies or similar are offered in support of the cumulative impact study. As a guide, the following should be included.*
 - *Water and reticulated sewers – how these work, where they connect, what indicative costs are involved, what staging is proposed.*
 - *Public transport – what additional services could be provided, would additional stops be required.*
 - *Road infrastructure and traffic – can the existing roads take the additional demand generated, what upgrades are required, how these upgrades could be facilitated.*
 - *Proposed financial arrangements or works in kind for services and infrastructure provision if required – have discussions been undertaken with council regarding the provision of infrastructure.*

Response: Further consideration has been given to the cumulative impacts, assessing the capacity of existing services and infrastructure, and future demand generated by other development in the vicinity. An aerial image identifying the subject site and other developments within the area is provided as **Attachment 4**. The following is provided in support of the cumulative impacts study:

- Preliminary water and wastewater servicing advice has been prepared and is provided as **Attachment 5**. This advice is based upon Council servicing advice as well as the Water and Wastewater Servicing Strategy Revision D completed by ADW Johnson November 2017 for WELOG. In summary; the proposed development is able to be serviced from a water and wastewater perspective, and will not have a cumulative impact on the proposed surrounding developments.
- Suitable public transport services are already available with a bus stop located directly in front of the subject site (Service 81). Bus routes and times have been provided for this stop as **Attachment 6**. No additional stops or services are deemed to be required.
- Preliminary traffic advice has been prepared and is provided as **Attachment 7**. This advice is based on traffic data and modelling previously conducted within the area as well as the traffic assessment completed by Intersect Traffic for WELOG.

In summary; the proposed development will not adversely impact on the local or state road network even considering the cumulative impacts of other developments in the area.

- Financial arrangements or Works in Kind agreements have not yet been discussed with Council. It is anticipated that these discussions will occur during the development application process as part of a Voluntary Planning Agreement, particularly given that Council is currently revising its many S7.11 Development contribution plans.
- In addition to the above; it is also noted that Wyong Hospital Redevelopment (State Significant Development) is now on exhibition. This development – valued at \$144,898,125 – includes the construction of a new clinical services building, including emergency department, intensive care unit, medical imaging, acute medical unit and paediatric assessment unit and refurbishment of parts of the existing hospital building, to realign services roles. This development will result in the provision of additional key services being just 3.3km from the subject site.
- *The application states the proponent has discussed this proposal with Council's planners and minutes are provided in Appendix 6. There are no minutes provided.*

Response: As shown by the email from Council dated 28th July 2016 and provided as **Attachment 8**; the proponent attend a meeting with Council's Strategic Section Manager – Scott Duncan – on Monday 1st August 2016 to discuss the subject site and proposed development. However, no formal minutes for this meeting were recorded, and the reference to minutes being provided in Appendix 6 of the SCC was made in error.

- *Gradient unknown for footpath movements within the development. (clause 26 of SEPP Seniors)*

Response: Clause 26 considers a suitable access pathway to have an overall average gradient of no more 1:14. As illustrated on the Site Layout Plan, Sheet 1 of the updated plans provided as Attachment 1; pedestrian ramps/pathways will be provided throughout the development at a grade of 1:14.

It should also be noted that Clause 26 particularly relates to access to services and/or there being a transport service available to residents within 400m of the site.

As the subject site falls outside the Greater Sydney (Greater Capital City Statistical Area), required services can be located at a distance greater than 400m from the site if there is a transport service available. A mini bus service will be provided as part of the proposed development, and will transport residents directly to and from all required facilities and services.

It is also noted that a public transport service (bus) is available to residents directly in front of the subject site (service 81). Bus routes and times have been provided for this stop as **Attachment 6**.

We trust that the additional information provided in and attached to this submission is satisfactory and allows Council to grant consent to the application. Should you wish to discuss the above matter further, please do not hesitate to contact me on 4305 4300 or email chriss@adwjohnson.com.au.

Yours faithfully,

A handwritten signature in blue ink that reads 'C. N. Smith'.

Chris Smith
Senior Town Planner
ADW JOHNSON

Attachment 1

UPDATED PLAN SET

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Revised Planning Report

Site Compatibility Certificate Application for Seniors Living – Proposed Retirement Village

Property:

Lot 1 DP 373539, Lot 1168 & Lot 1169 DP 812203
125-135 Johns Road and 95 Murrawal Road,
Wadalba NSW

Applicant:

Johns Road Pty Ltd

Date:

2nd April 2019

Document Control Sheet

| Issue No. | Amendment | Date | Prepared By | Checked By |
|-----------|-------------------------|------------------|-------------|------------|
| A | Draft | | CS | CS |
| B | Draft for client review | | CS | CS |
| C | Submission to DoP | 23 November 2018 | CS | CS |
| D | Revised Report | 2 April 2019 | CS | CS |

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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| Appendix 10 | Request for Information 7 th March 2019 |
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| Appendix 12 | Water and Wastewater Servicing Preliminary Assessment, dated 20 th February 2019 |

Introduction

The following report is to be read in conjunction with the Site Compatibility Certificate application (SCC) made in accordance with the provisions of Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

The proponent, Johns Road Pty Ltd, seeks to develop *seniors housing, in the form of serviced self-care housing*, upon the subject land being Lot 1 DP 373539, Lot 1168 & 1169 DP 812203, 125-135 Johns Road and 95 Murrawal Rd, Wadalba, in the Central Coast Council LGA.

The land is zoned RU6 Transition under the provisions of the Wyong Local Environmental Plan, 2013. Importantly, the land is immediately adjacent to land zoned R2 residential, being land zoned primarily for urban purposes.

The proposed development intends to comprise of 202 dwellings consisting of the following components:

- 6 single storey villas;
- 116 independent-living units, contained in fifty-eight two (2) storey buildings;
- 80 independent living units, contained in ten two (2) storey multi residential buildings with basement parking;
(202 Total unit yield)
- 1 (one) Community Centre with associated facilities including pool, lawn bowls and car park.

Plans of the proposed development are located within **Appendix 3**.

This report will provide an explanation as to how the future proposed development would be compatible with surrounding land uses and will also address the criteria and provide the relevant information as identified under the SCC application form.

Upon receipt of a SCC, the proponent intends to then lodge a development application with Central Coast Council.

This report has been prepared generally according to the structure of the *Site Compatibility Certificate Application* form, as amended by the Department of Planning and Environment in October 2018.

1. Applicant for the Site Compatibility Certificate (SCC)

ADW Johnson has been engaged by 'Johns Road Pty Ltd' ("the Applicant") to prepare and lodge the subject SCC. Further details are provided on the application form.

Post lodgement engagement

An SCC application was lodged by ADW Johnson Pty Ltd with the DoPE on behalf of Johns Road Pty Ltd on 23 November 2018. Consultation was carried out with the DoPE and ADW Johnson Pty Ltd following the submission of the original SCC Application.

Following an initial assessment by the DoPE, the consultation process identified a number of matters which required further investigation to demonstrate a more comprehensive assessment of the proposal, its impacts and the demonstration of compatibility with the Site and its surrounds. Accordingly, the DoPE sent a request for further information (**Appendix 8**) in relation to the matters requiring additional assessment.

A joint site meeting was held on 7 February 2019.

A formal response to the request for information was prepared by ADW Johnson Pty Ltd and submitted to the DoPE on 28 February 2019 (**Appendix 9**). As a result of the amended submission the DoPE issued an additional request on 7 March 2019 (**Appendix 10**) requiring that the SCC application's planning report is revised for the purposes of coherency and consistency in order to enable an appropriate assessment of the proposed development.

This report constitutes a revision of the original planning report submitted with the SCC application to the DoPE on 23 November 2018, and as such supersedes the original submission.

The ensuing sections of this report have considered and addressed the matters raised within the correspondence received from the DoPE.

2. Site and Proposed Development Details

Name of Proposal

N/A

Street Address

The street address of the subject site is 125-135 Johns Road and 95 Murrawal Rd, Wadalba, 2259. The subject site is located within the Central Coast Council Local Government Area.

Name of Property

N/A.

Real Property Description

The subject site is identified as Lot 1 DP 373539, Lot 1168 & 1169 DP 812203 Johns Road, Wadalba. A copy of the deposited plan is provided as **Appendix 1**, with a copy of the Certificate of Title provided as **Appendix 2**.

A summary of the subject parcels is provided below.

| Lot DP | Street address | Area (ha) | Owner |
|--------------------|--------------------------|---------------|-----------------|
| Lot 1 DP 373539 | 135 Johns Rd Wadalba | 4.13 | DM & IM Soetens |
| Lot 1168 DP 812203 | 95 Murrawal Rd Kanwal | 3.612 | EG & DM Soetens |
| Lot 1169 DP 812203 | 125 Johns Rd Wadalba | 2.963 | DG & RL Butcher |
| Total area | | 10.705 | |

The consent of the owners to the lodgement of the SCC is attached to the application form.

The site is located on the northern side of Johns Road, close to the point of transition of Johns Road into Murrawal Road, and approximately 830m east of Orchid Way.

A locality plan with aerial overlay is provided as Figure 1 (over page).



Figure1: Aerial image of site (Source: SIXMaps)

A detailed description of the **local context** and **site attributes** is provided in **Appendix 7**.

Description of Proposed Development

The proposal is for a *seniors housing* development (retirement village), in the form of **202** serviced self-care housing, and is anticipated to comprise the following configuration:

- 6 single storey villas;
- 116 independent-living units, contained in fifty-eight two (2) storey buildings;
- 80 independent living units, contained in ten two (2) storey multi residential buildings with basement parking;
(202 total unit yield)
- 1 (one) Community Centre with associated facilities including pool, lawn bowls and car park.

The 116 ILU's are provided as "up and down" townhouses, being a 2 storey building, but with each dwelling contained to a single level. Each dwelling will have direct access from the internal access road into a double garage, with access from the garage into the dwelling.

The 80 ILU's are contained in 10 x multi resident unit buildings, each containing basement parking, internal lift and single level living plans (4 units per floor).

Encompassed within this development will be all internal roads and servicing, visitor car parking, and extensive landscaping.

Draft concept plans for the proposed development are provided in **Appendix 3**, with an extract provided below.

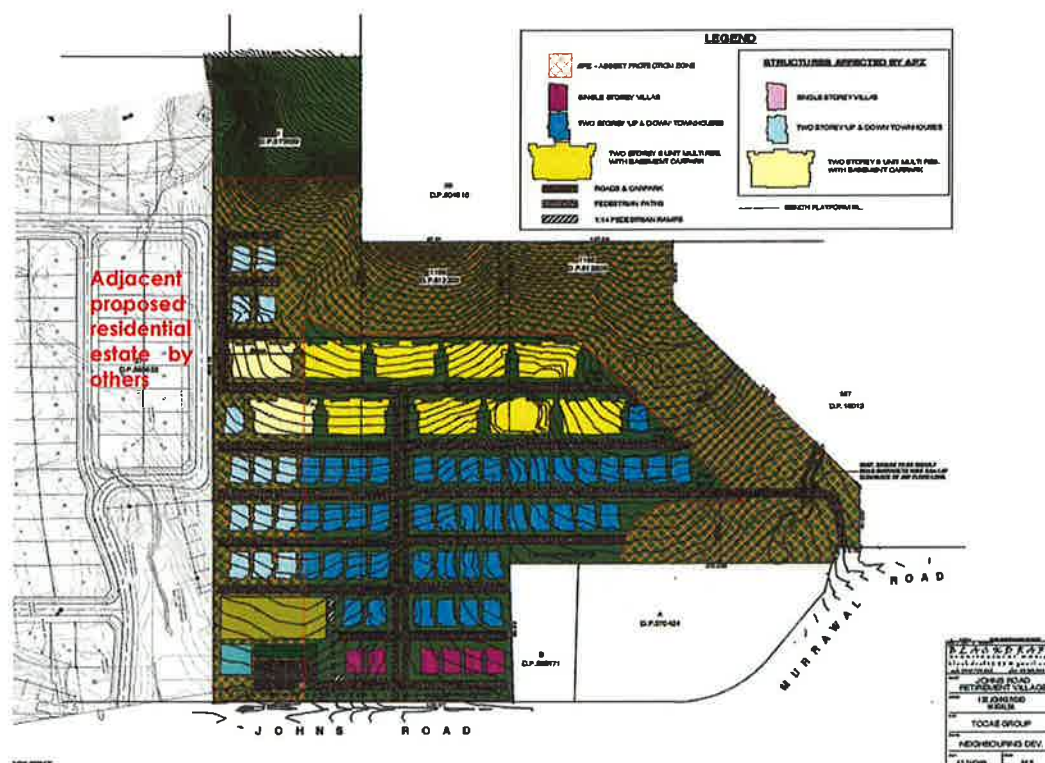


Figure2: Development Concept

Amended Plans

The revised plans provided at **Appendix 3** forming part of this Revised Planning Report, include;

| Description | Date | Dwg No. | Issue | Comment |
|-----------------------------|------------|---------|-------|---|
| Site Layout Plan | 21/02/2019 | 1/7 | A | As described. |
| Site earthworks and access | 21/02/2019 | 2/7 | A | Provides section through site, building heights |
| Neighbouring development | 21/02/2019 | 3/7 | A | Provides layout of adjacent residential estate currently underassessment with Council |
| Flood Mapping | 21/02/2019 | 4/7 | A | Provides existing localised flood mapping. |
| Villa and townhouse layouts | 21/02/2019 | 5/7 | A | As described. |
| Multi residential layouts 1 | 21/02/2019 | 6/7 | A | As described. |
| Multi residential layouts 2 | 21/02/2019 | 7/7 | A | As described. |

Development affected by Asset Protection Zones

The development has been designed to accommodate asset protection zones of 60m (within the site) to the northern, eastern and western boundaries and 40m to the south.

It should be noted that the current layout plan incorporates approximately 16 buildings containing 44 units within the western Asset Protection Zone to adjacent Lot 27 DP663662, 137 Johns Road. This adjacent land was recently rezoned and is the subject of a Development Application for the creation of 58 residential allotments (Council Ref: 1419/2017).

At the time of writing, this adjacent DA was still under evaluation with the Central Coast Council. It is anticipated that there will be strong market demand for development of this site once approved.

The Proponent understands that approval of the proposed 44 units upon the subject land is contingent upon consent being granted for the adjacent residential development AND the construction of that estate (i.e., removal of vegetation/ bushfire risk). Until this occurs, or until a separate easement for the maintenance of an Asset Protection Zone (as permitted under Planning for Bushfire Protection 2006) is negotiated over Lot 27, those 16 buildings (44 units) will be deferred to a later stage of the project, but are included at this stage for completeness of overall site planning.

This SCC application seeks the Department's/Panel's consideration and inclusion of these 16 buildings (44 units) located within the western Asset Protection Zone in any conditional approval issued for the site.

In respect to the Asset Protection Zone to the south the necessary distance includes the 20 metre road reserve of Johns Road, plus landscaped area and appropriate setback within the site from Johns Road.

A detailed bushfire risk assessment, in accordance with Clause 27 of the SEPP will be undertaken and submitted with a future development application.

3. Relevance of SEPP

The development is proposed upon land zoned RU 6 under the Wyong Local Environmental Plan 2013 (WLEP 2013). This zone permits a number of uses, including dwelling houses, but not seniors living. An extract from the WLEP 2013 is provided below.

| |
|---|
| <p>Wyong Local Environmental Plan 2013</p> <p>Current version for 27 July 2018 to date (accessed 4 September 2018 at 07:35)</p> <p>Land Use Table > Zone RU6</p> <p>Zone RU6 Transition</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation in the North Wyong Shire Structure Plan or Wyong Settlement Strategy. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Home occupations; Horticulture; Information and education facilities; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Waste or resource management facilities; Water recreation structures; Water supply systems</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p> |
|---|

Figure 3: WLEP 2013 RU6 land use Table

More importantly, the site adjoins land zoned *R2 Low Density Residential* (approximately 5.5ha) along its western boundary (see Figure 4).

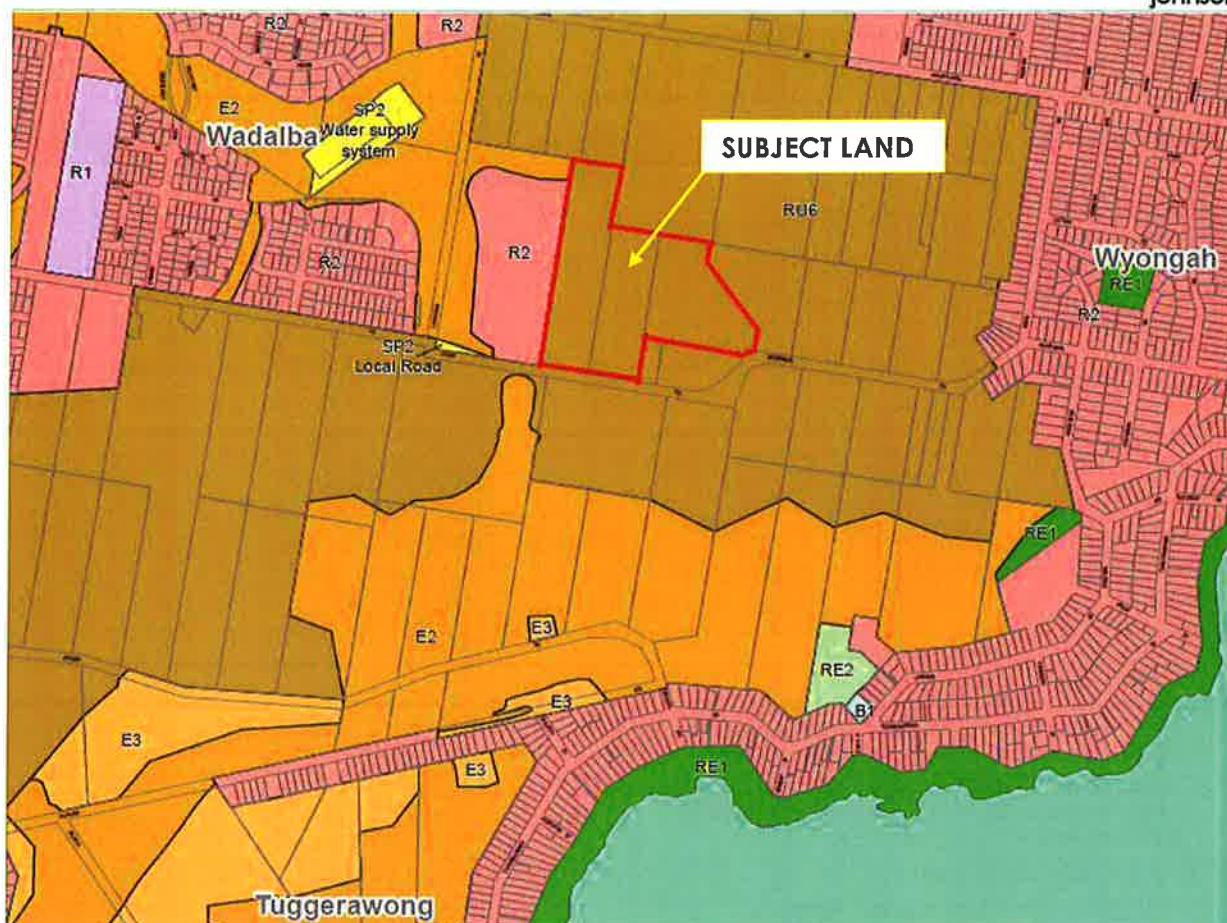


Figure 4: WLEP 2013 Zoning Map

Despite the provisions of the Wyong LEP 2013, the site's proximity to land zoned primarily for urban purposes enables the proposal to be considered under the SEPP.

A summary of relevant clauses of the SEPP is provided in the Table below.

| CLAUSE | COMMENTS |
|---|--|
| 4 Land to which Policy applies (1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if: (a) development for the purpose of any of the following is permitted on the land: (i) dwelling-houses, (ii) residential flat buildings, (iii) hospitals, (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or (b) the land is being used for the purposes of an existing registered club. | The site adjoins land zoned primarily for urban purposes as shown in Figure 3. Dwelling houses are permitted upon the subject land. |
| (6) Land to which Policy does not apply This Policy does not apply to: | The applicable zone, RU6 Transition is not a zone referred to as <i>environmentally sensitive land</i> . |

| | |
|---|--|
| (a) land described in Schedule 1 (Environmentally sensitive land), or... | |
| 8 Seniors (defines "seniors") | This proposal will provide housing for <i>seniors</i> . |
| 13 Self-contained dwellings ... (3) Example: "serviced self-care housing" In this Policy, <i>served self-care housing</i> is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care. | Relevant services will be made available to the residents of the village. |
| 17 Development on land adjoining land zoned primarily for urban purposes (1) Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following: (a) a hostel, (b) a residential care facility, (c) serviced self-care housing. (2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided: (a) for people with a disability, or (b) in combination with a residential care facility, or (c) as a retirement village (within the meaning of the <i>Retirement Villages Act 1999</i>). | The development will comprise <i>served self-care housing</i> . The development will operate as a <i>retirement village</i> (within the meaning of the Retirement Villages Act 1999). |
| 18 Restrictions on occupation of seniors housing allowed under this Chapter | The proposed development will comply with this requirement. |
| 24 Site compatibility certificates required for certain development applications | This report forms part of an Application for a Site Compatibility Certificate. |
| 25 Application for site compatibility certificate | This reports seeks to address those matters required as part of an SCC application. A detailed response to Cl. 25(5)(b) is provided as Appendix 6 . A detailed response to Cl. 25(2C) 'cumulative impacts' is provided under Section 6 of this report. |
| Part 2 Site-related requirements | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 3 Design requirements | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |

| | |
|--|---|
| Part 4 Development standards to be complied with | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 5 Development on land adjoining land zoned primarily for urban purposes | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Part 7 Development standards that cannot be used as grounds to refuse consent | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |
| Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings | Considered and assessed as part of site selection and design process. Full response documentation will be provided as part of a subsequent Development Application package. |

4. Land to which your Application Relates to

In accordance with Clause 24(1)(a), the proposed site is on land:

4.1 That adjoins land zoned primarily for urban purposes?

Yes – The site has a total area of approximately 10.705ha which is zoned *RU6 Transition*, under the Wyong Local Environmental Plan 2013 (WLEP 2013), and **adjoins** land zoned *R2 Low Density Residential*.

Refer **Figure 4** provided earlier in this report.

4.2 That is zoned as 'special uses' under another EPI?

No. N/A

4.3 That is used for the purposes of an existing registered club?

No. N/A

5. Previous SCC Certificates

5.1 Has an SCC previously been issued for any part of the land to which this application applies?

No.

6. Cumulative Impact Study

6.1 Has a cumulative impact study been submitted with this application?

Yes.

On 1 October 2018, the SEPP was amended so that any new proposals located within 1km of two or more other proposals, must now consider the *cumulative impact* of that proposal in the locality.

Cl. 25 (2C) of the SEPP states;

*(2C) A **cumulative impact study** for the purposes of this clause is a study that considers whether the impacts associated with the proposed development on the land to which an application relates (when considered together with the impacts of proposed developments on the proximate site land concerned):*

- (a) take into account the capacity of existing or future services and infrastructure (including water, reticulated sewers and public transport) to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision, and*
- (b) take into account the capacity of existing or future road infrastructure to meet any increase in traffic as a result of proposed development.*

At the time this application was made, this application triggers a *cumulative impact* assessment, since this site is located within 2 km of two (2) nearby proposals located at;

| SITE (PROXIMATE SITE LAND) | DEPARTMENT REFERENCE | DECISION | DATE |
|-------------------------------|-----------------------------|-----------|-------------|
| 85 Wahrenonga Rd Kanwal | SCC ID 2018_CCOAS_001_00 | Supported | 18 May 2018 |
| 66 Wahrenonga Rd Kanwal | SCC ID 2017_CCOAS_001_00 | Supported | 15 Dec 2017 |

A brief summary of each proposal is provided below.

- 85 Wahrenonga Road Kanwal is a proposal for retirement village comprising **58** independent living units and community centre. Development consent (Ref 645/2018) was issued by the Central Coast Council on 7 March 2019.
- 66 Wahrenonga Road Kanwal is a proposal for retirement village comprising **30** independent living units. At the time of writing this Development Application (Ref 1205/2018) was still under assessment by the Central Coast Council.

The proximity to the above sites is provided in Figure 5. A 1km radius (yellow circle) is also shown on Figure 5.



Figure 5: Proximity to other proposals

However, it should be noted that since lodgement of this SCC application in November 2018, development consent has since been issued with by the Central Coast Council for the proximate site land at 85 Wairoonga Road Kanwal.

Accordingly, the Department may choose to *disregard* the need for a *cumulative impact study* pursuant to the provisions of Cl. 25 (2B) of the SEPP. This Clause states;

(2B) However, any other parcel of land for which development consent for the purposes of seniors housing has been granted is to be disregarded when determining whether land is next to proximate site land even if a site compatibility certificate has been granted in respect of that parcel.

Notwithstanding the above, the following comments are provided in respect to the subject land.

Cumulative impacts

At the time of writing this report, there were no published guidelines for the preparation of a cumulative impact study, as referred to under Cl. 25 (2)(c) of the SEPP.

Various studies have found that *senior living* developments typically have lesser demand and impacts on infrastructure than conventional residential development. This is attributed to a number of reasons including;

- Demographics/characteristics of the residents;
 - on average, 57% of independent living units are occupied by a single resident;
 - average entry ages is 75yrs, with an average occupancy age of 80yrs old;
- Lower frequency of vehicle trips generated by residents,

- Residential provision of internal facilities such as community centres and a village bus,
- New villages tend to also attract existing 'seniors' already living in the vicinity and who are already utilising existing infrastructure/facilities.

A concise summary of retirement living facts is provided in the 2017 PwC/Property Council Retirement Census, November 2017, provided in **Appendix 5**.

In respect to this SCC application, the following specific comments are made;

Proximate sites

It is noted that the two (2) **proximate sites** at 66 and 85 Wahrenonga Road, Kanwal, whilst within 1km of the subject land are;

- Located on the northern slopes of a broad, vegetated ridgeline which provides an effective visual and gradient separation from the subject land (located on the southern aspect of this broad ridgeline);
- Located in a 'cluster' of senior living/aged care developments, with 3 separate aged care facilities located within a 400m radius;
- Located on the rural fringe of the village of Kanwal, as distinct from the subject land which is located on the expanding urban edge of Wadalba;
- Provide for a combined total of 88 ILU's of the forecast 2,300 dwellings in the immediate Urban Release Residential Precincts of 2A, 2B, 3A & 3B of the North Wyong Shire Structure Plan (NWSSP).

Traffic

Preliminary Traffic Advice has been provided by specialist consultants Intersect Traffic, in a letter format report dated 21st of March 2019. This advice considered the traffic flows of the proposed 202 senior living dwellings along with the anticipated flows from the two (2) proximate sites at 66 and 85 Wahrenonga Road Kanwal.

This advice also takes into account the anticipated flows from the nearby Wadalba East Urban Release Area.

This preliminary assessment concludes that the proposal will not adversely impact on the local and state road networks even considering the cumulative impacts of other developments in the area.

It is noted that the local road network will require some upgrades and improvements, as this URA develops, and delivered through specific project works and future funding arrangements.

It is also noted that public bus routes are likely to be amended as the broader URA progresses, and that the village will provide a village bus with a minimum 12 seats.

A copy of this report is provided as **Appendix 11**.

Water & Sewer

ADW Johnson has previously provided (28th February 2019) the Department with a preliminary water and waste water servicing assessment for the subject proposal. This is reproduced as **Appendix 12**.

In summary this report finds;

- WATER - a 300mm water main located in Johns Road will have sufficient capacity to service the development and is proposed that a 150mm diameter internal loop watermain will be provided within the development.
- SEWER - The site is located approximately 300m east of the closest existing sewerage point in Johns Road. A new temporary sewer pump station, is intended to be installed within the new estate at 137 Johns Road. Notwithstanding this proposed pump station, Council has confirmed that there is adequate capacity to receive effluent from this development at nearby sewer pump station CH 26.

Connection to this point does not rely on the timing of adjacent works including the adjacent proposed subdivision, or the nearby Wadalba East Urban Release rezoning.

In relation to sewer servicing, it is not uncommon for developments of this nature to have a low pressure sewer system and temporary collect wells, which allow for the timely discharge of on-site generated wastewater at times outside peak flows into the broader reticulated network.

Full calculations and system designs would be provided as part of future development application documentation.

Other relevant developments in vicinity - Wadalba East Urban Release Area

This site is located just east of a major urban release area (Wadalba East, Precincts 2A & 2B of the North Wyong Shire Structure Plan. A Planning Proposal for this urban release area recently finished public exhibition on 15 November 2018. It is anticipated that gazettal of this Planning Proposal will occur during the third quarter of 2019, with subsequent development applications for residential development following shortly thereafter.

This Planning Proposal covers a study area of approximately 143 ha and seeks to rezone the land from RU6 Transition to R2 Residential, E2 Conservation, E3 Environmental Management and RE1 public Recreation, to facilitate the delivery of approximately 1,200 new homes.

The proximity to the Wadalba East Planning Proposal is also provided in Figure 5.

The Wadalba East URA Planning Proposal considered a broad range of planning matters including a Traffic Impact Assessment, Water and Waste Water Servicing Strategy, Open Space Analysis, Bushfire Risk Assessment, and Social Impacts.

The various studies have identified that infrastructure in the immediate locality will require some upgrading to accommodate the anticipated 1,200 lots (approximately 3,000 new residents). Infrastructure upgrades include;

- Modifications and upgrades to existing intersections along Johns Road, Pollock and Jensen Roads;
- Upgrades to water and sewer infrastructure, including three (3) new sewer pump stations;
- Additional public recreation areas and sporting fields.

The Planning Proposal recognises that the locality is within a planned urban growth area and within reasonable proximity to existing services such as shops, commercial areas, recreation facilities and health services.

It is also recognised that the increased population will place additional demands on those services but also will attract new opportunities. The various studies and Agency comments recommend that contribution plans be amended to ensure that future development contributes to identified infrastructure upgrades.

7. Application Fee

7.1 Number of beds and/or dwellings

Originally lodged as 219 serviced self-care dwellings.

Amended by this report to **202** serviced self-care dwellings.

8. **Certificate Applicant's Authorisation**

See attached form for signature and details.

Refer to **Appendix 6** for a detailed response to Cl. 25(5)(b) matters. Refer to **Appendix 7** for comment on other relevant matters .

9. Land Owner's Consent

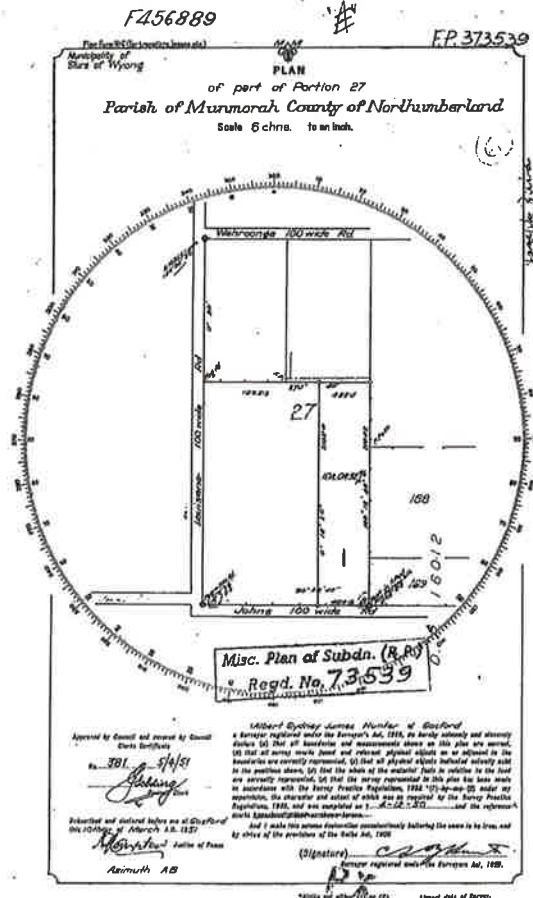
Refer to attached owner's authority.

Appendix 1

DEPOSITED PLAN



Page: 1 of 1
Doc: DP 0373539
Reg: 50029 (47)
Date: 2002-04-19
Time: 14:47
User: ALL / Seq: 1 of 1



CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 373539

| LINKS | METRES |
|--------|---------|
| 0.1 | 0.020 |
| 0.53 | 0.107 |
| 1 | 0.201 |
| 2 | 0.402 |
| 3.6 | 0.724 |
| 5.3 | 1.066 |
| 10 | 2.012 |
| 100 | 20.117 |
| 210.42 | 42.230 |
| 484.9 | 97.544 |
| 485 | 97.544 |
| 1095.2 | 220.319 |
| 2106.2 | 423.298 |
| 2105 | 423.459 |

AC RD P HA
10 = 82 3/4 4.13

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made on a permanent record of a document in my custody this 1st day of December, 1978

1

PLAN FORM 1

Plan Drawing only to appear in this space

OFFICE USE ONLY

STAKEPLACES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use.

John Lewis
John Lewis
John Lewis
John Lewis

Crown Lands Office Approval

Land Owner: *Autonomous Council*

Project No: *10/99*

Project Name: *10/99*

Council Clerk's Certificate

I hereby certify that -

(1) the requirements of the Local Government Act 1979 (under item 10) for the requirements for the registration of plans, and

(2) the requirements of section 340 of the 1979 Act for the registration of plans, and

have been complied with by the applicant in relation to the proposed "new road" "subdivision" or "consolidation" set out herein

Subdivision No. *5160*

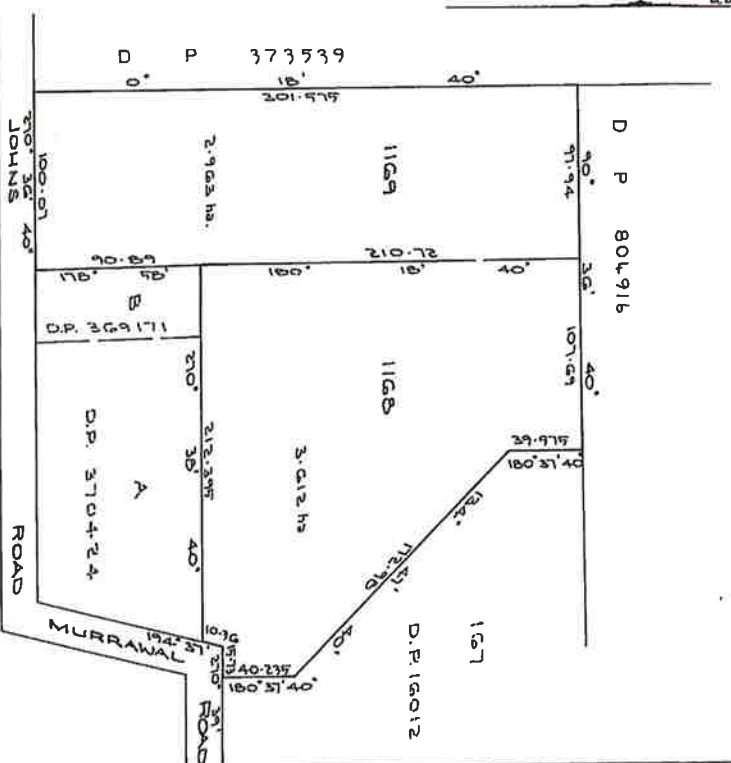
Date *29.8.1991*

Signature *[Signature]*

Official Seal No. *10/99*

This part of certificate to be retained where the application is only for a consolidation of land or the opening of a new road or where the land to be consolidated or opened is not subject to any other interest or right.

Warning: Creasing or Folding will lead to rejection



DP 812203

Registration: *CA 13.9199K*

CA: No 5160 OF 9.8.1991

Title System: *TORRENS*

Purpose: *SUBDIVISION*

Ref. Map: *U 3612-6*

Lot Plan: *D P 16012*

PLAN OF SUBDIVISION OF PART LOT 16012 & LOT 16013

Lengths are in metres Reduction Ratio 1: 20000

State: *WYONG*

Locality: *WYONG*

Parish: *MUMMERY*

County: *NORTHUMBERLAND*

Plans used in preparation of survey/compilation:

D.P. 16012

D.P. 304711

D.P. 370424

L. A. N. GILBERT, ESQ., of D. K. 1214 WYONG

Signature *[Signature]*
Surveyor registered under Surveyors Act 1979, as amended.
Witness date of survey: *29.8.1991*

| | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 |
|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 16th September, 1991





Appendix 2

CERTIFICATE OF TITLE



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1/373539

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------------|
| 30/8/2018 | 2:38 PM | 6 | 28/12/2017 |

LAND

LOT 1 IN DEPOSITED PLAN 373539
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP373539

FIRST SCHEDULE

DIANE MARIE SOETENS
IN 13/20 SHARE
INEKA MAY SOETENS
IN 7/20 SHARE
AS TENANTS IN COMMON (T AN2806)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A97411 LAND EXCLUDES MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

190528P

PRINTED ON 30/8/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1168/812203

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 30/8/2018 | 2:38 PM | 5 | 28/2/2001 |

LAND

LOT 1168 IN DEPOSITED PLAN 812203
AT WYONGAH
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP812203

FIRST SCHEDULE

ERIK GEORGE SOETENS
DIANE MARIE SOETENS
AS JOINT TENANTS (T U260728)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A94669 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 6739928 MORTGAGE TO WESTPAC BANKING CORPORATION
- 4 7444167 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

190528P

PRINTED ON 30/8/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1169/812203

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 30/8/2018 | 2:38 PM | 3 | 26/8/2002 |

LAND

LOT 1169 IN DEPOSITED PLAN 812203
AT WYONGAH
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP812203

FIRST SCHEDULE

DARIN GLENN BUTCHER
RENEE LEE BUTCHER
AS JOINT TENANTS (T 8899644)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A94669 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 Z969424 COVENANT
- 4 8899645 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

190528P

PRINTED ON 30/8/2018

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Appendix 3

DEVELOPMENT PLANS
Amended by this Report to 202 serviced self-care units



DEVELOPMENT CALCULATIONS

| | |
|---|-------|
| SINGLE STOREY VILLAS | |
| STRUCTURES | = 6 |
| DWELLINGS | = 6 |
| TWO STOREY UP & DOWN TOWNHOUSES | |
| STRUCTURES | = 58 |
| DWELLINGS | = 116 |
| TWO STOREY UP & DOWN MULTIFAMILY | |
| STRUCTURES | = 10 |
| DWELLINGS | = 80 |
| TOTALS | |
| STRUCTURES | = 74 |
| DWELLINGS | = 202 |

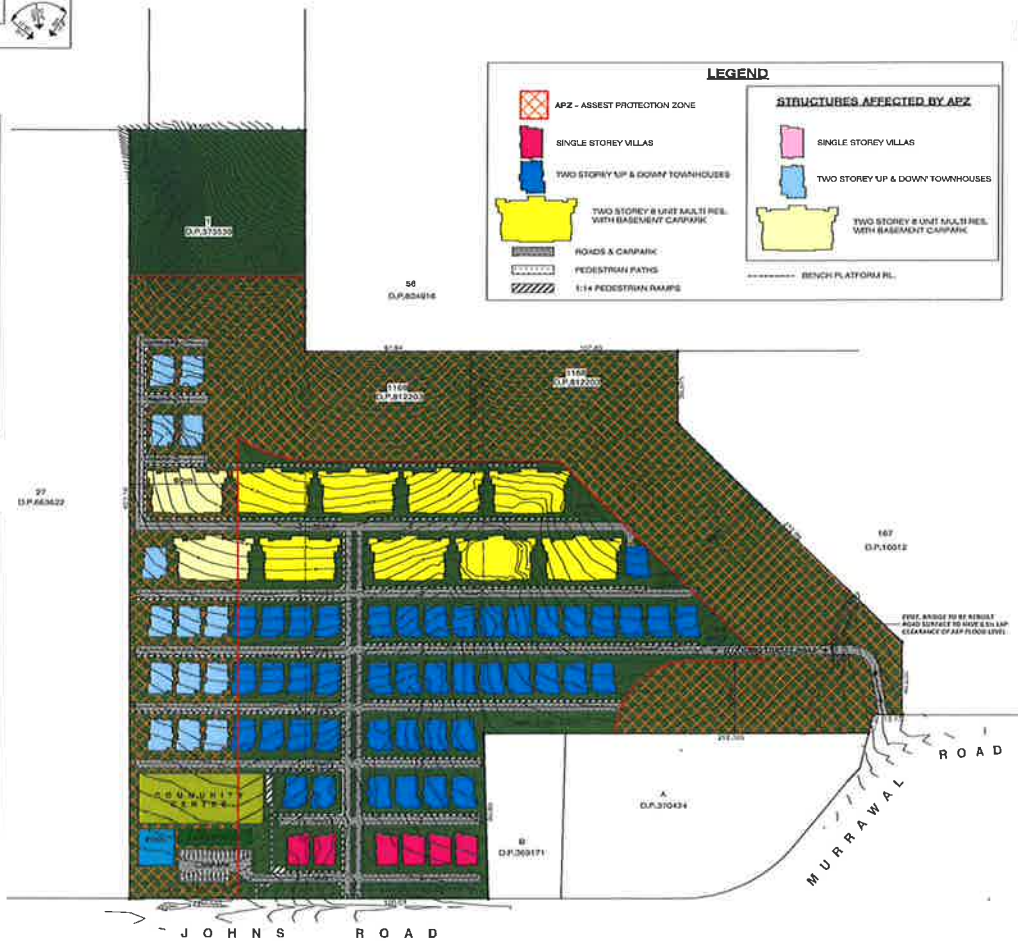
DEVELOPMENT AFFECTED BY APZ

| | |
|---|------|
| SINGLE STOREY VILLAS | |
| STRUCTURES | = 0 |
| DWELLINGS | = 0 |
| TWO STOREY UP & DOWN TOWNHOUSES | |
| STRUCTURES | = 14 |
| DWELLINGS | = 28 |
| TWO STOREY UP & DOWN MULTIFAMILY | |
| STRUCTURES | = 2 |
| DWELLINGS | = 16 |
| TOTALS | |
| STRUCTURES | = 16 |
| DWELLINGS | = 44 |



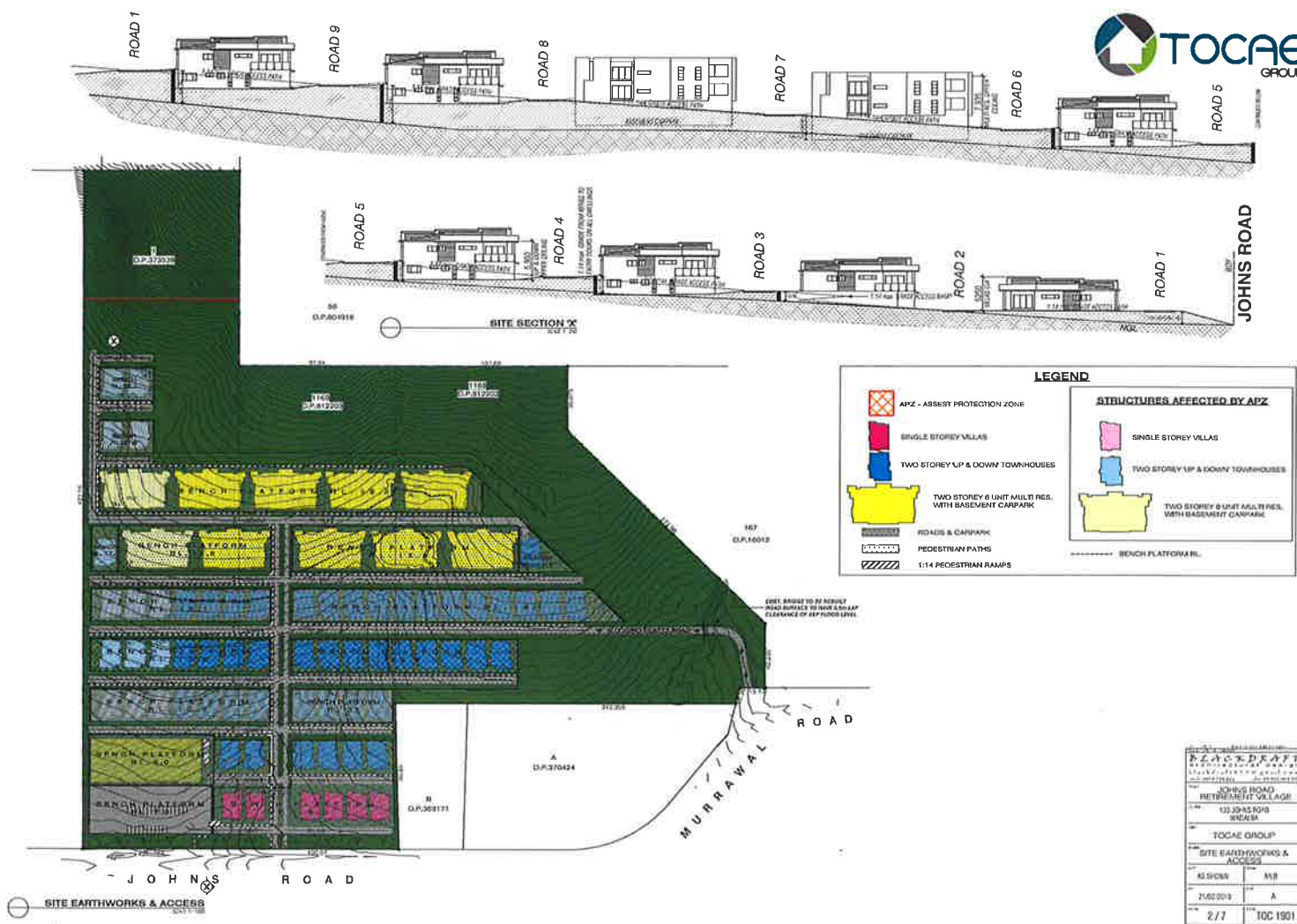
SITE CALCULATIONS

| | | |
|---|---------|------------------------|
| SITE AREA | 10.7 ha | 107025 m ² |
| NON APZ AREA | = | 47153 m ² |
| APZ AREA | = | 59872 m ² |
| SINGLE STOREY VILLAS | | |
| SITE COVERAGE | = | 1200 m ² |
| FSR | = | 0.1 : 1 |
| TWO STOREY UP & DOWN TOWNHOUSES | | |
| SITE COVERAGE | = | 24940 m ² |
| FSR | = | 0.15 : 1 |
| TWO STOREY UP & DOWN MULTIFAMILY | | |
| SITE COVERAGE | = | 9270 m ² |
| FSR | = | 0.11 : 1 |
| APZ AREA'S SITE COVERAGE | = | 3000 m ² |
| TOTALS | | |
| SITE COVERAGE | 35.8 % | = 38410 m ² |
| FSR | = | 0.36 : 1 |

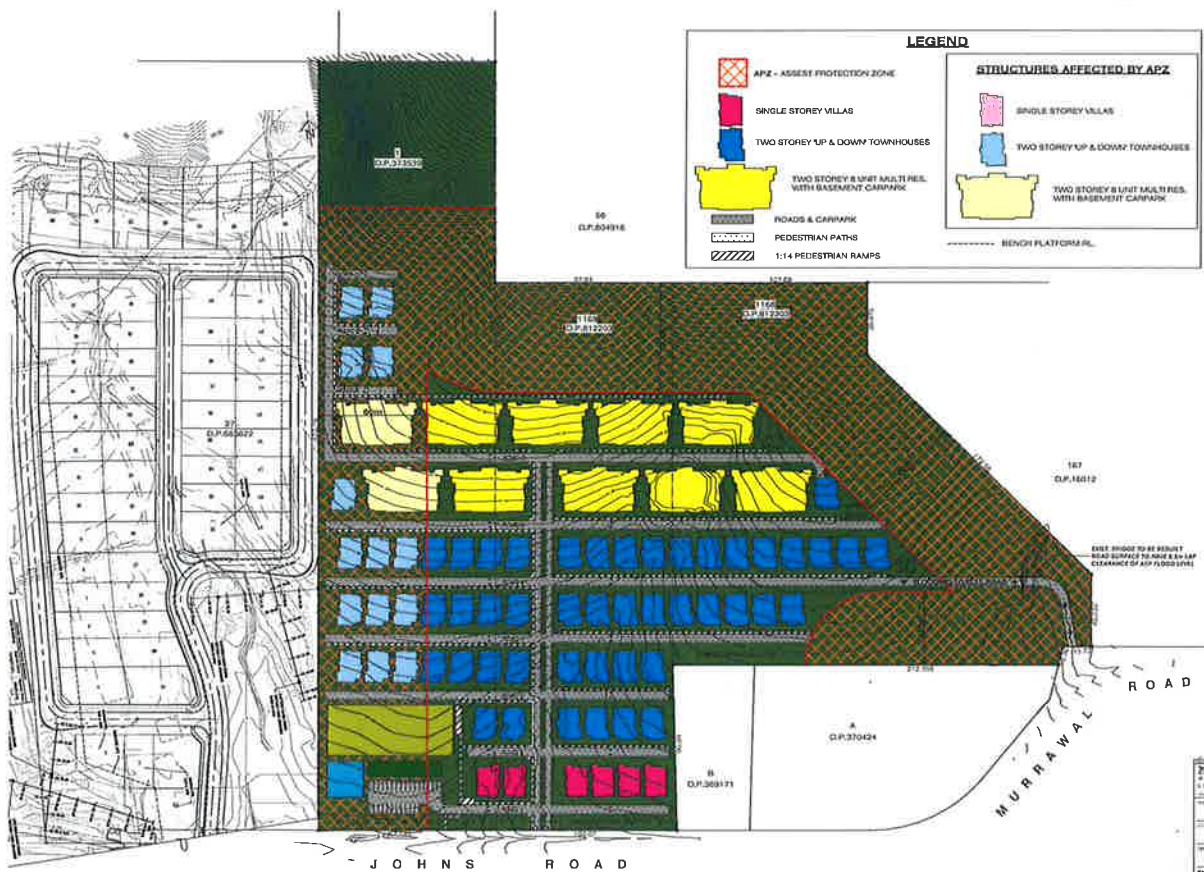


SITE LAYOUT
2021-01-01

| | |
|---|------------|
| BLACK DRAFT | |
| black draft is for approval only and not for construction | |
| DATE | 21/02/2019 |
| BY | A |
| FOR | 1/7 |
| TO | TDC 1901 |

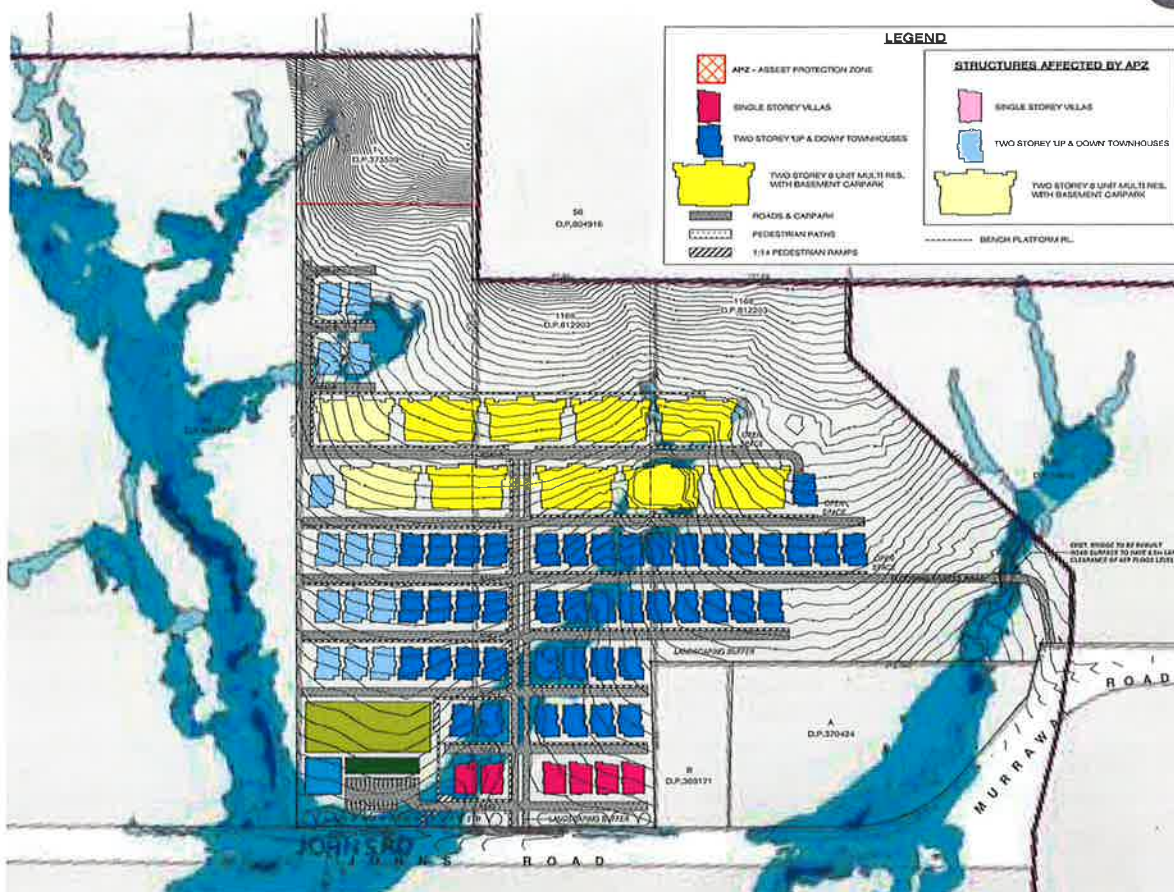


| | |
|--------------------------------|----------|
| JOHN HOD RETIREMENT VILLAGE | |
| 135 JO-HS RD BENAGA | |
| TCCAE GROUP | |
| SITE BATHWORKS & ACCESS | |
| AS SHOWN | M/R |
| 7-60-2018 | A |
| 2/7 | TCC 1901 |



NEIGHBOURING DEVELOPMENT

| | |
|--------------------|----------|
| DRAFT | |
| 131 JOHNS ROAD | |
| RETIREMENT VILLAGE | |
| 131 JOHNS ROAD | |
| SHEPPARS | |
| TOCAE GROUP | |
| NEIGHBOURING DEV. | |
| AS SHOWN | 131 |
| 21/02/2019 | A |
| 3/7 | TOC 1901 |



FLOOD MAPPING
SCALE 1:500

| | |
|--|----------|
| E.L.A.C.E.A.F.T. Engineering & Landscaping Pty Ltd 110 DUNDAS ROAD SYDNEY NSW 2009 TEL: 02 9550 1234 WWW.ELACAE.COM.AU | |
| SPRINGS ROAD RETIREMENT VILLAGE SYDNEY | |
| TOCAE GROUP | |
| FLOOD MAPPING | |
| AS SHOWN | MB |
| 21/02/2013 | A |
| 4 / 7 | TOC 1901 |

| AREA CALCULATIONS | |
|-------------------|----------|
| BUILT AREA | = 129.00 |
| LAND | = 25.10 |
| DRIVE | = 21.00 |
| DRIVE/CLIFF | = 12.00 |
| PODA | = 12.00 |



VILLA FLOOR PLAN
SCALE 1:100

VILLA TYPE 1 & 2



VILLA TYPE '1' FRONT PERSPECTIVE
SCALE 1:100



VILLA TYPE '2' FRONT PERSPECTIVE
SCALE 1:100

UP & DOWN TOWNHOUSE TYPE 1 & 2



TOWNHOUSE LOWER FLOOR PLAN
SCALE 1:100



TOWNHOUSE UPPER FLOOR PLAN
SCALE 1:100



TOWNHOUSE TYPE '1' LOWER PERSPECTIVE
SCALE 1:100



TOWNHOUSE TYPE '2' LOWER PERSPECTIVE
SCALE 1:100

| AREA CALCULATIONS | |
|-------------------|----------|
| UPPER TYPE | = 129.00 |
| DOWN | = 82.00 |
| DRIVE | = 12.00 |
| PODA | = 12.00 |
| UPPER | = 129.00 |
| DOWN | = 82.00 |
| DRIVE/CLIFF | = 12.00 |
| PODA | = 12.00 |



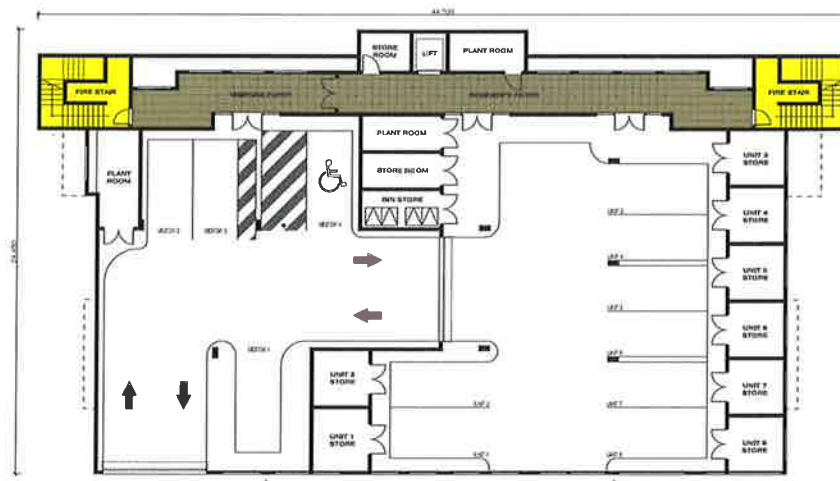
TOWNHOUSE TYPE '1' UPPER PERSPECTIVE
SCALE 1:100



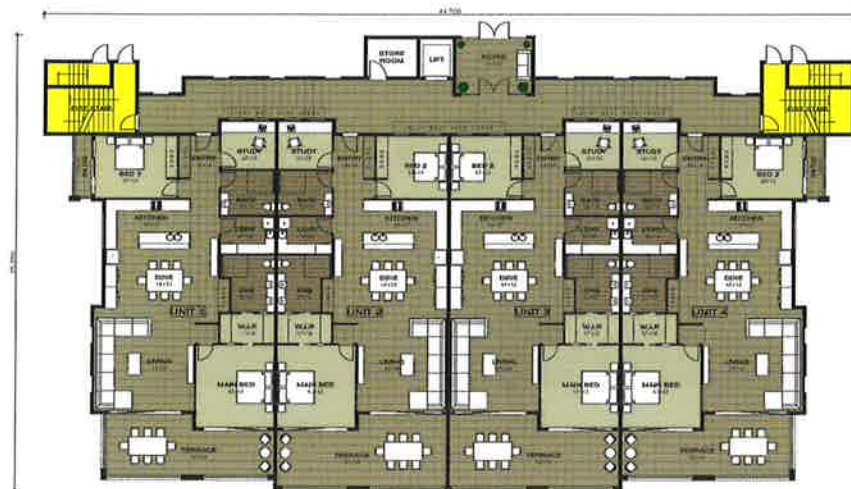
TOWNHOUSE TYPE '2' UPPER PERSPECTIVE
SCALE 1:100

| | |
|-----------------------------|----------|
| BLACK & DEFT | |
| ARCHITECTURAL & ENGINEERING | |
| 135 JOHNS ROAD | |
| MADISON | |
| TOCAE GROUP | |
| VILLA & TOWNHOUSE | |
| LAYOUT | |
| DATE | M/D |
| 21/02/2013 | A |
| 5/7 | TCC 1901 |

| AREA CALCULATIONS | |
|-------------------|-------|
| MAINTENANCE | 88.00 |
| STORAGE | 88.00 |
| PLANT ROOM | 88.00 |
| STAIRS | 88.00 |
| LOBBY | 88.00 |
| ENTRY | 88.00 |
| COMMON | 88.00 |
| TOTAL | 88.00 |



BASEMENT FLOOR PLAN
REV 1.0



LEVEL 1 FLOOR PLAN
REV 1.0



8 UNIT MULTI RESIDENTIAL

| | |
|-------------------|----------|
| TOCAE GROUP | |
| MULTI RESIDENTIAL | |
| 6/7 | TOC 1901 |

This detailed floor plan illustrates the second floor of the University of Illinois at Chicago. The layout is symmetrical, divided by a central vertical corridor. Key areas include:

- Top Section:** A central corridor leads to a "STORAGE ROOM" and a "LIFT" on the right, and a "STAIRS" area on the left. Below these are three "STAIR WELLS" (left, center, right).
- Middle Section:** This section contains numerous rooms, including "BED 1" through "BED 10" (distributed across the top and middle), "DINE" rooms, "KITCHEN" areas, and "BATH" rooms. There are also "STAIR" and "ELEVATOR" locations.
- Bottom Section:** This section features "UNIT 1" through "UNIT 10" (distributed across the bottom), "LIVING" areas, "DINE" rooms, and "KITCHEN" areas. There are also "STAIR" and "ELEVATOR" locations.
- Right Side:** A "STAIRS" area is located on the far right, adjacent to the "STAIR WELLS".
- Left Side:** A "STAIRS" area is located on the far left, adjacent to the "STAIR WELLS".

The plan includes various room numbers and labels, such as "BED 1", "DINE", "KITCHEN", "BATH", "STAIR", "ELEVATOR", "UNIT 1", "UNIT 2", "UNIT 3", "UNIT 4", "UNIT 5", "UNIT 6", "UNIT 7", "UNIT 8", "UNIT 9", "UNIT 10", "STAIR WELLS", "STAIRS", "LIVING", "DINE", "KITCHEN", "BATH", "STAIR", "ELEVATOR".

 LOWER PERSPECTIVE



| | |
|---|-----------------|
| SLACK BERRY 125 JOHNS ROAD WILMIRA | |
| JOHNS ROAD RETIREMENT VILLAGE | |
| TOCUE GROUP | |
| MULTI RESIDENTIAL LAYOUT 2 | |
| AS SHOWN | MUB |
| 2/AZ/2019 | A |
| 7/7 | TOC 1901 |

Appendix 4

BUSWAYS TIMETABLE

Stop No: 225974 This stop: Johns Rd opp Homeland Caravan Park
 78 to Wyong & Tuggerah via Pacific Hwy
 81 to Wyong & Tuggerah via Pollock Ave



Monday to Friday

| Route | Time | Route | Time |
|--------------|------|-------------|------|
| 81 04:02 T2D | | 78 12:39 | |
| 81 05:01 T2 | | 81 13:37 | |
| 81 05:26 T2 | | 78 13:40 | |
| 81 06:01 T2 | | 81 14:37 | |
| 81 06:31 T2 | | 78 14:40 T2 | |
| 81 06:51 T2 | | 81 15:40 | |
| 78 06:55 T2 | | 78 15:57 | |
| 81 07:16 T2 | | 81 16:10 | |
| 81 07:31 T2 | | 81 16:26 | |
| 78 07:55 ST3 | | 81 16:56 | |
| 81 08:00 T2 | | 78 17:02 | |
| 78 08:01 T7 | | 81 17:24 | |
| 81 08:34 | | 78 17:42 | |
| 78 08:41 H | | 81 17:54 | |
| 78 08:46 S | | 78 18:12 | |
| 81 09:37 | | 81 18:24 | |
| 78 09:39 | | 78 18:42 | |
| 81 10:37 | | 81 18:56 | |
| 78 10:39 | | 81 19:26 | |
| 81 11:37 | | 81 20:26 | |
| 78 11:39 | | 81 21:26 | |
| 81 12:37 | | | |

Saturday

| Route | Time | Route | Time |
|----------|------|----------|------|
| 81 06:30 | | 78 13:47 | |
| 81 07:30 | | 81 14:45 | |
| 81 08:45 | | 78 14:47 | |
| 78 08:47 | | 81 15:45 | |
| 81 09:45 | | 78 15:47 | |
| 78 09:47 | | 81 16:45 | |
| 81 10:45 | | 78 16:47 | |
| 78 10:47 | | 81 17:45 | |
| 81 11:45 | | 78 17:47 | |
| 78 11:47 | | 81 18:34 | |
| 81 12:45 | | 81 19:34 | |
| 78 12:47 | | 81 20:34 | |
| 81 13:45 | | 81 21:34 | |

Sunday & Public Holidays

| Route | Time |
|-------------|------|
| 81 08:51 | |
| 78 09:14 | |
| 81 09:51 | |
| 81 10:51 | |
| 78 11:14 | |
| 81 11:51 | |
| 81 12:51 | |
| 78 13:14 | |
| 81 13:51 | |
| 81 14:51 | |
| 78 15:14 | |
| 81 15:51 | |
| 81 16:51 | |
| 78 17:14 | |
| 81 18:11 | |
| 81 19:51 T2 | |

Explanations

D - Bus runs via Pacific Hwy between Johns Rd & Wyong, omitting Pollock Av.

H - Bus operates public school holidays only.

S - Bus operates public school days only.

T2 - Bus terminates at Wyong.

T3 - Bus runs via Wyong TAFE & terminates at Wyong.

T7 - Public school holidays bus terminates at Wyong.



Appendix 5

RETIREMENT CENSUS

2017 PwC/Property Council Retirement Census

“

We are excited to have been part of developing the 2017 PwC/Property Council Retirement Census. One clear message for the sector continues to be the affordability equation which indicates that the average ILU costs less than 70% of the median price of a house in the same postcode, which is good news for this generation of seniors, most of whom downsize from their own homes. We are also seeing the important contribution this sector is making in the home care industry with 40% of the villages reporting that they are an approved provider for home care.”

Tony Massaro, Partner
Real Estate Advisory, PwC
Ph: +61 (2) 8266 2047

<https://www.linkedin.com/in/tonymassaro/>

“

The Retirement Census provides a credible evidence base for industry decisions and Property Council advocacy. A strong sector needs reliable research in order to reflect, plan and grow. I encourage village operators, investors and government to use the Retirement Census in their business decision making. The data is also invaluable to the Property Council's advocacy with government, media, and others, to show the growth, trends, and benefits of this important sector.”

Ken Morrison, Chief Executive
Property Council of Australia
Ph: +61 (2) 9033 1900

<https://www.linkedin.com/in/ken-morrison-89634b14/>

Key Sector Trends

1 Home Care

Retirement village operators are providing or partnering with service providers to offer **home care** to village residents with 40% of villages reporting that they are an approved provider for either home care, residential care or flexible care.

2 Affordability

Moving into a retirement living unit continues to be affordable as the average ILU costs **less than 70% of the median house price** in the same postcode, allowing seniors to unlock capital to improve their quality of life.

3 Contraction of Maximum Year Deferred Payment

Maximum deferred payment percentage is now reached sooner with approximately **half the villages reaching maximum percentage by year 5** whilst the remaining villages reach the maximum percentage by year 10.

Visit retirementliving.org.au/census to participate in the 2018 Retirement Census

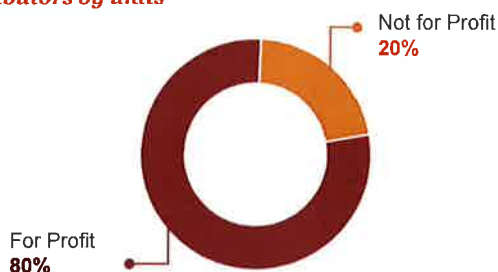


Contributor profile

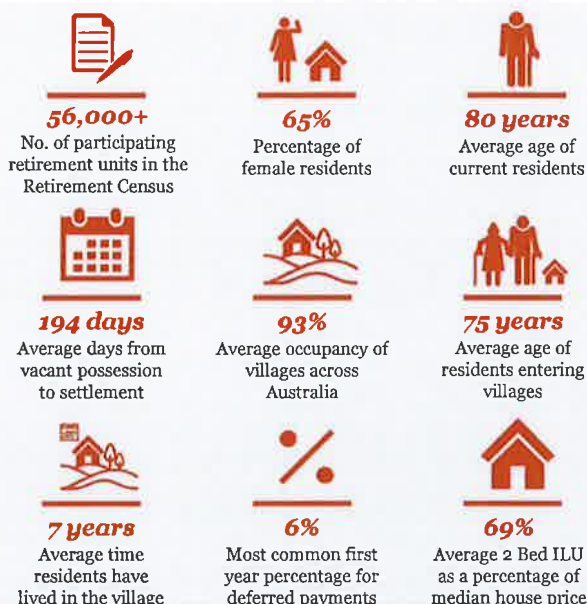
Contributors by villages



Contributors by units



Snapshot of the data



Access more retirement living research by the Property Council by visiting retirementliving.org.au/research

Village snapshot



Selected village attributes



91%
have a community centre



91%
provide emergency call
systems



84%
have organised community
outings & activities



76%
have visiting health
professionals



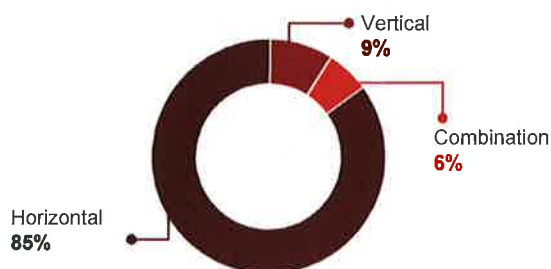
68%
allow pets



41%
have pool & gym facilities



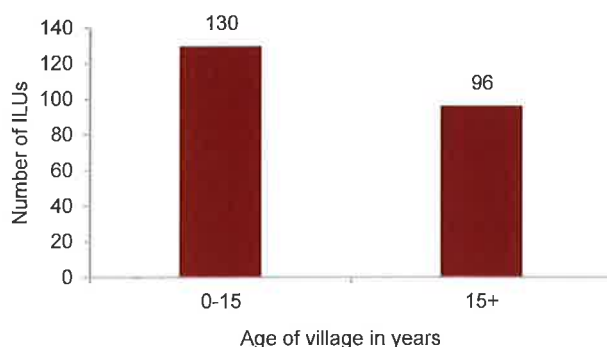
Breakdown of Horizontal and Vertical Villages



There has been a slight shift to Combination style villages. The majority of villages remain horizontal.



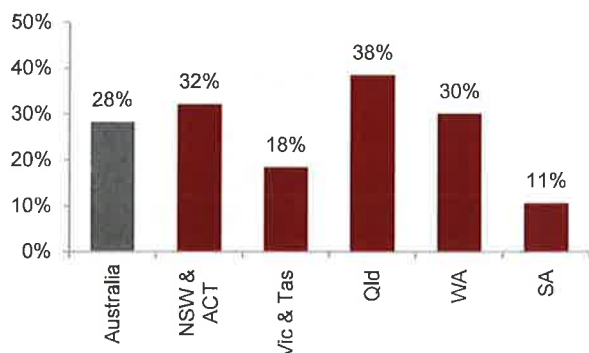
Average village size by age



Average size of villages developed in the last 15 years are generally larger in size compared to older villages.



Percentage of villages with aged care in close proximity



Nationally, only 28% of villages in the Retirement Census have reported co-locating with aged care or have aged care located within 500 meters of the village.

Resident snapshot



Residents in the village



65%
of residents are female



35%
of residents are male



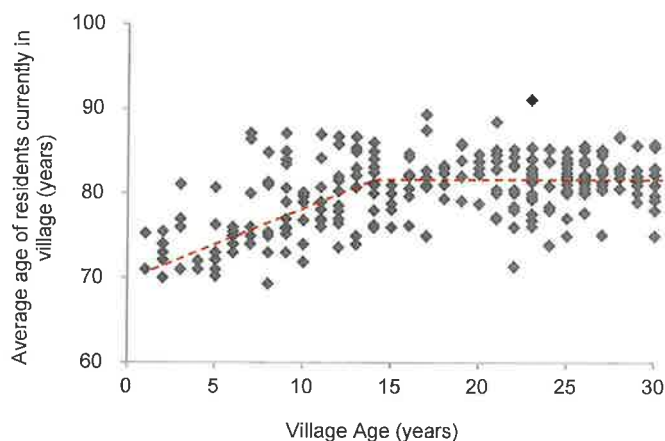
57%
of ILUs are occupied by a single resident



43%
of ILUs are occupied by couples



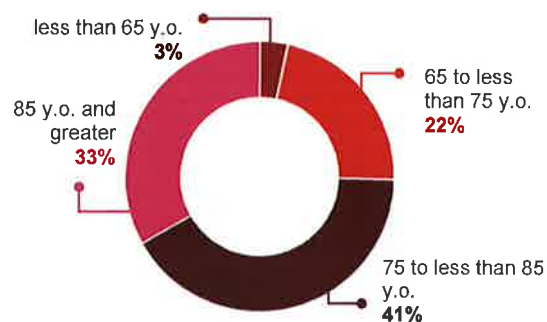
Average resident age and village age



The average age of residents in a village increases with village age. This trend stabilises as the village approaches 15-20 years in age.



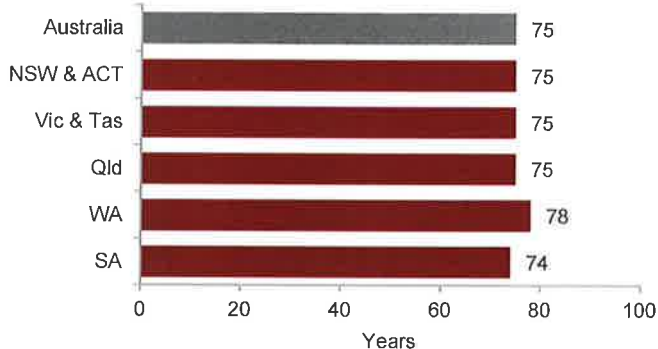
Current resident age



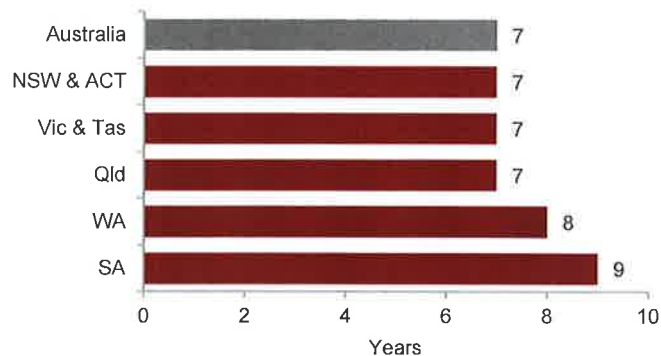
Similar to 2016, the average age of new residents this year is 75 years old across Australia. It is also important to note that **only 3% of residents are younger than 65 years old.**



Average resident age on entry into village



Average current tenure of residents



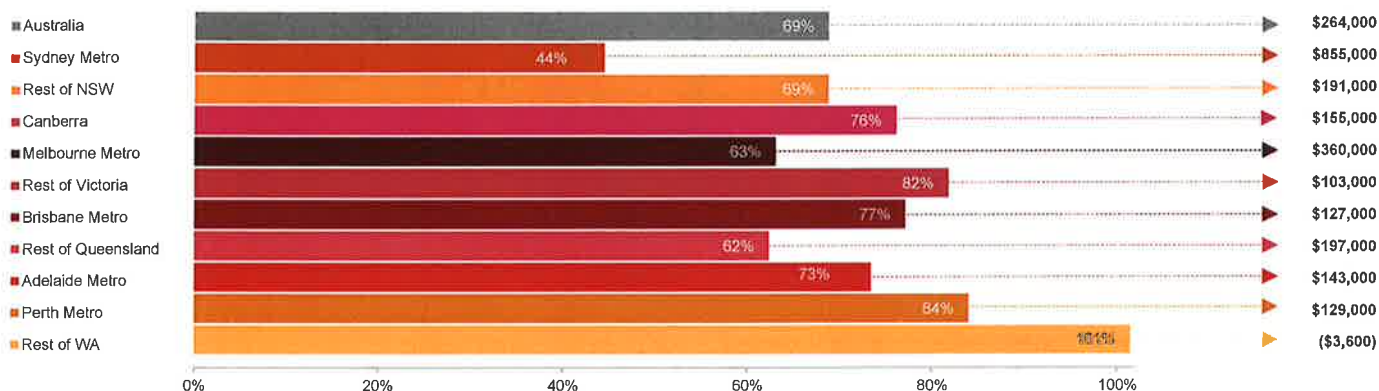
Affordability



Average two bedroom ILU price compared to median house price in the same postcode¹

Average two bedroom ILU as a % of postcode median house price

Average price difference between two bedroom ILU and postcode median house price

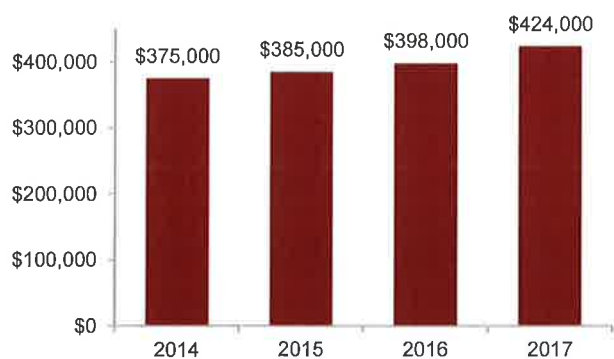


ILUs on average remain affordable compared to the median price of houses in the same postcode. This is especially prevalent in Sydney and Melbourne, both of which continued to experience significant capital growth in the residential market. This is good news for seniors, most of whom downsize from their own homes.

On the other hand, the average two bedroom ILU price in rest of WA is now on par with the median house price in the same postcode. This is driven by the weakening residential property market in WA, particularly in non-metro areas, whilst prices of ILUs remained stable.



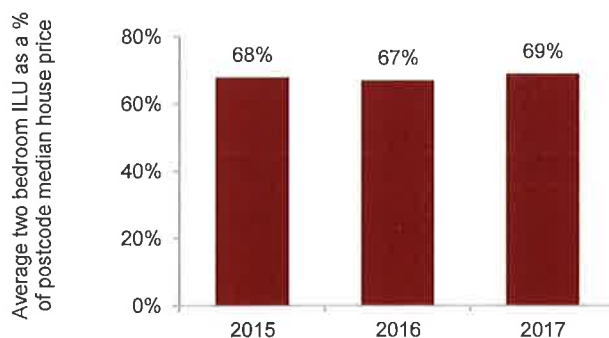
Two bedroom ILUs – National average price



The national average price of two bedroom ILUs has seen moderate growth year-on-year (c. 3% CAGR) over the past 4 years.



National average two bedroom ILU price as a % of postcode median house price



Despite a strong residential property market in Australia, the national, average two bedroom ILUs remain affordable compared to the median house price.

While this metric remains fairly consistent with prior years on a national level, some areas with strong residential markets have experienced an improvement in affordability, whereas other areas have seen a decrease in affordability.

¹Postcode median data provided by CoreLogic

Fees and deferred payments



Monthly service fees by village operator – single residents

Weighted Average Price

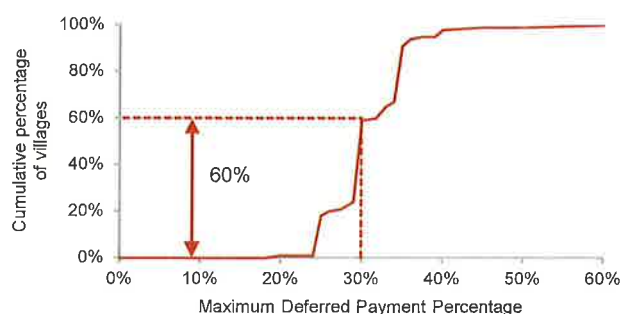


Average monthly service fees are **similar across the different operator segments**.

Service fees are charged on a cost recovery (not for profit) basis and cover costs such as common area cleaning.



Maximum deferred payment at villages



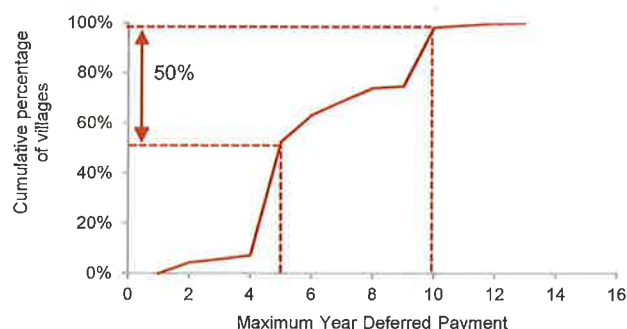
There are a variety of deferred payment structures reflecting a broad range of village standards, service offerings and financial arrangements tailored for residents.

In this year's Retirement Census, the maximum deferred payment percentage for 60% of villages is **30% or below**.

Typically, the deferred payment percentage will increase with tenure up to a maximum capped amount.



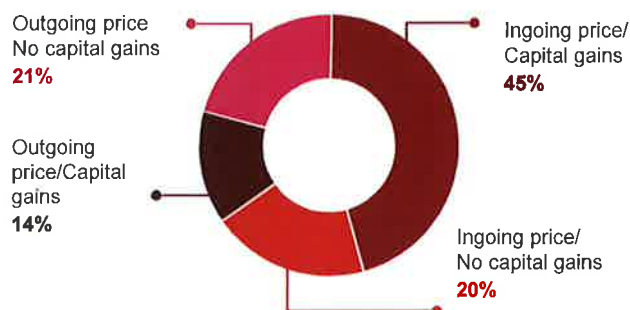
Maximum year of deferred payment at villages



In this year's Retirement Census, approximately half the villages reach the **maximum deferred payment percentage by 5 years**, with the remaining reaching the maximum percentage by 10 years.

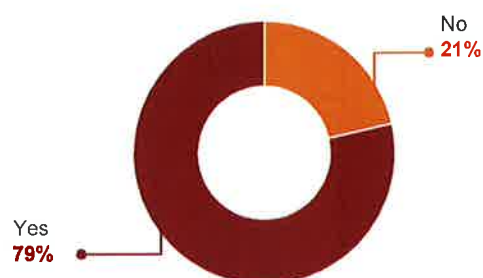
Other key findings

% | Deferred payment structure offered to new residents



45% of villages have the deferred payment percentage applied to the ingoing price (purchase price) as well as a share in the capital gains.

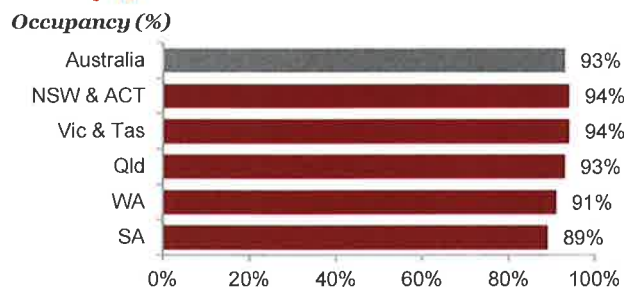
Buy Back Guarantee (% of villages)



79% of villages have a Buy Back Guarantee (combination of legal requirement and voluntary contractual obligation) which vary from village to village.

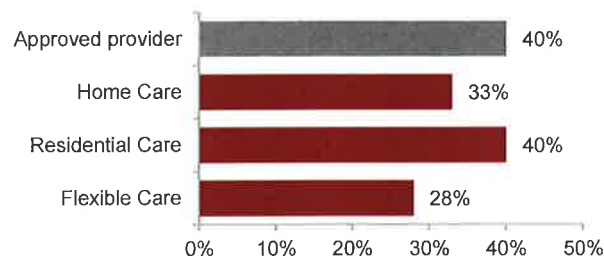
This provides residents with confidence that on departure, the operator will purchase back the ILU within a certain period of time if a buyer is not found.

Village occupancy by region



Village occupancy remains relatively high across all regions.

Approved provider status



40% of villages are operated by an approved provider for either home care, residential care or flexible care. 33% of villages are operated by an approved provider for Home Care.

PwC/the Property Council of Australia sincerely thank all data contributors for their participation, and CoreLogic for providing median price data.

Notes:

When comparing previous Retirement Census numbers to this year, it is important to note that the number and diversity of participants changes from year to year.

The term "Deferred Payments" is more accurate expression for what is sometimes called a "Deferred Management Fee".

The PwC/Property Council Retirement Census is the most comprehensive aggregated data source on retirement villages in Australia, covering the physical characteristics of villages, ownership details, business attributes and demographic data. The Retirement Census is based on data which was collected from Property Council retirement living operator members and other contributors and analysed by PwC.

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Appendix 6

RESPONSE TO CL. 25(5)(B) MATTERS

Appendix 6

Response to Cl. 25(5)(b) of the SEPP

- I. The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.

The following attributes apply to the land;

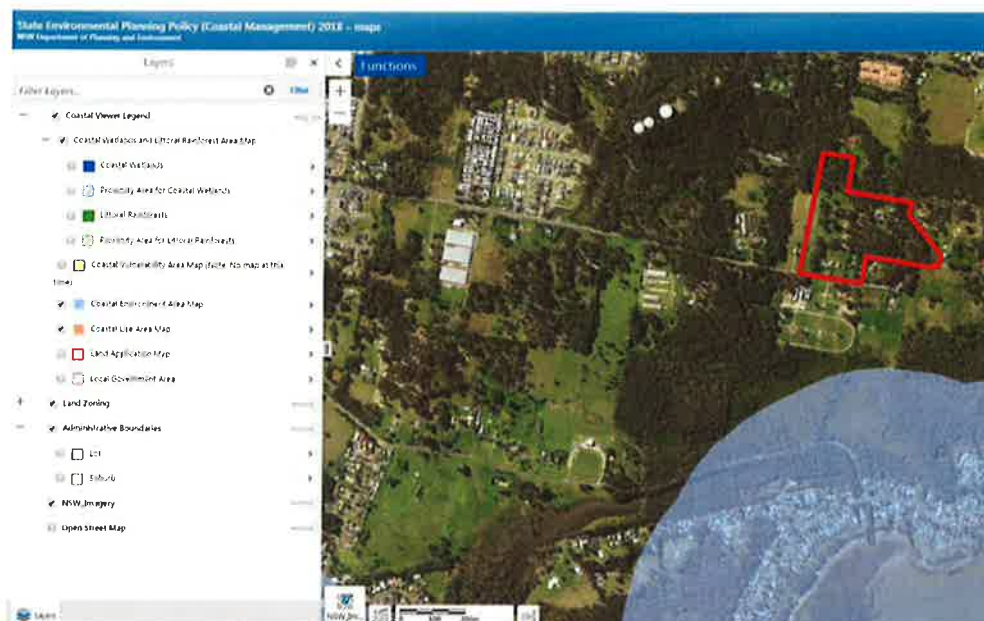
| ATTRIBUTE | COMMENT |
|---------------------|--|
| Acid Sulphate Soils | Mapped as Class 5 (no known occurrences) |
| Bushfire Prone Land | <p>The site is mapped as bushfire prone land, containing Category 1 Vegetation and buffer land.</p> <p><i>Seniors living is categorized as a special fire protection purpose under Planning for Bushfire 2006 & 2017. The current layout has been designed taking into account anticipated increased Asset Protection Zones for special fire protection purpose developments.</i></p> <p>The development has been designed to accommodate Asset Protection Zones of 60m (within the site) to the northern, eastern and western boundaries and 40m to the south.</p> <p>It should be noted that the current layout plan incorporates approximately 16 buildings containing 44 units within the western Asset Protection Zone to adjacent Lot 27 DP663662, 137 Johns Road. This adjacent land was recently rezoned and is the subject of a Development Application for the creation of 58 residential allotments (Council Ref: 1419/2017).</p> <p>At the time of writing, this adjacent DA was still under evaluation with the Central Coast Council. It is anticipated that there will be strong market demand for development of this site once approved.</p> <p>The Proponent understands that approval of the proposed 44 units upon the subject land is contingent upon consent being granted for the adjacent residential development AND the construction of that estate (i.e. removal of vegetation/ bushfire risk). Until this occurs, or until a separate easement for the maintenance of an Asset Protection Zone (as permitted under Planning for Bushfire Protection 2006) is negotiated over Lot 27, those 16 buildings (44 units) will be deferred to a later stage of the project, but are included at this stage for completeness of overall site planning.</p> |

| | |
|------------------|---|
| Flood Prone Land | <p>The site contains land mapped as Flood Prone Land.</p> <p>A detailed response was provided to the Department in ADW Johnson's letter dated 28th February 2019, along with Preliminary Flooding and Evacuation Assessment provided as Appendix 3 to that letter.</p> <p>The revised set of plans provided as Appendix 3 to the Revised Planning Report include a flood mapping plan for the site, which details an alternate internal route to a flood free area of Murrawal Road.</p> <p>It should be noted that localized drainage (and flooding) conditions will be improved during civil design and construction phase. Full details will be provided with a future Development Application.</p> |
| Mine Subsidence | <p>The site is <u>not</u> located within a proclaimed Mine Subsidence District.</p> |
| Vegetation | <p>The site is a mix of cleared areas, scattered shade trees and areas having moderate native vegetation cover. The heaviest vegetated area are excluded from the development footprint.</p> <p>Full ecological assessments, including measures to avoid, minimize and mitigate will be undertaken as part of DA documentation.</p> |

The site possesses few significant constraints and those which are present can be designed around without the need for detrimental works or an adverse impact on the surrounding environment.

The setting of the site, being on the urban fringe and within an identified future urban release area, presents a unique opportunity to provide seniors accommodation in a quiet, tranquil and semi-rural environment (at present) whilst still being within close proximity to services and infrastructure. To this end, care will be taken with the design to ensure that the built form will be of an appropriate scale and appearance which responds to the topography of the site and blends with the character of the surrounding area – both existing and planned.

The site is not mapped as Coastal Environment Area, under SEPP (Coastal Management) 2018 as showing in Figure 1 below.



II. ☐ The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land in the vicinity of the development.

The site is located within Precinct 3b of the North Wyong Shire Structure Plan - an area identified for future urban (residential) growth.

The site is located close to at least three (3) other aged care/senior housing developments, which are likely to remain for many years into the future.

Future development in the vicinity will likely take the form of low density residential development.

This proposal is entirely consistent with the planned urban form in this locality.

III. ☐ The services and infrastructure that are or will be available to meet the demands arising from the development (particularly retail, community, medical and transport services having regard to the location and access requirements set out in Clause 26 of the SEPP) and any proposed financial arrangements for the infrastructure provision.

Clause 26 of the SEPP provides:

26 Location and access to facilities

- (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to:
- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
 - (b) community services and recreation facilities, and
 - (c) the practice of a general medical practitioner.

- (2) Access complies with this clause if:
- (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:
 - (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
 - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in sub clause (1), and
 - (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),
- and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in sub clause (1)) complies with sub clause (3).

Comment: The proposed development will provide a regular village bus service to nearby shopping centres of Wadalba, Kanwal and further afield to Lake Haven, Gorokan, Toukley and Wyong as required. This allows access to a number of shops, banking facilities, restaurants, cafes and general services. Numerous club and other recreation and sporting facilities exist in both nearby towns.

In addition, a number of general practitioners are located within both Wadalba & Kanwal shopping villages, whilst a large, well-equipped public hospital and other specialised health services are located within the immediate area.

The proposed bus service will meet the requirements of sub-clause 2 with details to be provided through the development application process. Given that the facility will provide a specialized service for residents only, it will be able to provide a door to door service.

Clause 26 also refers to Part 5 of the SEPP which states:

Part 5 Development on land adjoining land zoned primarily for urban purposes

42 Serviced self-care housing

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:
 - (a) home delivered meals, and
 - (b) personal care and home nursing, and
 - (c) assistance with housework.
- (2) For the purposes of sub clause (1), residents of a proposed development do not have reasonable access to the services referred to in sub clause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).

Comment: The proposed development will provide all services required under Clause 42 (1). The proponent has experience with other village operations where service contracts are in place with 3rd party providers. Similar arrangements will be made for this proposed development. Full details will be provided with the future development application.

43 Transport services to local centres

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:
- (a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:
 - (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,
 - (ii) community services and recreation facilities,
 - (iii) the practice of a general medical practitioner, and
 - (b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.
- (2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.

Comment: The proposed development will provide a bus services as required under Clause 43 (1.) Full details will be provided with the future development application.

In addition, a public bus service as detailed earlier in this report (and timetable at Appendix 4) is available to the site.

44 Availability of facilities and services

A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

Comment: The proposed development will ensure that upon first occupancy all required services as listed above will be available. This would presumably be a condition on any consent issued by Council as well.

IV. ☐ In the case of applications in relation to land that is zoned open space or special uses – the impact of that proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.

N/A.

V. ☐ Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

Buildings within the development will not exceed two storey, which is consistent with permitted heights on adjacent land and future strategic intent.

The low-rise scale of the development and the ability to integrate the design of the site (i.e. internal roads and earthworks) and built form of the dwellings into the topography and slope of the site will limit the potential visual of the development in terms of existing uses in the immediate vicinity and also when viewed from surrounding public areas.

VI. ☐ If the development may involve the clearing of native vegetation that is subject to the requirements of Section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

The Biodiversity Conservation (BC) Act 2016 and Regulation 2017 were enacted on 25 August 2017. The BC legislation replaces the Threatened Species Conservation Act 1995 (TSC Act). It is noted that the NSW Biodiversity Map that has been produced for the new legislation identifies small areas of land at the front of the subject property as being of high biodiversity value, and under the new legislation this would possibly trigger entry into the Biodiversity Offsets Scheme.

Full ecological assessments, including measures to avoid, minimize and mitigate will be undertaken as part of DA documentation.

The development has been designed so as not to impact on vegetation within the northern portion of the site, with a 60m bushfire Asset Protection Zone provided between this vegetation and future buildings.

Appendix 7

OTHER RELEVANT MATTERS