



Solitary Islands Village Pty Ltd
Residential Aged Care Facility at Lot 1 DP1128964,
Mullaway Drive, Mullaway
Site Compatibility Certificate

December 2018

Table of contents

1.	Introduction.....	1
1.1	Overview	1
1.2	Purpose of this report.....	1
1.3	Limitations	2
2.	Background/ history	3
2.1	Background	3
2.2	Development approval history	3
3.	Site context and location	8
3.1	Site description	8
3.2	Site context	8
4.	Proposal	10
4.1	Overview	10
4.2	Design	10
4.3	Characteristics of the facility	10
4.4	Provision of an On-Site Bus Service.....	11
5.	Strategic context	12
5.1	NSW Ageing Strategy 2016-2020.....	12
5.2	North Coast Regional Plan 2036	12
5.3	Coffs Harbour LGA	13
5.4	Coffs Harbour City Council Strategic Documents.....	14
6.	Statutory and policy compliance	16
6.1	Environmental Planning and Assessment Act.....	16
6.2	State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004.....	16
6.3	State Environmental Planning Policy (Coastal Management) 2018.....	18
6.4	State Environmental Planning Policy No 44 – Koala Habitat Protection	19
6.5	Coffs Harbour Local Environmental Plan 2013	19
6.6	Other relevant state legislation	22
6.7	Commonwealth Legislation.....	25
7.	Site compatibility criteria	27
7.1	The natural environment.....	28
7.2	Impacts on the likely future uses of the land.....	28
7.3	The availability of services and infrastructure.....	28
7.4	Impacts on the provision of land for open space or special uses.....	31
7.5	Impact on bulk, scale, built form and character	31
7.6	Clearing of native vegetation	32
7.7	Cumulative impact study.....	33
7.8	Additional land adjoins land zoned primarily for urban purposes	33

8. Conclusion.....	34
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Table index

Table 5-1 Extract of DPE Population Projections - Coffs Harbour.....	13
Table 6-1 EPBC Act protected matters located within one kilometre of the proposal	25

Figure index

Figure 2.1 DA No 93/97 Approved Plans for Eco Tourist Holiday Cabins (10 Cabins)	4
Figure 2.2 DA No. 49/98 Approved Plans for Eco Tourist Holiday Cabins (5 Additional Cabins).....	5
Figure 2.3 CC No. 963/03 Approved Plans for Modified Eco Tourist Holiday Cabins	5
Figure 2.4 DA No. 217/12 Approved Plans for Restaurant	6
Figure 2.5 DA No. 700/12 Approved Plans for Seniors Living Development	6
Figure 3.1 Subject site	8
Figure 6.1 Coastal Management SEPP 2018	18
Figure 6.2 Coffs Harbour LEP 2013 zoning	21

Appendices

Appendix A – Proposed development plans

1. Introduction

1.1 Overview

GHD Pty Ltd (GHD) has been engaged by Solitary Islands Village Pty Ltd to prepare an application to the Secretary of the NSW Department of Planning and Environment (DP&E) for a Site Compatibility Certificate (SCC) for a proposed 96 bedroom seniors living development comprising a 64 bed residential aged care facility and 32 independent studio apartments together with 12 x 3 bedroom independent living villas are also proposed. The proposal will also include a central administration facility including health and medical care area, pool and gym and laundry facilities for use by on-site residents.

The land subject to the application is known as Lot 1 DP 1128964, Mullaway Drive, Mullaway. The application is made under the terms of section 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability)*, 2004.

To support the application, GHD has prepared a detailed report that describes the site context, the proposal and the strategic justification for the development in accordance with the requirements of Section 4 – Proposal information of the Site Compatibility Certificate Application form.

GHD Pty Ltd has also undertaken a desktop review and site inspection to determine the potential environmental constraints and opportunities at the site. Possible management measures have also been identified where necessary. Consideration was given to the following issues:

- Topography, Geology and Soils
- Flooding
- Flora and fauna
- Acid sulfate soils
- Bushfire
- Cultural and European Heritage
- Surface and groundwater
- Socio-economic
- Traffic

Whilst the above issues have been given consideration to inform the SCC application, more detailed investigations would be necessary should the DP&E issue a SCC.

This report should be read in conjunction with the completed SCC Application form.

1.2 Purpose of this report

This report constitutes an application to DP&E for a Site Compatibility Certificate (SCC) under clause 25 of the *State Environmental Planning Policy (Housing for Seniors and People with a Disability)* 2004 (The Seniors SEPP).

A SCC is required to be issued by the Minister prior to the lodgement of a DA with a local Council for seniors housing on land that is zoned primarily for urban purposes upon which specific development types are permissible, or on land which adjoins land zoned 'primarily for urban purposes' where development is permitted for dwelling-houses including existing

registered clubs where the proposed senior's development is not permissible under the relevant environmental planning instruments.

This application relates to a proposal for a seniors living development comprising a 64 bed residential aged care facility, 32 independent living studios (self-contained dwellings) and 12 3 three bedroom independent living villas on the land.

1.3 Limitations

This report has been prepared by GHD for Solitary Islands Village Pty Ltd and may only be used and relied on by Solitary Islands Village Pty Ltd for the purpose agreed between GHD and the Solitary Islands Village Pty Ltd as set out in Section 1.4 of this report.

GHD otherwise disclaims responsibility to any person other than Solitary Islands Village Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

2. Background/ history

2.1 Background

On 24 August 2011, GHD lodged an application with the DP&E for a Site Compatibility Certificate (SCC) under Clause 25(1) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) in relation to the site.

On 23 September 2011, the Director General for the DP&E determined an application made under clause 24(4) (a) of the SEPP (Seniors Housing) and issued a site compatibility certificate for the development of 'a self-care housing development referred to as Solitary Islands Retreat and consisting of 34 single storey dwellings of 2 and 3 bedrooms, a village clubhouse to provide administration and care facilities, a maintenance shed and landscaping including pathways, BBQ/picnic shelters and daybed/pavilion. It was determined that the development described was compatible with the surrounding environment and surrounding land uses, having regard to the criteria specified in Clause 25(5) of the Seniors Housing SEPP.

On 26 March 2012, GHD lodged a development application with Coffs Harbour Council proposing the development of a Seniors Living Development (Serviced Self-Care Housing) at the site. On 13 December 2012 Council granted approval for the application.

On 3 August 2018, a Construction Certificate for the civil/construction works was approved and construction works for the Seniors Living Development at the site have since commenced with works estimated to be completed by the end of 2019.

2.2 Development approval history

Development Consent DA 93/97

CHCC granted development consent for 10 eco-tourism holiday cabins on part of the subject site on 12 February 1998 (Development Application No. 93/97). A copy of the approved plan is shown in Figure 2.1. The approved cabins were proposed on the site of the current proposed Seniors Living Development. The DA was approved with 14 conditions.

Each cabin was designed with two bedrooms, with one two way bathroom, a kitchen and a combined living /dining area. The development also consisted of a swimming pool, general recreation area, tennis court and children's play area.

The approved development retains the majority of the vegetation on the site with only some selective clearing.

The application was approved with an on-site effluent disposal system for all 10 cabins.

A fire protection zone of 20 m wide immediately east of the proposed holiday cabins was included in the schedules of conditions for the approved cabins.

Development Consent DA 49/98

On June 1998, development consent for an additional 5 eco tourist holiday cabins on the subject site was granted. A copy of the approved plan is shown in Figure 2.2.

A subsequent construction certificate (CC) application was submitted for the 15 approved holiday cabins. At the time it was decided to modify the design of the cabins to reflect the coastal environment at Mullaway and provide a more contemporary appearance. The CC was subsequently approved on 12 February 2003. A copy of the approved plans illustrating the modified design of the holiday cabins is shown in Figure 2.3.

Development Consent DA 217/12

On 23 August 2012, development consent for a restaurant on the far western part of the site was granted. It is intended that the proposed restaurant would cater to the proposed and the previously approved Seniors Living Development.

The restaurant includes vehicular access from Whitton Place with 21 car spaces (including 3 accessible spaces), servicing bay, landscaping and signage.

It is intended that the proposed restaurant would cater to the approved tourist development and this proposed retirement village (40 seats) as well as to the general public.

Construction works for the approved restaurant have commenced.

A copy of the approved plans illustrating the modified design of the holiday cabins is shown in Figure 2.4.

Development Consent DA 700/12

On 14 December 2012, development consent for a Seniors Living Development (34 Serviced Self-Care Housing Units) located in the eastern portion of the site was granted.

Construction works for the previously approved Seniors Living Development have commenced.

A copy of the approved plans illustrating the modified design of the holiday cabins is shown in Figure 2.5.

Figure 2.1 DA No 93/97 Approved Plans for Eco Tourist Holiday Cabins (10 Cabins)

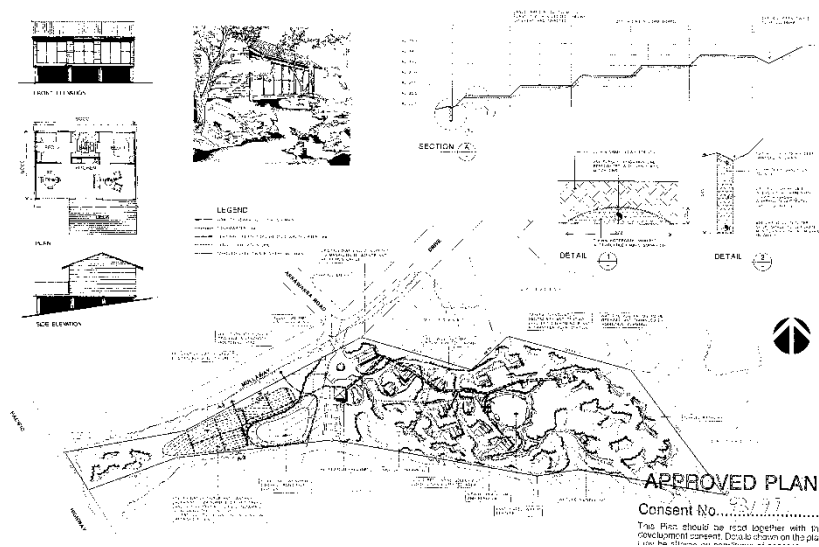


Figure 2.2 DA No. 49/98 Approved Plans for Eco Tourist Holiday Cabins (5 Additional Cabins)

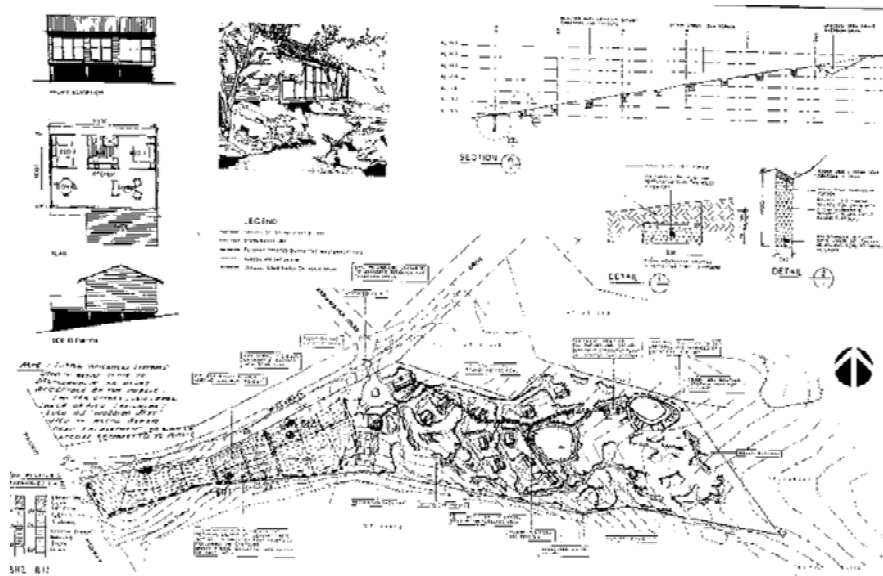
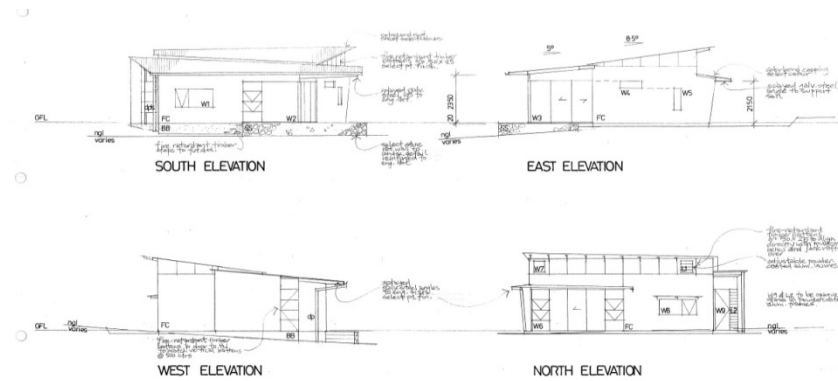
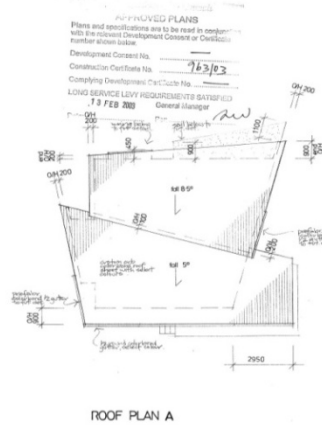
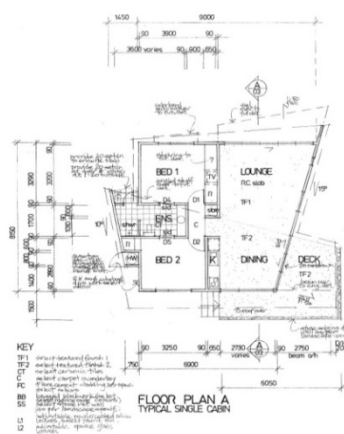


Figure 2.3 CC No. 963/03 Approved Plans for Modified Eco Tourist Holiday Cabins



Proposed Holiday Cabins Mullaway NSW
 Client: J Hannaford Date: November 2002 Drawing: Elevations (Typical) Scale: 1:100 Job No: 168
 Draw No: DA02
Fiona Bennett environmentally sustainable architecture and urban design
 2 Dairym Rd Mullaway NSW 2456 Ph 02 65540727 Email f.bennett@midwest.com.au ABN 65 353 902 590



Proposed Holiday Cabins Mullaway NSW
 Client: J Hannaford Date: November 2002 Drawing: Floor Plan A (Typical) Scale: 1:100 Job No: 168
 Draw No: DA02
Fiona Bennett environmentally sustainable architecture and urban design
 2 Dairym Rd Mullaway NSW 2456 Ph 02 65540727 Email f.bennett@midwest.com.au ABN 65 353 902 590

MULLAWAY DRIVE

existing post and wire fence retained

bank planted with clumps of *Doryanthes palmeri* and groundcovers

UPPER DECK

LOWER DECK

DRIVEWAY

potential signage

mass planting of *Lomandra tanika* as feature at entry

feature post and rail fence to frontage

WHITTON PLACE

PROPOSED CARPARK

PORTICO

PROPOSED RESTAURANT

gravel access

retaining wall with prostrate grevillea planted to top of wall shade trees with shrubs to rear of garden

Grevillea spp. and *Doryanthes* spp. to create planted buffer

TREES TO BE REMOVED
(Refer to Arboricultural Assessment by Arboricultural Solutions for description of trees)

T89
T101 to T103
T105 to T109
T112 to T117
T119 to T128
T130
T134 to T136
All other trees to be retained.

LEGEND

- retained tree
- removed tree
- feature tree planting
- shade tree to carpark
- shrub planting
- Doryanthes palmeri*
- Lomandra tanika*
- prostrate *Grevillea*
- groundcover planting
- mown grassland

Proposed Restaurant
Mullaway Drive, Mullaway

scale 1:200 @ A3

1160-rest-01
issue: B

LANDSCAPE PLAN

jackie o'neill landscape architect
ph 02 8654 3001
fax 02 8654 3002
m 0427 687248
1/400 Rouse Road
HANNA GREEN NSW 2453

Figure 10-10: Proposed 100-unit residential development. The plan shows a large green area with a blue pond, a parking lot, and a building footprint. Red dashed lines indicate the proposed layout. Labels include: "STAGE 1", "STAGE 2", "STAGE 3", "STAGE 4", "STAGE 5", "STAGE 6", "STAGE 7", "STAGE 8", "STAGE 9", "STAGE 10", "STAGE 11", "STAGE 12", "STAGE 13", "STAGE 14", "STAGE 15", "STAGE 16", "STAGE 17", "STAGE 18", "STAGE 19", "STAGE 20", "STAGE 21", "STAGE 22", "STAGE 23", "STAGE 24", "STAGE 25", "STAGE 26", "STAGE 27", "STAGE 28", "STAGE 29", "STAGE 30", "STAGE 31", "STAGE 32", "STAGE 33", "STAGE 34", "STAGE 35", "STAGE 36", "STAGE 37", "STAGE 38", "STAGE 39", "STAGE 40", "STAGE 41", "STAGE 42", "STAGE 43", "STAGE 44", "STAGE 45", "STAGE 46", "STAGE 47", "STAGE 48", "STAGE 49", "STAGE 50", "STAGE 51", "STAGE 52", "STAGE 53", "STAGE 54", "STAGE 55", "STAGE 56", "STAGE 57", "STAGE 58", "STAGE 59", "STAGE 60", "STAGE 61", "STAGE 62", "STAGE 63", "STAGE 64", "STAGE 65", "STAGE 66", "STAGE 67", "STAGE 68", "STAGE 69", "STAGE 70", "STAGE 71", "STAGE 72", "STAGE 73", "STAGE 74", "STAGE 75", "STAGE 76", "STAGE 77", "STAGE 78", "STAGE 79", "STAGE 80", "STAGE 81", "STAGE 82", "STAGE 83", "STAGE 84", "STAGE 85", "STAGE 86", "STAGE 87", "STAGE 88", "STAGE 89", "STAGE 90", "STAGE 91", "STAGE 92", "STAGE 93", "STAGE 94", "STAGE 95", "STAGE 96", "STAGE 97", "STAGE 98", "STAGE 99", "STAGE 100". A north arrow and scale bar are in the top right. A title block is in the bottom left.



the proposed RACF. Provision of “on-site” medical services would also occur in the form of a “respite residential care service” to assist in post medical, emergency, rehabilitation or carer needs of the RACF residents.

3.2.3 Proximity to Community Services and Facilities

Community services and facilities are offered in Woolgoolga, Coffs Harbour and Grafton. Grafton and Coffs Harbour are major regional centres providing an array of shopping, medical, professional, banking, paramedical, hospital, social, sporting and entertainment services and attractions for all regional residents. Woolgoolga offers an array of social, sporting and entertainment activities and facilities as well as medical services mentioned above in section 3.2.

At a local scale, Mullaway is serviced by a general store, post office, service station, primary school and a range of support services provided by community organisations under the State and Commonwealth Government’s Home and Community Care (HACC) programs; including ‘meals on wheels’, home care and nursing.

In addition to the above facilities, once constructed the approved restaurant on the site will provide a on site ‘bistro’ type meals service as well as a home meals service for residents of the seniors living development.

3.2.4 Access to Services and Transport

The site is serviced with reticulated water, sewer, electricity and telephone services.

The current Forrest Bus Service route extends along Mullaway Drive to the bus stop adjacent to the corner store intersection at Primrose Avenue. Forrest Bus Service operates a route network in the Mullaway/Arararra area that provides convenient access to the major shopping, retail, banking, commercial, professional, medical and paramedical services of Woolgoolga, Coffs Harbour and Grafton. Services also travel to neighbouring areas including Moonee, Emerald and Sandy Beaches, Arararra Headland and Darlington Park.

Forrest Bus Service has indicated that they may extend their service to include the approved seniors living development under construction if there is sufficient demand. Council has subsequently approved a bus stop along Darkum Road which is being constructed as part of the Stage 1 development.

In addition to the Forest Bus service, the Operator would provide a suitable bus, together with smaller domestic scale vehicles (car and station wagon) that would provide a supplementary transport service for regular resident excursions, special community events and other services to meet the needs of the RACF residents.

4. Proposal

4.1 Overview

The proposed RACF would offer up to 96 resident rooms, comprising both residential aged care units (64) and independent studio apartments (32) together with 12 x 3 bedroom independent living villas.

The proposal will also include a central administration facility including health and medical care area, pool and gym and laundry facilities for use by on-site residents.

4.2 Design

The RACF component of the proposal would present as a two storey attached townhouse style development with a central administration. The development would have a maximum height of 8.5 m. The independent living villas would be one storey, consistent with the design of the previously approved seniors living development on the site. Although attached, the design has used articulation to give the distinct impression of individual units that is consistent with the neighbouring residential development. The independent living villas would be one storey, consistent with the design of the previously approved seniors development on the site.

A concept site plan and perspectives of the development are provided in Appendix A. The western wings of the RACF development would house the 64 one bedroom suites and administration whilst the eastern wing would accommodate 32 independent studio apartments. The twelve independent living villas would be located south and west of those villas already approved.

Car parking for staff and visitors would be provided adjacent to the development as outlined in the concept plans in Appendix A.

4.3 Characteristics of the facility

The proposal design would encourage residents to enjoy the site's natural features including the natural bushland areas in and adjacent to the site. Access footpaths would allow chair based and mobility restricted residents, their families and carers access to the site's amenities.

The site's proximity to local beaches and other surrounding areas and amenities including the Golf Club would enhance the lifestyle of residents. There is also a Council constructed pedestrian/cycle path from Arrawarra Headland to Woolgoolga which passes the site and further enhances access to other local amenities.

One of the many advantages available to "local residents" who make the development their home is that they would still be able to access and maintain their personal local community links and social networks within a familiar environment. This is consistent with the objectives of ageing in place, which is a key government initiative for ageing.

The operational philosophy of the site would be to encourage and maintain the highest level of resident 'independence' through encouragement and support underpinned by continuing access to and involvement with the surrounding community.

The independent villas give residents the opportunity to sell the family home but continue to live independently in a dwelling with all the modern conveniences offered by the seniors living development in a community environment.

The single bedroom suites would cater for residents wishing to have more private space (lounge/dining and motel style kitchenette) to provide the opportunity to continue their 'home

based social life' activities whilst the independent studio rooms offer a smaller but functional arrangement should a resident choose to downsize on-site.

The proposal would provide rooms for use by health and allied health service practitioners while treating residents. Another service to be offered would be a 'respite residential care service' to meet post medical, emergency, rehabilitation or carer needs of the surrounding community.

4.4 Provision of an On-Site Bus Service

In addition to the Forrest Bus service, the Operator would provide a suitable bus, together with smaller domestic scale vehicles (car and station wagon) that would provide a supplementary transport service for regular resident excursions, special community events and other services to meet the needs of the residents. Initially it is proposed that a 10 seat capacity bus be acquired to meet this need.

The provision of the site based bus, car and station wagon services would enhance the community and social activity access of residents to the wide array of existing community attractions and services in the surrounding and neighbouring areas.

5. Strategic context

5.1 NSW Ageing Strategy 2016-2020

The NSW Ageing Strategy is the Government's response to the challenges and opportunities of the ageing population. The NSW population is ageing as a result of an increase in both the number of older people and general improvements in life expectancy. By 2031, more than a third of NSW residents will be aged 50 or above.

A key priority of the Strategy is ensuring housing choices for older people across NSW. Linked to this priority is enabling older people access appropriate housing and the ability to 'age in place'. Ageing in place is about ensuring older people can live and stay connected to their community and close to friends family and the services they need.

What is ageing in place?

The World Health Organisation's *World Report on Ageing and Health 2015* describes ageing in place as:

'A common preference among older people for remaining in their local community and maintaining their social networks throughout the ageing process. There are many ways for older people to age in place. Sometimes it means staying in place: that is, continuing to live in the same home. For others, it means moving to a home that is safer or more adapted to their needs while maintaining vital connections with their community, friends and family. In all cases the focus should be on the older person ageing in a place that is right for them.'¹⁹

Source: NSW Ageing Strategy 2016-2020

NSW is growing and the highest rates of growth are in metropolitan areas such as Sydney. Growth trends for older people are however very different. The Strategy explains that in the future the locations where older people chose to live in NSW will change, and the proportion of older people who live in regional and rural areas of NSW will actually grow faster than in metropolitan Sydney. This means that a number of rural and regional areas will experience a higher growth rate of older persons than in Sydney. In turn, this will create a need for additional accommodation, facilities and services in order to effectively cater for this growth.

Other key changes identified in the Strategy are the changing characteristics of older people in terms of economic, social and cultural influences which will affect attitudes and lifestyle choices. Generally, this reflects the increasing 'standards' in aged care expected by the baby boomer generation in terms of facilities, location, quality, amenity and levels of services and care provided.

The proposal would support the broad priorities of the Strategy by increasing the choice and availability of seniors and aged care accommodation in a regional area to effectively promote ageing in place.

5.2 North Coast Regional Plan 2036

The North Coast Regional Plan 2036 was finalised by DP&E on 17 March 2017 and identifies the government's strategy for the growth and development The Plan sets four (4) key goals for the region being:

- The most stunning environment in NSW
- A thriving, interconnected economy
- Vibrant and engaged communities

- Great housing choice and lifestyle options.

The Plan identifies that the region will experience a rapid growth in the number of residents over the age of 65 in the next 20 years and that a suitable range of housing choice will be needed to cater for the increased proportion of persons falling within the 65 to 85 year age bracket.

Through **Direction 23: Increase housing diversity and choice** the Plan outlines that Councils should consider local housing needs based on household and demographic changes. This means planning for a range of housing choices including retirement villages and nursing homes. New homes should also be liveable and promote adaptability and ageing in place.

The proposal is considered to be consistent in helping to deliver the required housing choice for the region's changing demographics, particularly in assisting in providing for increased housing choice for seniors and the ageing population. The development will also create employment opportunities within the region and provide a service supporting the ageing population.

5.3 Coffs Harbour LGA

The site is located within the Coffs Harbour Local Government Area. Population projections by DP&E estimate that by 2036 the LGA is projected to grow by an additional 23,687 people to 92,650. Within this overall growth, is a significant increase in the numbers of persons aged over 65 which is projected to represent 42% of the overall projected growth.

In addition to this overall growth, individual percentage increase in the age cohorts for people over 70 is significant. As can be seen in Table 5-1 below the greatest percentage increase is for the 80-84 age group, where a 115% increase on the 2016 population is projected.

Age cohort	2016 population	2036 projection	Increase no.	Increase %
65-69	4,850	5,800	950	19.5%
70-74	3,650	5,650	2,000	54.7%
75-79	2,650	5,250	2,600	98.1%
80-84	1,900	4,100	2,200	115.7%
85+	2,050	4,400	2,350	114.6%
Total	15,100	25,200	10,100	66.8%

Table 5-1 Extract of DP&E Population Projections - Coffs Harbour

Coffs Harbour City Council (Council) is in the process of preparing a Positive Ageing Strategy to improve participation and involvement of older people in the community. As part of the development of the strategy a targeted survey of residents over 55 was undertaken.

The survey results found that 86% of persons surveyed had lived in the area for over 10 years. Of these persons, 75% plan to stay in the LGA for 15 or more years and 85.5% plan to stay for 10 to 15 years. The results of the survey correspond with the DP&E's ageing population projections and reflects a strong desire for older people in the LGA to age in place in order to stay in their community and retain connections with friends and family.

The forecast population changes will result in significant demand for a variety of aged care facilities, services and accommodation to effectively support ageing in place. Such accommodation is currently largely unplanned and under provided for within the LGA.

The proposal will support this need by providing varied aged care accommodation types into a single facility. The existing approval on the site for 34 self-care accommodation units and

associated facilities will be effectively supported and complemented by the proposed additional residential aged care, independent accommodation studios and rooms for the use by health and allied health service practitioners. The consolidation of a diverse mix of seniors living accommodation and facilities on the site is an efficient use of the land and will positively contribute to the future growth demands of the aged population within Coffs Harbour.

5.4 Coffs Harbour City Council Strategic Documents

5.4.1 MyCoffs Community Strategic Plan

The MyCoffs Community Strategic Plan (Plan) is a whole-of community Plan that sets out the long-term aspirations of the Coffs Harbour LGA community.

A key objective of the plan relates to community wellbeing and facilitating positive ageing in the community. Key outcomes include supporting senior residents in all aspects of community life and supporting opportunities for people to live independently. It is understood key measures associated with these outcomes will be addressed in the forthcoming Positive Ageing Strategy.

The proposal will support the broad objective and outcomes of the plan by providing a community oriented and supported residential care facility and independent living units in a location with high amenity and is supportive of positive ageing principles such as ageing in place.

5.4.2 Coffs Harbour Draft Local Growth Management Strategy

Council has commenced a review of its Local Growth Management Strategy. The Coffs Harbour Local Growth Management Strategy once complete in will the Our Living City Settlement Strategy (Coffs Harbour City Council 2008).

A key emerging issue identified in the draft strategy is the growing and changing community which will be characterised by an ageing population reflected by a higher proportion of the overall population falling with the 65 to 85 year age category. It is outlined by Council that this trend has a number of implications for future housing and service types provided for within the LGA and updated policy directions are needed to ensure planning provisions can provide for residential choice, quality and design options to allow for ageing, housing types and affordability as the population changes over time.

The review also found that as the population of the Coffs Harbour LGA continues to grow, so too will the demand for additional health/aged care facilities required to cater for the ageing population.

The proposal is consistent with the emerging direction of the strategy in that it will provide for much needed and consolidated aged care facilities to support increasing demand, and enable increased choice for residents seeking to access the aged/supported care market.

5.4.3 Our Living City Settlement Strategy (Coffs Harbour City Council 2008)

Council's 'Our Living City Settlement Strategy' was prepared pursuant to the requirements of the North Coast REP 1998. The strategy intends to concentrate growth in Central Business Districts and key centre. It offers a hierarchy of Coffs Harbour as Coast City; Woolgoolga, Moonee and Toormina as Coastal Towns; and other settlements generally as Coastal and Hinterland Villages.

The Strategy identified that the population of Coffs Harbour LGA would consistently increase over the next 20 years. Major issues potentially stemming from this growth include:

- *The ageing of our population creates a dilemma for our labour force and implications for the provision of health and community services.*

- *As our population increases, there would be continuing issues of development pressures, competing land use pressures and land use conflicts.*
- *The community needs to be provided with a range of living options (for example, urban, suburban, village, rural residential and rural) to cater to their individual needs for living space.*
- *There is still a shortage of aged care accommodation within the Coffs Harbour LGA.*

The strategy suggests to reduce the impact of these potential population growth issues, the Council needs to put in place a land release program aligned to population thresholds. Additionally, to address ageing population pressures, support services need to be put in place including health services, housing and transport.

6. Statutory and policy compliance

6.1 Environmental Planning and Assessment Act

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the statutory basis for planning and environmental assessment in NSW. All development is assessed in accordance with the provisions of the EP&A Act and the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). The EP&A Act institutes a system for environmental planning and assessment, including approvals and environmental impact assessment for proposed developments. The EP&A Act contains several relevant parts that impose requirements for planning approval. Part 4 provides for the control of development that requires development consent.

6.2 State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004

State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 (the Seniors SEPP) aims to facilitate development of housing for seniors and people with a disability in a way that balances the growing demand for suitable accommodation with the need to maintain the local character of neighbourhoods. The SEPP responds to NSW's ageing population challenges and the importance to providing suitable housing now and into the future.

The Seniors SEPP permits development on certain land for housing for seniors and people with a disability. Clause 15 of the SEPP allows seniors housing to be carried out with consent on land zoned primarily for urban purposes. In addition clause 2(2) provides that local environmental planning instruments are set aside where they would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in the Seniors SEPP under certain criteria being:.

- That the development occurs on land which is zoned 'primarily for urban purposes,' or on land which adjoins land zoned 'primarily for urban purposes' where development is permitted for dwelling-houses and;
- That the land is not subject to any of the environmental constraints listed in Schedule 1 (environmentally sensitive land) of the Seniors SEPP.

Therefore, subject to certain criteria, a SCC allows a DA for seniors housing to be considered on land where it would otherwise be prohibited.

The type of Seniors Housing proposed by the development is defined as self-contained dwellings, residential care facilities, defined under the SEPP as:

Self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

Residential care facility is residential accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

not being a dwelling, hostel, hospital or psychiatric facility.

Clause 17 of the Seniors SEPP includes special provisions for the development of seniors housing on land adjoining land zoned primarily for urban purposes. This clause requires the development to only be used for the purposes of a hostel, residential care facility or serviced self-care housing. Self-care housing on land that adjoins land zoned primarily for urban purposes must provide accommodation for people with a disability. As identified in the indicative concept plan, the seniors housing subject to the SCC application will provide accommodation for persons with a disability.

Clause 24 requires that a site compatibility certificate (SCC) be obtained for seniors housing on land that adjoins land zoned primarily for urban purposes where the proposed development is not permissible under the relevant environmental planning instrument. As such, a SCC is required for the proposed development.

Clause 25(5) (b) lists criteria to be addressed in an application for a SCC. The criteria is addressed, in respect to the proposed development, in Section 5 of this report.

The contextual assessment and satisfaction of the various criteria under Clauses 24 and 25 of the Seniors SEPP within this SCC application provides the basis for a positive assessment of the proposed development that will be articulated in further detail in the relevant DA documentation required to be submitted to Council following SCC approval.

Amendment to the Seniors SEPP

On 1 October 2018 DP&E passed an amendment to the Seniors SEPP was introduced.

The amendments responds to community concerns about the incremental expansion of new senior development in urban fringe areas while balancing the need to deliver housing for our aging population.

The new SCC rules apply to all land eligible to apply for and receive a SCC under the Seniors SEPP.

The amendments introduce new sub-clauses to Clause 25 (2) and (5) of the Seniors SEPP, the new sub-clause have been introduced to:

- Limit the incremental expansion of land for seniors where a SCC has previously been issued, by requiring that any new SCC to include additional land cannot be issued unless
 - the additional land independently meets the SCC criteria, or
 - meets new criteria that limits the type and scale of development on the additional land.
- Require a cumulative impact study to be provided when an application is lodged within a one-kilometre radius of a site of two or more SCC applications.
- Change the determining authority for all SCCs from the Secretary of the Department of Planning and Environment to the relevant Sydney District Planning Panel or Regional Planning Panel.

In relation to this SCC application and in light of the amendments made to the Seniors SEPP, it is believed that the amendments will not significantly impact the outcome of the SCC as:

- The proposed RACF is considered in light of the SCC existing on the subject site however, additional studies are being conducted as previous studies are out of date and irrelevant.
- The proposed RACF development is on the same land and independently meets the SCC criteria.

- A cumulative impact study of the proposed seniors living development is not required as a DA is determined on a subject site with an approved SCC, and there are no sites located within a one or two kilometre radius of the subject site with an approved SCC.

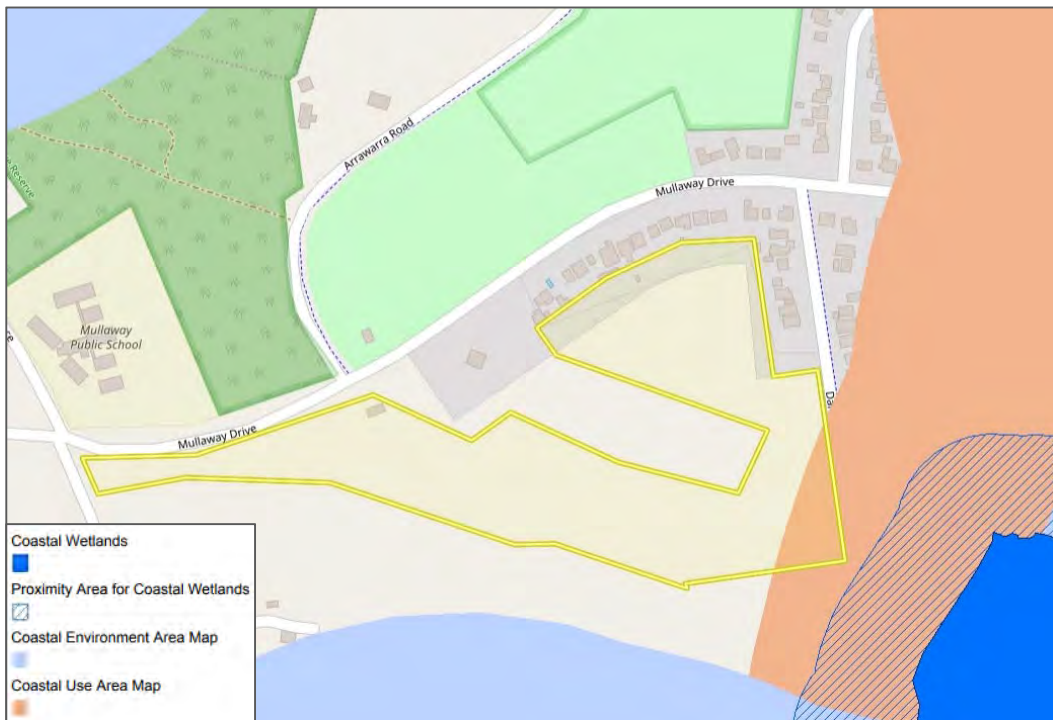
6.3 State Environmental Planning Policy (Coastal Management) 2018

The *State Environmental Planning Policy (Coastal Management) 2018* (the Coastal Management SEPP) commenced on 4 April 2018. The Coastal Management SEPP replaces, updates and consolidates into one integrated policy SEPP 14 (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection), including clause 5.5 of the Standard Instrument – Principal Local Environmental Plan.

The Coastal Management SEPP gives effect to the objectives of the *Coastal Management Act*.

The application of the Coastal Management SEPP to the subject land is shown in Figure 4-1 below. The south eastern corner of the lot is located within the 'coastal use area.' An assessment against the criteria of clause 14 of the Coastal Management SEPP is provided below.

Figure 6.1 Coastal Management SEPP 2018



Clause 14 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability

Comment: The subject site does not have direct access to or along the foreshore, beach, headland or rock platform.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

Comment: The buildings associated with the proposed seniors living development would not block views from public places to foreshores.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

Comment: The proposed development remains generally consistent with development that is typically expected in the area.

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

Comment: Aboriginal artefacts have been previously identified in the southern portion of the subject site, outside of the proposed development area. A Cultural Heritage Assessment has been previously prepared by Ainsworth Heritage Consultants and it is not expected the proposed development would impact on Aboriginal cultural heritage.

(b) is satisfied that:

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or

(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

(v) cultural and built environment heritage, and

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Comment: The amenity of the subject site and surrounds have been taken into consideration throughout the design process of the proposal. The proposed development has been designed and sited to avoid any adverse impacts on the surrounding environment. As such, it is unlikely the proposal will negatively impact the visual amenity of the surrounding area.

6.4 State Environmental Planning Policy No 44 – Koala Habitat Protection

The *State Environmental Planning Policy No 44 – Koala Habitat Protection* (SEPP 44). The objective of SEPP 44 is to encourage the proper conservation and management of natural vegetation that provides habitat for koalas, ensure a permanent free living population over their present range and reverse the current trend of koala population decline.

The *Coffs Harbour Local Environmental Plan 2013* indicates that the subject site is located within land identified as 'secondary' koala habitat.

It is assumed that for the purposes of this assessment that all trees within the development area may be removed, but offsets would be provided via the Biodiversity Offset Scheme for the development.

6.5 Coffs Harbour Local Environmental Plan 2013

The *Coffs Harbour Local Environmental Plan 2013* (the LEP), prepared in accordance with the State Government's Standard Instrument template, came into effect in July 2013. The proposal was assessed against the relevant provisions of the LEP.

Under the LEP the proposal would be defined as 'seniors housing' which is defined as:

(a) a residential care facility, or

(b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or

(c) a group of self-contained dwellings, or

(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

(e) seniors or people who have a disability, or

(f) people who live in the same household with seniors or people who have a disability, or

(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

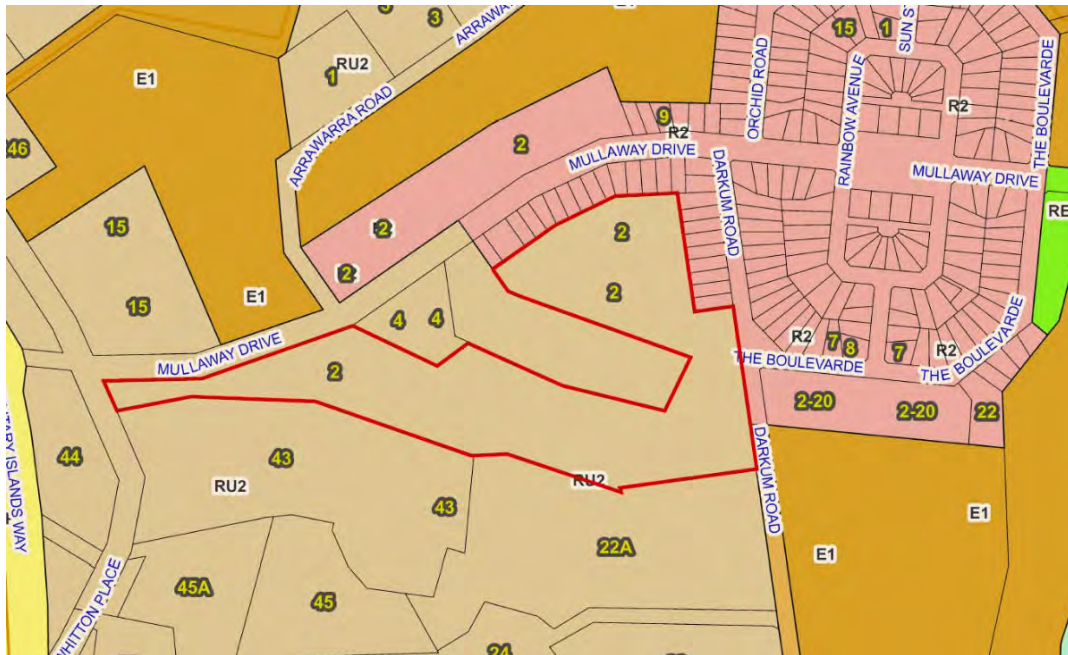
It is considered that the proposal is compatible with adjacent residential development and is consistent with the objectives of the zone.

Whilst seniors housing is classified as a prohibited use under the LEP, a SCC is permissible in accordance with Clause 24 of the Seniors SEPP.

6.5.1 Site zoning

The subject site is zoned RU2 Rural Landscape under the LEP (refer to Figure 4-2 below). Seniors housing is not identified as a permissible use in the RU2 zone, and as such is prohibited on the site unless a SCC is granted by DP&E.

Figure 6.2 Coffs Harbour LEP 2013 zoning



The objectives of the RU2 Rural Landscape zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To minimise the fragmentation and alienation of resource lands.*

The bulk, scale and pattern of the proposed development remains consistent with the existing and future residential character of the locality adjacent to the site within the residential neighbourhood of Mullaway. The development has been designed in accordance with the Seniors SEPP and no significant adverse impacts are expected. As such, it is considered that the density is reasonable in this instance.

6.5.2 Height of buildings

The objectives of this clause are as follows:

- to ensure that building height relates to the land's capability to provide and maintain an appropriate urban character and level of amenity,*
- to ensure that taller development is located in more structured urbanised areas that are serviced by urban support facilities,*
- to ensure that the height of future buildings has regard to heritage sites and their settings and their visual interconnections,*
- to enable a transition in building heights between urban areas having different characteristics,*
- to limit the impact of the height of a building on the existing natural and built environment,*
- to encourage walking and decreased dependency on motor vehicles by promoting greater population density in urban areas.*

Comment: The LEP allocates the subject site a maximum height limit of 8.5 m. The buildings proposed as part of the development would not exceed the prescribed maximum building height limit.

6.5.3 Floor space ratio

There is no maximum floor space ratio applicable to the subject site.

6.5.4 Heritage conservation

Aboriginal artefacts have been previously identified in the southern portion of the subject site, outside of the proposed development area. A Cultural Heritage Assessment has been previously prepared by Ainsworth Heritage Consultants and has been forwarded to Council.

6.5.5 Acid sulfate soils

The LEP mapping identifies that the far western corner of the subject site has no records of acid sulfate soils. The remainder of the subject site is designated as 'Soil Class 5' for acid sulfate soils.

The site and surrounding area is not considered a salinity hazard.

6.5.6 Koala habitat

The objective of this clause is:

- *To provide for the protection of koalas and their habitat*

Clause 7.8 (2) of the LEP states that:

'Consent must not be granted to development on land to which this Plan applies unless the development is in accordance with a koala plan of management.'

The LEP identifies that the subject site contains 'secondary koala' habitat. Areas of Secondary Koala Habitat generally have lower koala activity levels than those in primary habitat, but do support many koala populations, particularly away from coastal areas. They contribute to the overall habitat available to koalas and play a vital role in linking areas of Primary Koala Habitat.

The Coffs Harbour City Koala Plan of Management 1999 prepared by Coffs Harbour City Council details the operation actions to identify and classify koala habitat in the Coffs Harbour Area.

The Coffs Harbour City Koala Plan of Management 1999 advises that the objective of the 'Secondary Koala Habitat' is:

'To minimise further loss, fragmentation or isolation of existing secondary koala habitat and the creation of barriers to koala movement and, where appropriate, to encourage restoration of koala habitat.'

The removal of koala habitat and impacts on koalas generally has been considered and will be addressed through the utilisation of the Biodiversity Offsets Scheme.

6.6 Other relevant state legislation

6.6.1 Coastal Management Act 2016

The *Coastal Management Act 2016* replaces the *Coastal Protection Act 1979* and establishes a new strategic framework and objectives for managing coastal issues in NSW.

The new Act promotes strategic and integrated management, use and development of the coast for the social, cultural and economic wellbeing of the people of NSW.

Its focus is on ecologically sustainable development that:

- Protects and enhances sensitive coastal environments, habitats and natural processes
- Strategically manages risks from coastal hazards
- Maintains and enhances public access to scenic areas, beaches and foreshores
- Supports the objectives for our marine environments under the *Marine Estate Management Act 2014*.
- Protects and enhances the unique character, cultural and built heritage of our coastal areas, including Aboriginal cultural heritage.

Coastal management areas

The Act defines the coastal zone as comprising four coastal management areas. Each area has different characteristics and may at times overlap.

The four coastal management areas are:

- Coastal wetlands and littoral rainforests area; areas which display the characteristics of coastal wetlands or littoral rainforests that were previously protected by SEPP 14 and SEPP 26
- Coastal vulnerability area; areas subject to coastal hazards such as coastal erosion and tidal inundation
- Coastal environment area; areas that are characterised by natural coastal features such as beaches, rock platforms, coastal lakes and lagoons and undeveloped headlands. Marine and estuarine waters are also included
- Coastal use area; land adjacent to coastal waters, estuaries and coastal lakes and lagoons.

The Act establishes management objectives specific to each coastal management area, reflective of the different values to coastal communities and the priorities for those areas. These objectives are given effect strategically through coastal management programs and local strategic planning, such as zoning and development assessment on a site-by-site basis that are informed by a new planning policy.

Each coastal management area has differentiated objectives under the Act, which respond to their social and environmental values and key threats. The objectives for each management area are to be achieved using both strategic and site-specific approaches. Strategically, councils and other public authorities give effect to these objectives by developing and implementing detailed actions in coastal management programs, and by using complementary zoning and other strategic planning tools. When considering individual development proposals, councils and other consent authorities will give effect to the Act's objectives by applying the development controls in the new planning policy.

6.6.2 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) was passed by NSW Parliament in November 2016 and came into effect on 25 August 2017. The BC Act repeals the Threatened Species Conservation Act 1995, the Native Vegetation Act 2003, Nature Conservation Act 2001 and part 6 of the NPWS Act 1974. As a result, the matters relating to the listing of threatened species, threatened ecological communities, key threatening processes, biodiversity impact assessment, offsetting and related offences are now contained within the BC Act.

Projects assessed under Part 4 of the EP&A Act are required to address the requirements of the BC Act which includes provisions for offsetting once certain thresholds are met.

Under the BC Act, the assessment of biodiversity values on land and the impacts of activities on those biodiversity values are to be carried out in accordance with the Biodiversity Assessment Method (BAM). Where the proposed development or clearing has an impact on biodiversity values above a certain threshold, a biodiversity development assessment report will be required to be prepared by accredited assessors. The report will determine the impacts of proposed actions on biodiversity values, document measures undertaken to avoid or minimise impacts and calculate the number of credits.

The proposed development area will include the seniors living development and associated facilities. The proposal area is located within the south western portion of the subject site and will occupy a site area of approximately 1.7 hectares.

GHD has completed the following when preparing this Site Compatibility Certificate:

- Reviewed the NSW Biodiversity Values Map and determined the site is not identified on this map.
- Estimated the amount of potential clearing associated with the development and compared this to the Biodiversity Offset Scheme Thresholds – Area criteria table included in the BAM. This review indicates that the clearing of native vegetation will likely be greater than that allowed in the table meaning a Biodiversity Development Assessment Report (BDAR) would be required. In addition, the level of clearing means that offsets would need to be secured for the project in accordance with the Biodiversity Offsets Scheme (BOS).

Ecological assessments completed as part of the previous SCC application confirmed that the proposal area consists of native vegetation. It is assumed that for the purpose of this assessment, that the majority of trees within the development area would be removed, but every effort would be made to retain as much of the existing vegetation as possible.

6.6.3 Rural Fires Act 1997

The LEP bushfire prone land mapping indicates the site is considered bush fire prone.

Development on land that has been identified as bush fire prone must meet specific requirements under the *Rural Fires Act 1997* (Rural Fires Act) and the EP&A Act.

The EP&A Act establishes a system for requiring bush fire protection measures on bush fire prone land at the DA stage.

Section 79BA of the EP&A Act requires that a consent authority not grant approval for any development in a bush fire prone area (other than those developments covered by Section 100B of the *Rural Fires Act*) unless the proposal complies with *Planning for Bush Fire Protection 2006* (PBP).

- Bushfire hazard assessment was previously completed for the original SCC
- An Asset Protection Zone was previously established.

6.6.4 Fisheries Management Act 1994

The objects of the *Fisheries Management Act 1994* (FM Act) are to conserve, develop and share the fishery resources of the State for the benefit of present and future generations. It provides for:

- The listing of threatened species, populations and ecological communities, with endangered species, populations and communities listed under Schedule 4, 'critically endangered' species and communities listed under Schedule 4A, and vulnerable species and communities listed under Schedule 5.
- The listing of 'Key Threatening Processes' (under Schedule 6).

- Diseases affecting fish and marine vegetation (under Schedule 6B).
- Noxious fish and noxious marine vegetation (under Schedule 6C).
- The preparation and implementation of Recovery Plans and Threat Abatement Plans.
- Requirements or otherwise for the preparation of a SIS.

One of the objectives of the FM Act is to 'conserve key fish habitats ' which includes aquatic habitats that are important to the maintenance of fish populations generally and the survival and recovery of threatened aquatic species.

The proposed seniors living development will be situated approximately 470 m west of Mullaway Beach and approximately 640 m north of Darkum Creek. Whilst located within proximity to existing waterbodies, no works are required to be undertaken within the existing waterbodies. No dredging or de-snagging will occur and there will be no blocking (permanent or temporary) of fish passages or impacts on key fish habitat.

6.7 Commonwealth Legislation

6.7.1 Environmental Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) prescribes the Commonwealth's role in environmental assessment, biodiversity conservation and the management of protected areas and species, populations and communities and heritage items.

The approval of the Commonwealth Minister for the Environment is required for an action:

- Which has, would have or is likely to have, a significant impact on 'matters of national environmental significance'
- Likely to have a significant impact on the environment in general (for actions by Commonwealth agencies or actions on Commonwealth land) or the environment on Commonwealth land (for actions outside Commonwealth land).

An EPBC Act protected matters search was undertaken on 8 May 2017 for a 10 km radius around the site. The results of the search are summarised in Table 4-1 below. As no potential impacts are predicted, approval under the EPBC Act would not be required.

Table 6-1 EPBC Act protected matters located within one kilometre of the proposal

Protected matter	Matter located within search radius	Comments	Potential impact
World Heritage Properties	None	There are no World Heritage Properties identified within a 10 km radius of the proposal.	Nil
National Heritage Places	None	There are no National Heritage Places identified within a 10 km radius of the proposal.	Nil
Wetlands of international significance (Ramsar sites)	None	There are no wetlands of international significance were identified within a 10 km radius of the proposal.	Nil

Protected matter	Matter located within search radius	Comments	Potential impact
Listed threatened species and ecological communities	79 species and 4 communities	An assessment of the potential impacts of the proposal on listed threatened species and communities has been previously undertaken. No significant impacts are expected from the works.	Nil
Listed migratory species	60	There are 60 migratory species within 10 km from the site. No significant impacts are expected from the works.	Nil
Nuclear actions	None	n/a	Nil
Commonwealth Marine Areas	1	One Commonwealth Marine area has been identified within the search radius. However, this site would not be impacted by the proposal.	Nil
Great Barrier Reef Marine Park	None	n/a	Nil
Commonwealth land	2	Two Commonwealth land sites have been identified within the search radius. However, these sites would not be impacted by the proposal.	Nil

7. Site compatibility criteria

Clause 25(5)(b) and (5A) of Seniors SEPP contains the 'heads of consideration' to be addressed in a SCC application. These are listed below:

(5) The relevant panel must not issue a site compatibility certificate unless the relevant panel:

(a) has taken into account the written comments (if any) concerning the consistency of the proposed development with the criteria referred to in paragraph (b) that are received from the relevant General Manager within 21 days after the application for the certificate was made, and

(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:

(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,

(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the relevant panel, are likely to be the future uses of that land,

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

(iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,

(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,

(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,

(vii) the impacts identified in any cumulative impact study provided in connection with the application for the certificate, and

(c) if a site compatibility certificate has previously been issued in respect of any part of the land to which the application relates—is of the opinion that:

*(i) the basis for issuing the previous site capability certificate was that the land to which the certificate related (the **previously certified land**) adjoined land zoned primarily for urban purposes, and*

(ii) the previously certified land continues to adjoin land zoned primarily for urban purposes, and

(iii) the land to which the application relates includes additional land to the previously certified land, and

(iv) the additional land is (independently of the previously certified land) also land that adjoins land zoned primarily for urban purposes or subclause (5A) applies.

(5A) This subclause applies for the purposes of subclause (5) (c) (iv) if:

(a) the proposed development on the additional land does not include any new or additional structures for use as accommodation, and

(b) where the previous site compatibility certificate specified a maximum number of dwellings for the previously certified land—the total number of dwellings on the additional land and previously certified land combined will not exceed that maximum number.

Each of these heads of consideration are addressed below, in respect to the proposed development.

7.1 The natural environment

7.1.1 Built form

The subject site is located within an area previously identified for future urban development, and is in proximity to a number of existing low density residential developments to the east and typical fragmented rural-residential development, with single dwellings, scattered outbuildings and partly cleared land with the occasional shade tree to the south.

The proposed development will form part of the seniors housing development previously approved over the site.

7.1.2 Potential land use conflicts

The subject site is located within close proximity to a number of existing low density residential development and rural-residential development.

There are no land-use hazards 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.

7.1.3 Natural environment

The subject site is vegetated and contains 'secondary koala' habitat. This triggers additional considerations in terms of potential environmental impacts as well as consideration of the *Biodiversity Conservation Act 2016* (BC Act).

The site as a whole provides habitat for a range of species listed under the BC Act. Previous ecological assessments have confirmed that Pink Bloodwood (*Corymbia intermedia*) does exist in this area but this is considered a secondary food tree that is not listed in the SEPP 44. Therefore it is unlikely that the proposal would remove any preferred koala food trees.

Further detailed reports for these and other elements will be commissioned for a future development application process upon receipt of a site compatibility certificate.

7.2 Impacts on the likely future uses of the land

The likely future use of the land is expected to be residential development similar to residential settlements located along northern and eastern boundaries of the subject site. The proposal is therefore consistent with the anticipated future uses of the site and no adverse impacts have been identified.

7.3 The availability of services and infrastructure

Provided below is an assessment of the existing social infrastructure within the vicinity of the subject site. Consideration of the extent to which existing provision in the surrounding catchment can cater for any additional demand, and how any on site provisions may cater to future demand.

7.3.1 Public transport

The subject site is located approximately 500 m from the Mullaway General Store and the current bus stop serviced by Forrest Bus Service

Forrest Bus Service operates a route network in the Mullaway/Arararra area that provides convenient access to Woolgoolga, Coffs Harbour and Grafton. Services also travel to neighbouring areas including Moonee, Emerald and Sandy Beaches, Arararra Headland and Darlington Park.

Forrest Bus Service have advised that they may extend their service to include a stop for the senior living village currently under construction. Council has subsequently approved the development of a bus stop along Darkum Road which is being constructed as part of the Stage 1 development.

In addition to the Forrest Bus Service, the seniors living development would provide a private bus service, together with smaller domestic scale vehicles (car and station wagon) that would provide a supplementary transport service for regular resident excursions, special community events and other services to meet the needs of residents.

7.3.2 Private transport

All access into the proposed development will be via Darkum Road and Mullaway Drive. Access to the proposed seniors living development will be via an internal road network. Car parking for private vehicles would be located throughout the subject site.

7.3.3 Roads

The RTA Guide to Traffic Generating Developments (2002) provides a traffic generation rate for aged care facilities of 1 to 2 daily movements per dwelling and 0.1 to 0.2 evening peak hour movements per dwelling. This means that the proposal has the potential to generate an additional 108 to 216 vehicle movements per day or 11 to 22 evening peak hourly movements. At worst this would approximately double the estimated traffic movements at Darkum Road

It is considered that Darkum Road would have capacity to accommodate the additional traffic.

7.3.4 Medical practitioners and hospitals

There are no medical practitioners or hospitals located within a 400 m radius of the subject site.

The proposal includes the provision of a health centre that will be utilised by staff and health and allied health service practitioners. The health centre consists of a number of medical treatment rooms that will be primarily utilised by a number of health service providers while treating residents. The space will also be used to train staff at the facility and will also include an onsite laundry to ensure that all hygiene standards are maintained and to minimise the risk of infection.

The majority of medical services are located within the regional towns of Coffs Harbour and Grafton. There are medical services provided in the nearby local centre of Woolgoolga, however medical services are limited.

Hospital services are provided in Coffs Harbour and Grafton. Services include 24 hour emergency response and ambulance dispatch.

The Coffs Harbour Base Hospital and Coffs Harbour Health Campus is located approximately 33.5 km south of the subject site (20 minutes by car) and offer a range of emergency services.

The Baringa Private Hospital, also in Coffs Harbour, is located approximately 30.8 km (27 minute drive) from the subject site and offers medical, surgical and rehabilitation services for its patients.

In 2018, the NSW Government committed \$156 million to the Coffs Harbour Health Campus Expansion. The redevelopment project will see enhancements to the existing surgical and operating theatres in addition to new theatres, a short stay surgical unit, orthopaedic and vascular unit, ambulatory care area and the expansion of community health. These upgrades will ensure that the growing population of the region has access to the necessary health care services.

The Grafton Base Hospital is located approximately 58.4 km north of the subject site (46 minutes by car) and provides a range of accessible healthcare services to the public. On 24 January 2018, a development application for the development of the Grafton Private Hospital was approved by Clarence Valley Council. The Grafton Private Hospital is due to open in 2020.

In addition to the medical services provided in Coffs Harbour and Grafton, Woolgoolga local centre also provides a range of medical services (e.g. dental, medical, paramedical, optometry, pathology, physiotherapy).

Access to “off-site” services would be provided by small fleet of vehicles. The provision of “on-site” medical services would also occur in the form of a “respite residential care service” to assist in post medical, emergency, rehabilitation or carer needs of residents.

The local medical and health practitioners have expressed their support for the development and their interest in using its facilities for treating the residents of the seniors living development.

7.3.5 Shopping centres and supermarkets

There are no shopping centres or supermarkets located within a 400 m radius of the subject site.

The Mullaway General Store is located approximately 500 m south of the subject site and is easily accessible by foot as both Darkum Road and Mullaway Drive are quiet local roads.

In May 2015, the Woolgoolga Woolworths supermarket opened servicing residents within Woolgoolga and the surrounding suburbs. The Woolgoolga Woolworths is located approximately 5.6 km south (7 minute drive) of the subject site. The supermarket is wheelchair accessible and also provides disabled parking. The Woolgoolga local centre also provides a number of shopping services.

Park Beach Plaza, Coffs Harbour is located approximately 28.2 km south of the subject site, includes Woolworths, ALDI, Target, Big W, JB Hi-Fi and over 120 specialty stores. The shopping centre is wheelchair accessible and also provides disabled parking and toilet facilities.

Grafton Shoppingworld, Grafton is located approximately 56 km north of the subject site, includes, Woolworths, Coles, Target, Big W and over 120 specialty stores. The shopping centre is wheelchair accessible and also provides disabled parking and toilet facilities.

7.3.6 Community services and facilities

Community services and facilities are offered in Woolgoolga, Coffs Harbour and Grafton. Grafton and Coffs Harbour are major regional centres providing an array of shopping, medical, professional, banking, paramedical, hospital, social, sporting and entertainment services and attractions for all regional residents. Woolgoolga local centres offers an array of social, sporting and entertainment activities and facilities as well as a number of medical services previously mentioned.

At a local scale, Mullaway is serviced by a general store, service station, primary school and a range of support services provided by community organisations under the State and Commonwealth Government’s Home and Community Care (HACC) programs; including ‘meals on wheels,’ home care and nursing.

In addition to the above facilities, once constructed the approved restaurant on the site will provide an on-site 'bistro' type meals service as well as a home meals service for residents of the seniors development.

7.3.7 Parks and recreation facilities

There are numerous parks and open spaces located within close proximity to the subject site, as identified in the figure below.

Whilst there is limited parks and open space located within 400 m, the seniors housing development will provide passive recreation opportunities for walking and cycling. Furthermore, the subject site is located within easy walking distance along The Boulevard, to Mullaway Beach. In addition, there is a walkway to the south of the caravan park (opposite the proposed development) towards Cabins Beach. Access to Safety Beach and the Woolgoolga Golf Course is available along Darkum Road.

7.3.8 Libraries

There are no libraries located within a 400 m radius of the subject site.

The Woolgoolga Library is located in Woolgoolga local centre approximately 6.7 km south (9 minute drive) from the subject site.

The Harry Bailey Memorial Library in Coffs Harbour is located approximately 31.1 km south (29 minutes) from the subject site. In addition to book lending services both the Woolgoolga and Harry Bailey Memorial Library provides CD, DVD, magazines and books in a variety of different languages. Additionally, the library provides a home library service which includes delivery to nursing homes and aged care facilities throughout the region. The library is wheelchair friendly accessible and disabled parking is available for Mobility Parking Scheme permit holders.

7.3.9 Banks and post offices

There are no banks or post offices within a 400 m radius of the subject site.

Woolgoolga town centre has multiple banking services including Commonwealth Bank, NAB Bank and BCU Bank. There is also an Australia Post located within the Woolgoolga town centre.

7.3.10 Essential services

As the subject site is located immediately adjacent to an existing urban area, existing sewer, water, electricity and telecommunication services are immediately available to the site. Assessment of site capacities can be made at the development application stage.

7.4 Impacts on the provision of land for open space or special uses

The subject site is currently zoned RU2 Rural Landscape under Coffs Harbour LEP 2013, therefore this criteria does not apply.

7.5 Impact on bulk, scale, built form and character

Indicative built form diagrams and perspectives have been prepared showing the future built form relationship between the proposed development and existing uses of land in the vicinity of the site. This built form has resulted from a site analysis and has responded to opportunities and constraints of the site and immediate area in a manner that demonstrated its compatibility with the existing uses of the area.

The following considerations have been carefully considered in the design of the proposed seniors living development:

- Building location and orientation
- The location of public open spaces to ensure that they are readily accessible.
- Preservation of the environmental integrity and amenity of the subject site.
- Existing and potential views and vistas
- The sites relationship with adjoining and adjacent residential development

The proposed developments compatibility with the above matters is shown within the built form diagrams, however the following describes why the proposal is both compatible and worth of certification:

- The site has an area of 9.8 ha and is irregular in shape, and flexibility in spatial master planning is limited. The detailed designs of the new buildings at DA stage will ensure that all buildings are orientated and designed in a way that creates a positive architectural expression for the site and the broader area, whilst preserving the natural amenity of the area through the incorporation of large outdoor areas.
- The character of adjoining residential development is low density consisting of single and double storey detached dwellings. As shown in Appendix A, the proposed buildings will remain sympathetic to the residential interface in terms of height, bulk and character
- The proposal incorporates significant areas of landscaped open spaces at ground level throughout the site. Open space areas would be easily accessible to all persons residing on site. Furthermore, the retention of large trees and natural vegetation will ensure that the natural and pristine amenity of the subject site is maintained. Furthermore, it would assist in breaking up the mass and visual bulk of the buildings when viewed from Mullaway Drive and Darkum Road.
- All buildings on the subject site will range from one (1) to two (2) storeys in height. The retention of vegetation throughout the site would shield the development from adjacent residential and rural development and traffic along Mullaway Drive and Darkum Road. Therefore, it is unlikely that the proposed RACF would detract from the amenity of the area.
- The proposed use of the site remains compatible with the surrounding land uses.
- The building envelopes are sited in a matter that allows adequate privacy between the adjoining buildings on site the incorporation of dense low lying vegetation throughout the development would also reduce the potential for overlooking.

7.6 Clearing of native vegetation

The proposal is predominantly located in an area that has been previously cleared or partially cleared therefore minimising the clearing required for the proposal. A small part of the proposal being the proposed 12 independent villas are located on a partly uncleared area.

Should the proposal progress to DA stage the assessment of biodiversity values on land and the impacts of activities on those biodiversity values are to be carried out in accordance with the Biodiversity Assessment Method (BAM). Where proposed development or clearing has an impact on biodiversity values above a certain threshold, a Biodiversity Development Assessment Report (BDAR) will be required to be prepared by accredited assessors. The report will determine the impacts of proposed actions on biodiversity values document measures undertaken to avoid or minimise impacts and calculate the number of credits required to offset the residual impacts.

This review indicates the clearing of native vegetation will likely be greater than that allowed in the Table meaning a Biodiversity Development Assessment Report (BDAR) would be required. In addition, the level of clearing means that offsets would need to be secured for the project in accordance with the Biodiversity Offsets Scheme.

It is noted that as part of the development approval DA 700/12 a Biobanking Offset Site, located at the southern end of Darkum Road, was established and there is spare capacity on this site should additional credits be required.

7.7 Cumulative impact study

On 1 October 2018, DP&E introduced amendments to the Seniors SEPP that responds to community concerns about new seniors developments in urban fringe areas.

The changes introduced the requirement for a cumulative impact study to be submitted as part of any SCC application to DP&E where the subject land (or any part of the land) is located within one kilometre or two or more other SCC sites.

The cumulative impact study must include an assessment of the impact of the proposed development on the capacity of existing or future services to meet demands arising from the proposed development.

At minimum the cumulative impact study must consider the impacts on:

- Water and reticulated sewers
- Public transport
- Existing and future road infrastructure

To meet any anticipated increases as a result of the proposed development.

As a DA is determined on a subject site with an approved SCC, and there are no sites located within a one or two kilometre radius of the subject site with an approved SCC, a cumulative impact study is not required.

7.8 Additional land adjoins land zoned primarily for urban purposes

As the subject site adjoins land zoned primarily for urban purposes, assessment against the requirements of Clause 25(5A) are not required.

8. Conclusion

This reports supports an application for a SCC under Clause 24 of the Seniors SEPP for the development of a RACF, independent living units and associated facilities at 2 Mullaway Drive, Mullaway, legally described as Lot 1 DP 1128964.

The proposed development provides a holistic approach to providing adequate housing for persons aged over 55 years old. The site is close to services and is likely to service those persons ageing in the northern beaches of Coffs Harbour thereby fostering the 'aging in place' policies established under the North Coast Regional Plan and Council's strategic planning framework. The residents will be closer to family and friends while the site characteristics provide a high degree of amenity and quality of life.

It is widely recognised that demand for a range of housing to suit seniors (persons aged 55 years and over) and people with a disability will grow significantly over the next 40 years, as baby boomers move into retirement and older generations continue to enjoy greater longevity.

The overall impacts of the proposed development on the future residents of the senior living development are expected to be positive. The proposed development will provide housing diversity, affordability and appropriate design catering to the needs of a range of older people.

The report demonstrates that the proposed RACF, independent living units and associated facilities meets the 'heads of consideration' under clause 25 of the Seniors Living SEPP.

It is therefore considered that a SCC for the subject site should be issued under the terms of SEPP.

Appendix A – Proposed development plans



SITE COMPATIBILITY MASTER PLAN

FOR

RESIDENTIAL AGED CARE FACILITY (RACF)

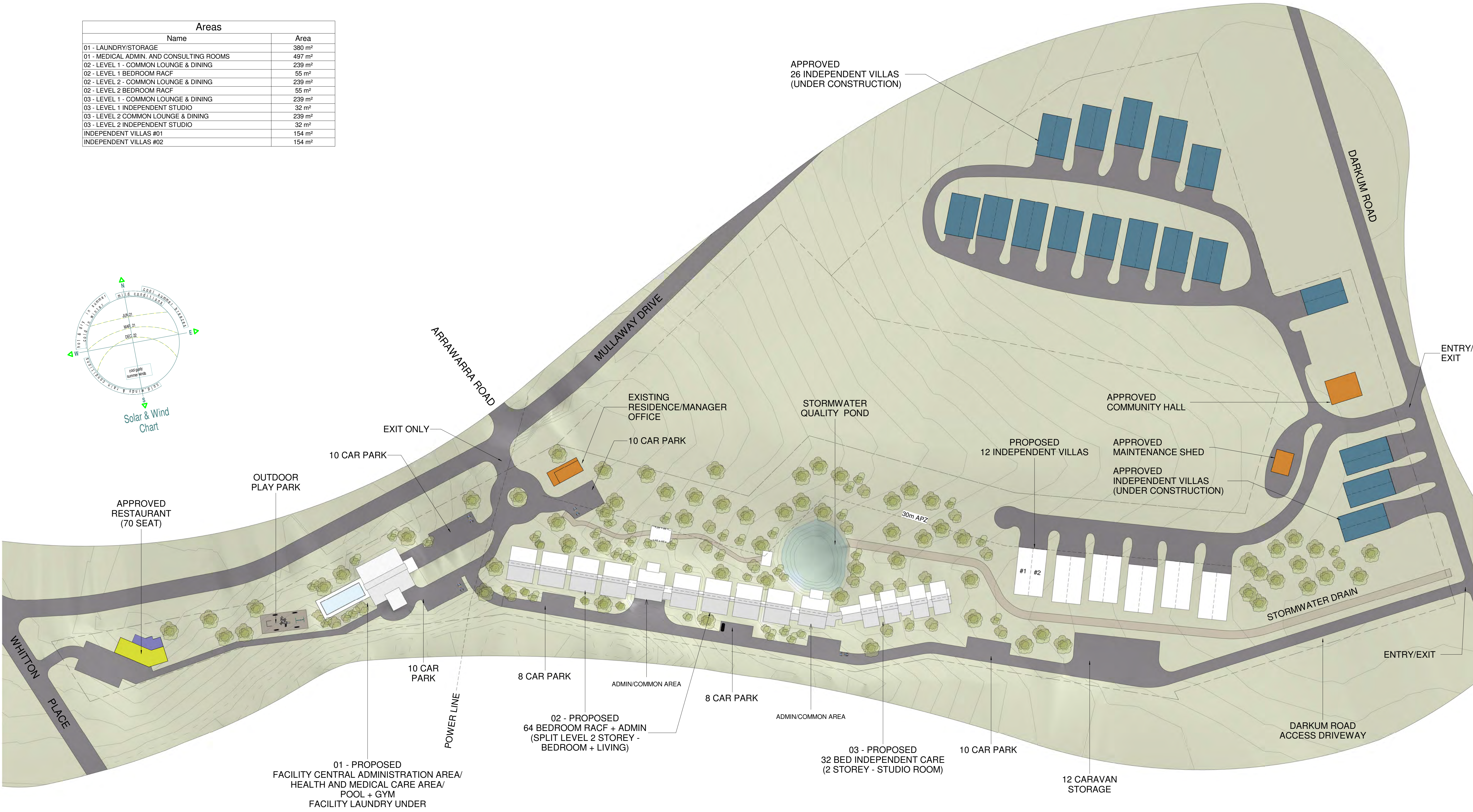
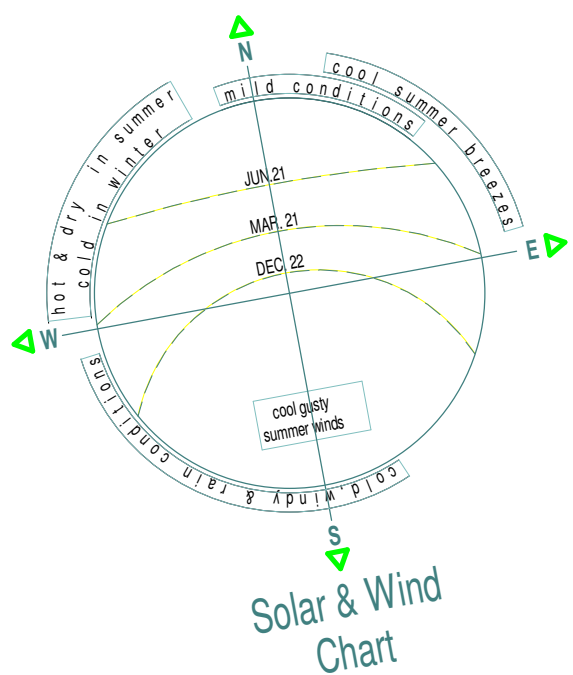
SOLITARY ISLAND VILLAGE

Mullaway Dr MULLAWAY NSW 2456

DRAWING SCHEDULE	
Sheet Name	Sheet
COVER PAGE	SD01
SITE PLAN	SD02
RACF BEDROOM PLAN	SD03
INDEPENDENT STUDIO ROOM	SD04
ELEVATIONS RACF BEDROOM + LIVING	SD05
ELEVATIONS RACF STUDIO	SD06
SECTIONS	SD07
MEDICAL	SD08
INDEPENDENT VILLAS	SD09



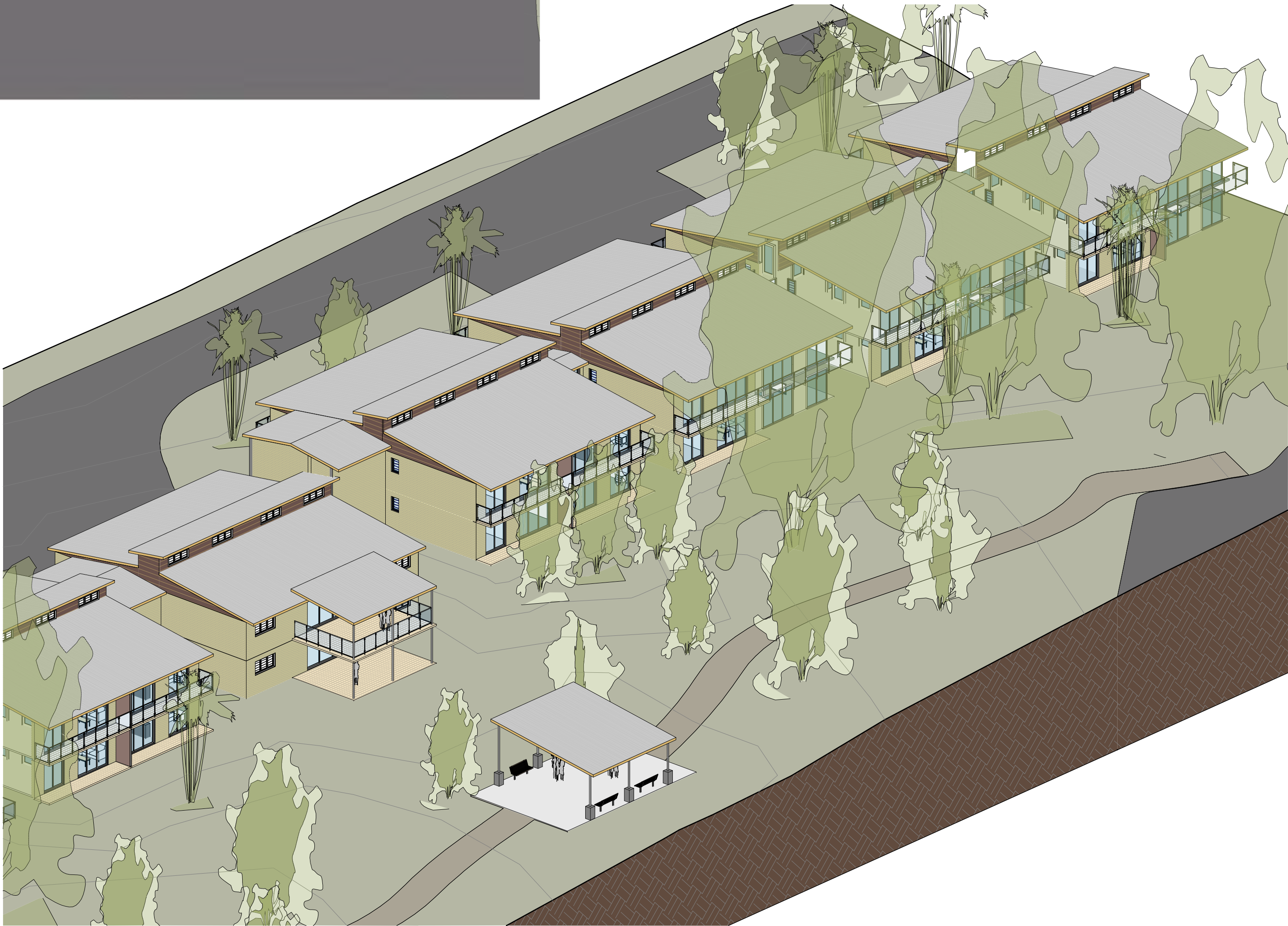
Areas		
Name	Area	
01 - LAUNDRY/STORAGE	380 m²	
01 - MEDICAL ADMIN. AND CONSULTING ROOMS	497 m²	
02 - LEVEL 1 - COMMON LOUNGE & DINING	239 m²	
02 - LEVEL 1 BEDROOM RACF	55 m²	
02 - LEVEL 2 - COMMON LOUNGE & DINING	239 m²	
02 - LEVEL 2 BEDROOM RACF	55 m²	
03 - LEVEL 1 - COMMON LOUNGE & DINING	239 m²	
03 - LEVEL 1 INDEPENDENT STUDIO	32 m²	
03 - LEVEL 2 COMMON LOUNGE & DINING	239 m²	
03 - LEVEL 2 INDEPENDENT STUDIO	32 m²	
INDEPENDENT VILLAS #01	154 m²	
INDEPENDENT VILLAS #02	154 m²	



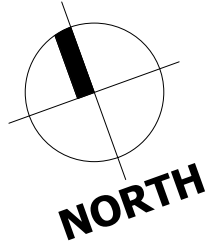
1 Site Plan
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5	Revision 5	2018-12-12
4	Revision 4	2018-12-05
No.	Description	Date
Amendments		

SITE PLAN			
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Date	Issue Date	NG	
Drawn	NG	Checker	
Checked		Scale	1 : 1000
Sheet No.		Sheet size	A1

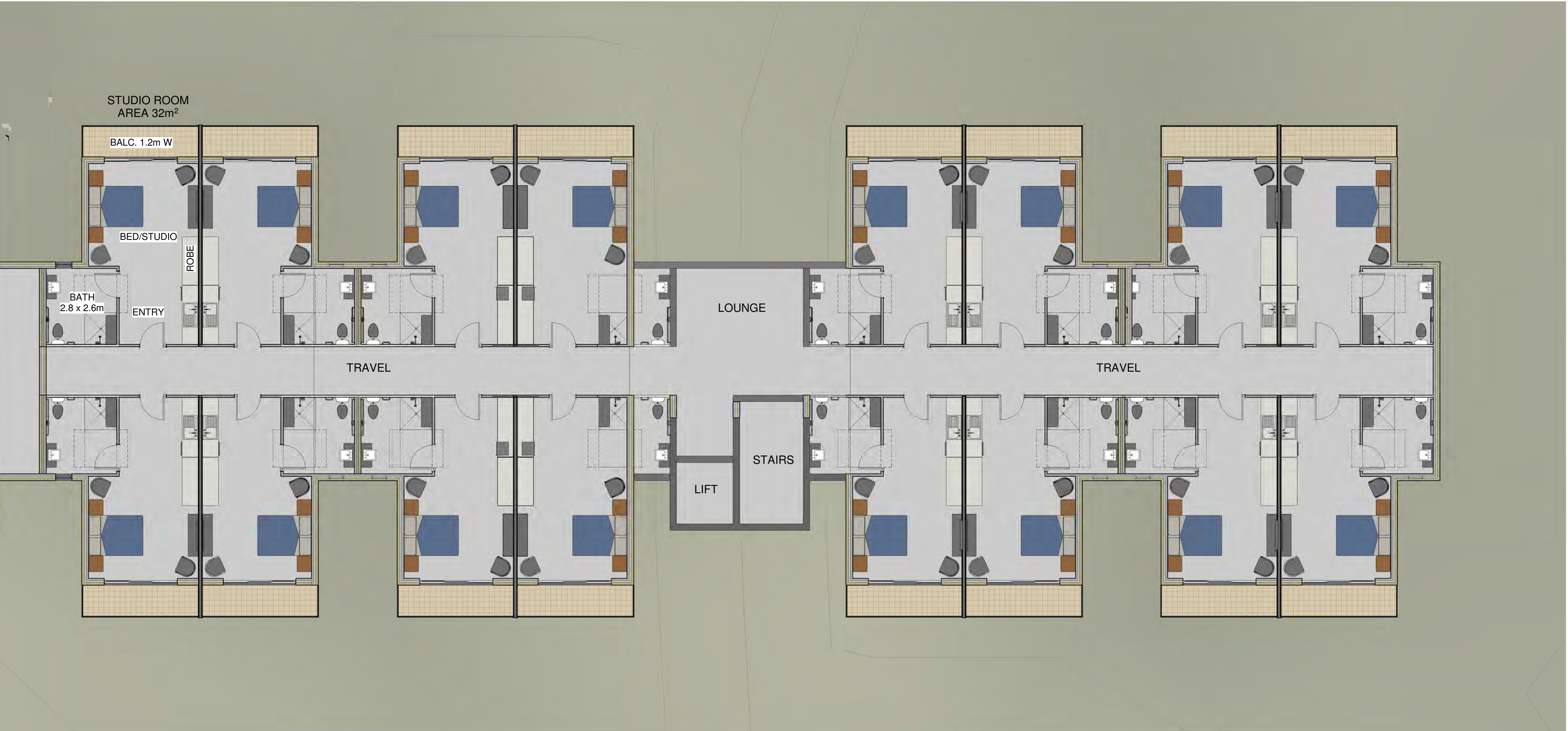


1 RACF BEDROOM PLAN
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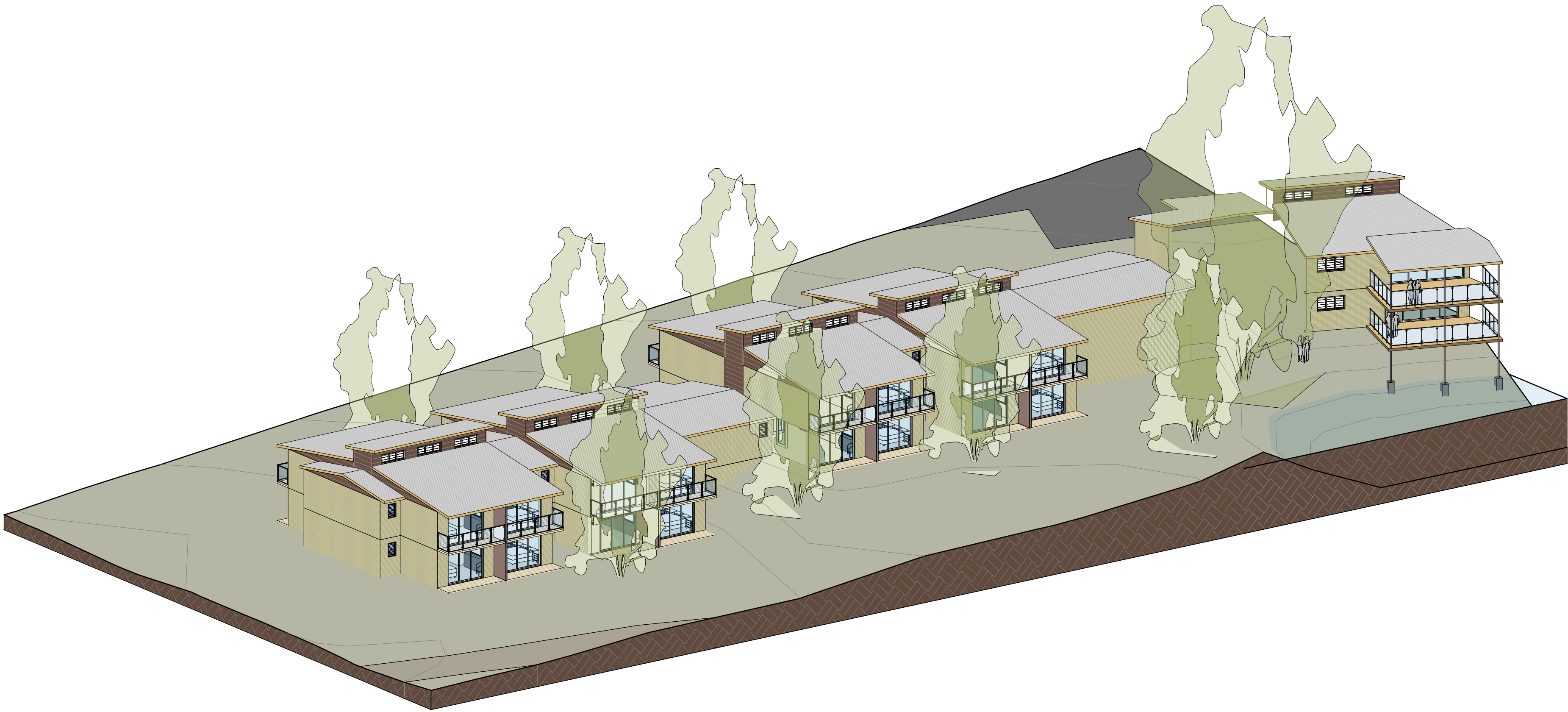
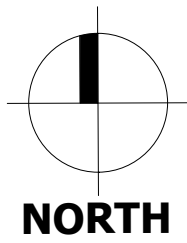
4	Revision 4	2018-12-05
3	Revision 3	2018-11-29
No.	Description	Date
Amendments		

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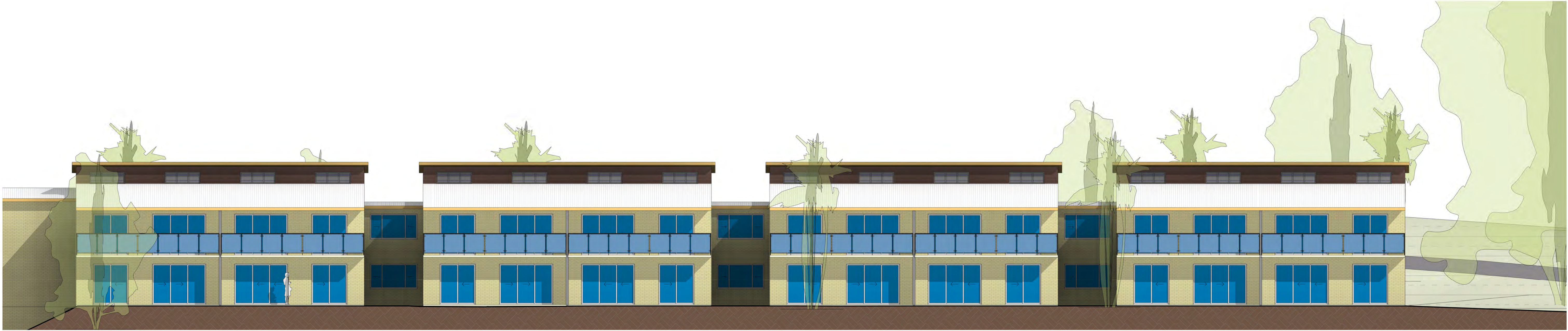
1 INDEPENDENT STUDIO ROOM

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4	Revision 4	2018-12-05
3	Revision 3	2018-11-29
No.	Description	Date
Amendments		

Project number	J0226	Drawing	SD04
Dat	Issue Date	No.	
erawn	NG		
checked	Checker	Scale	1 : 100
Sheet No.		Sheet size	A1



① RACF BEDROOM NORTH ELEVATION
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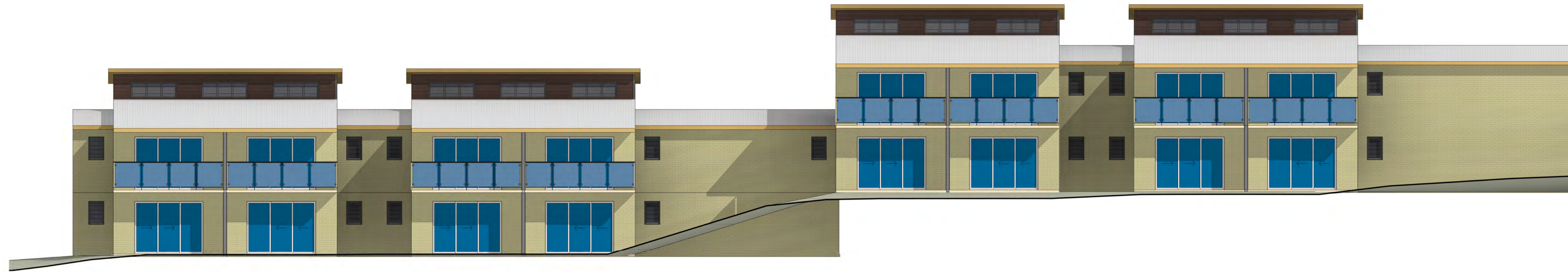
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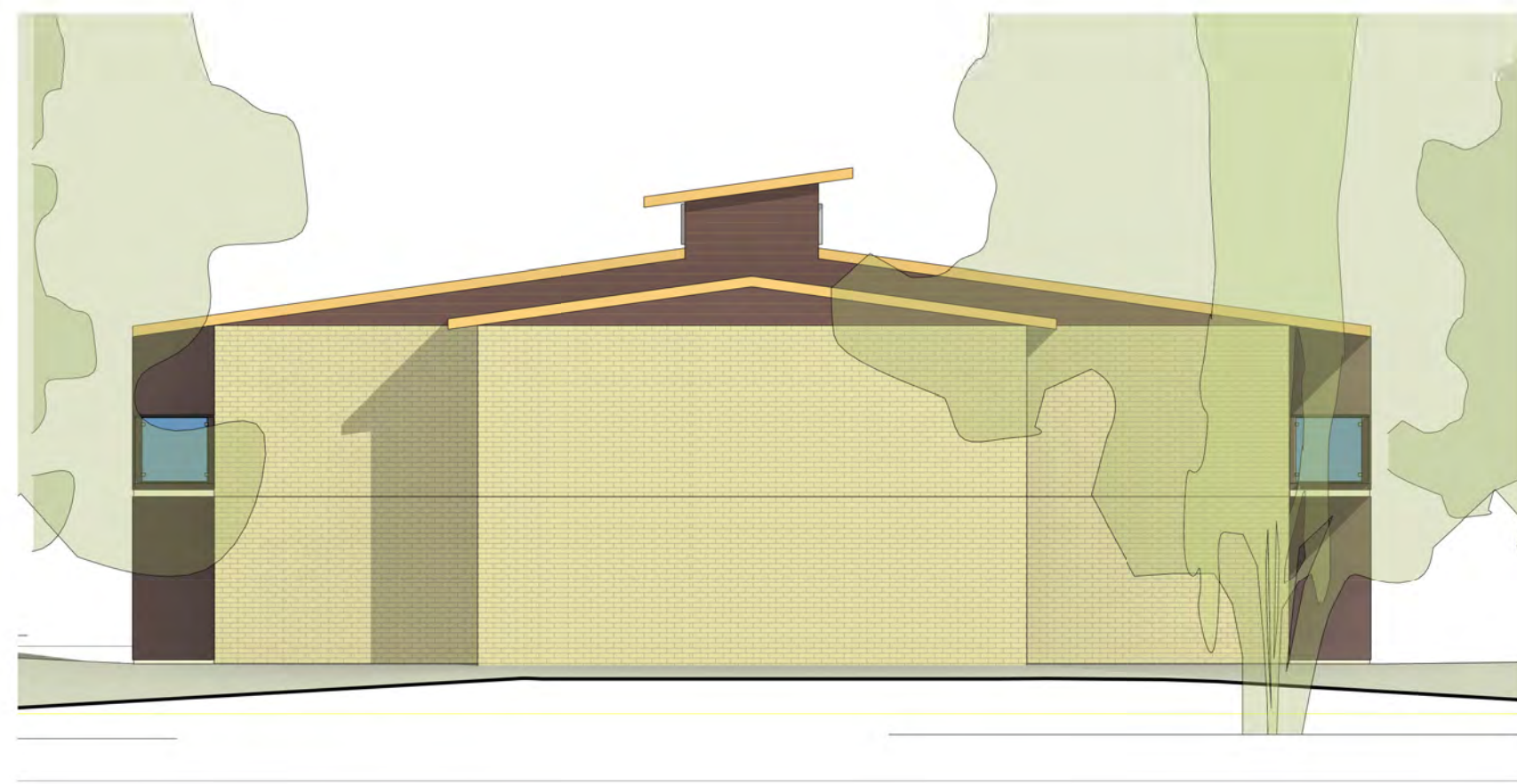
④ RACF BEDROOM WEST ELEVATION
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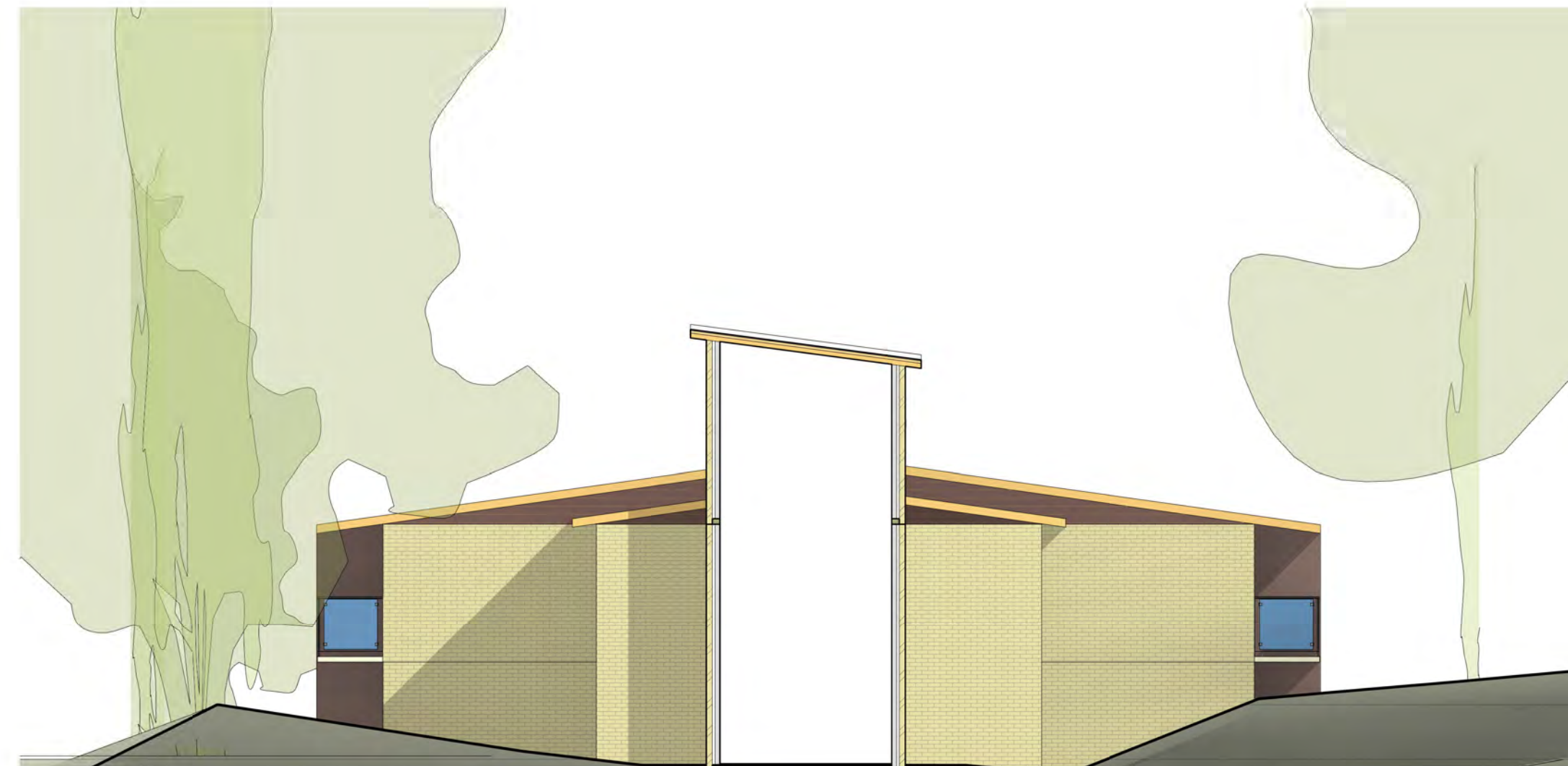
③ RACF BEDROOM SOUTH ELEVATION
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① RACF STUDIO ELEVATION 1
1 : 100



② RACF STUDIO ELEVATION 2
1 : 100



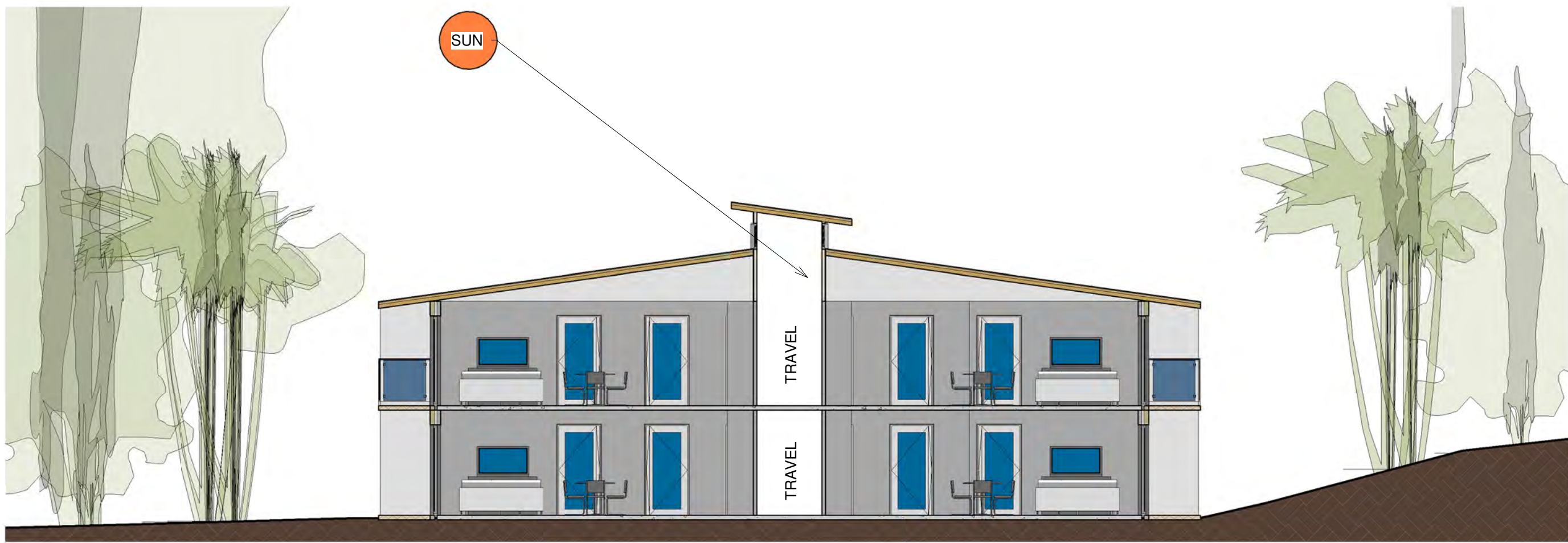
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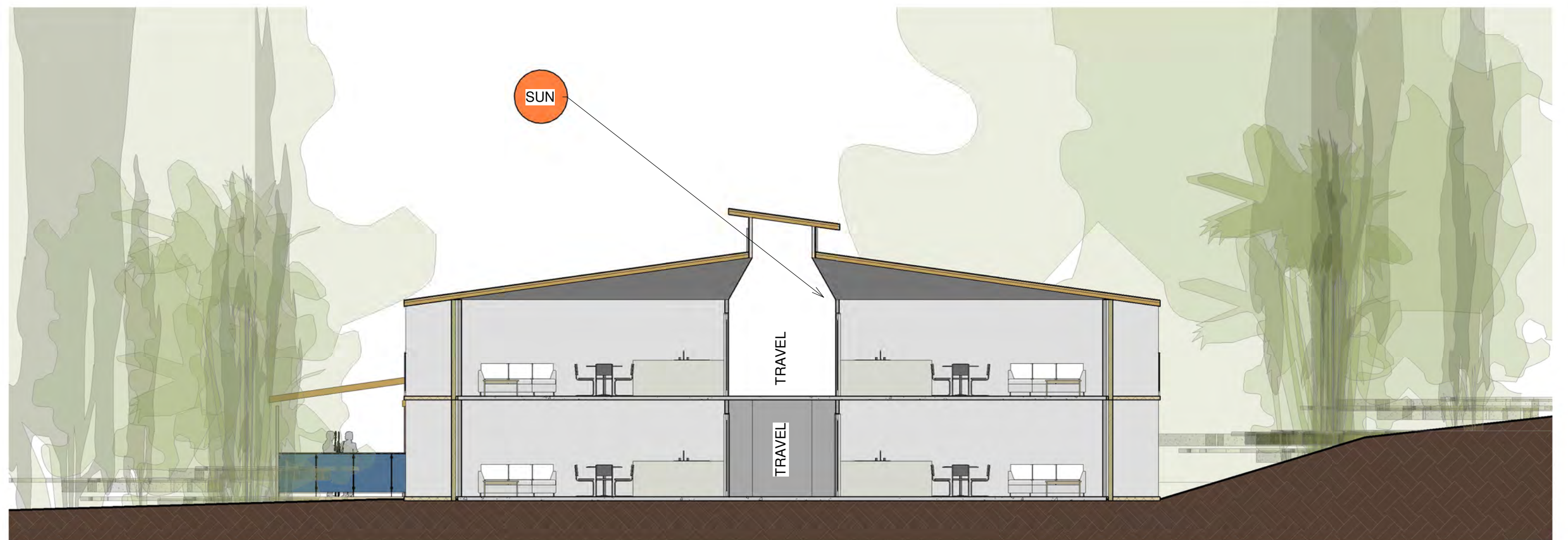
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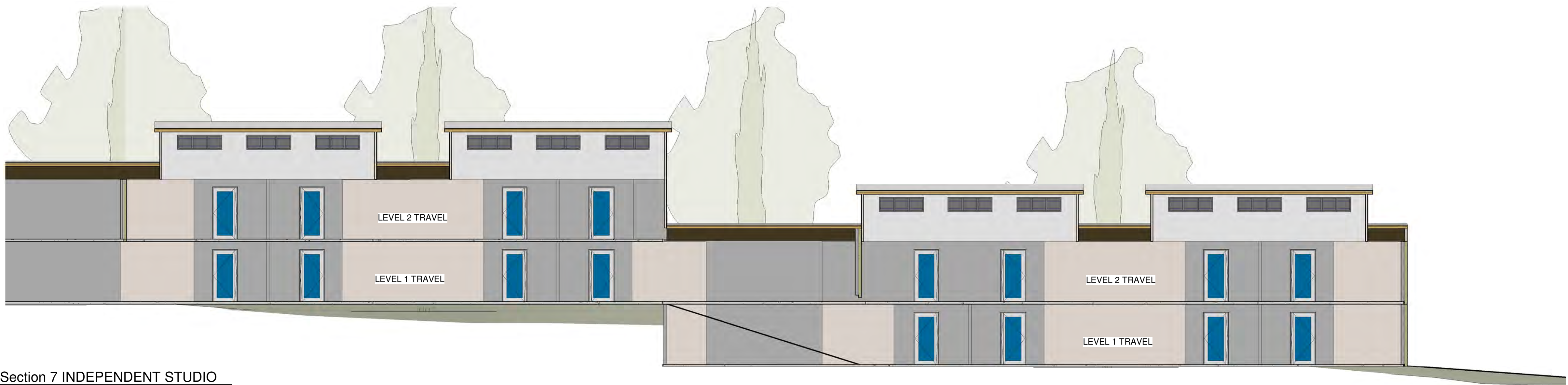
1 Section 6 RACF BEDROOM
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3 Section 2 RACF BEDROOM
1 : 100



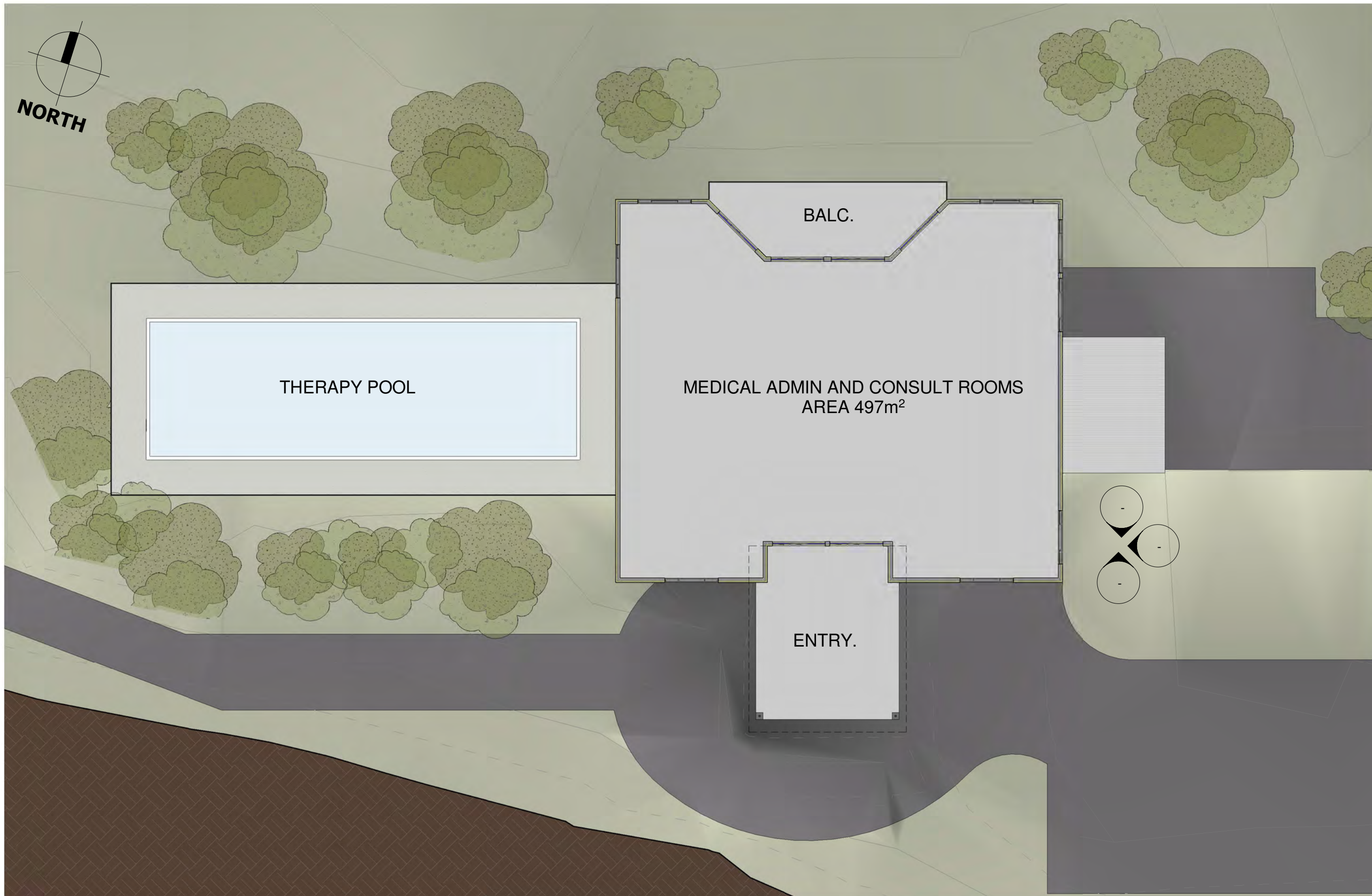
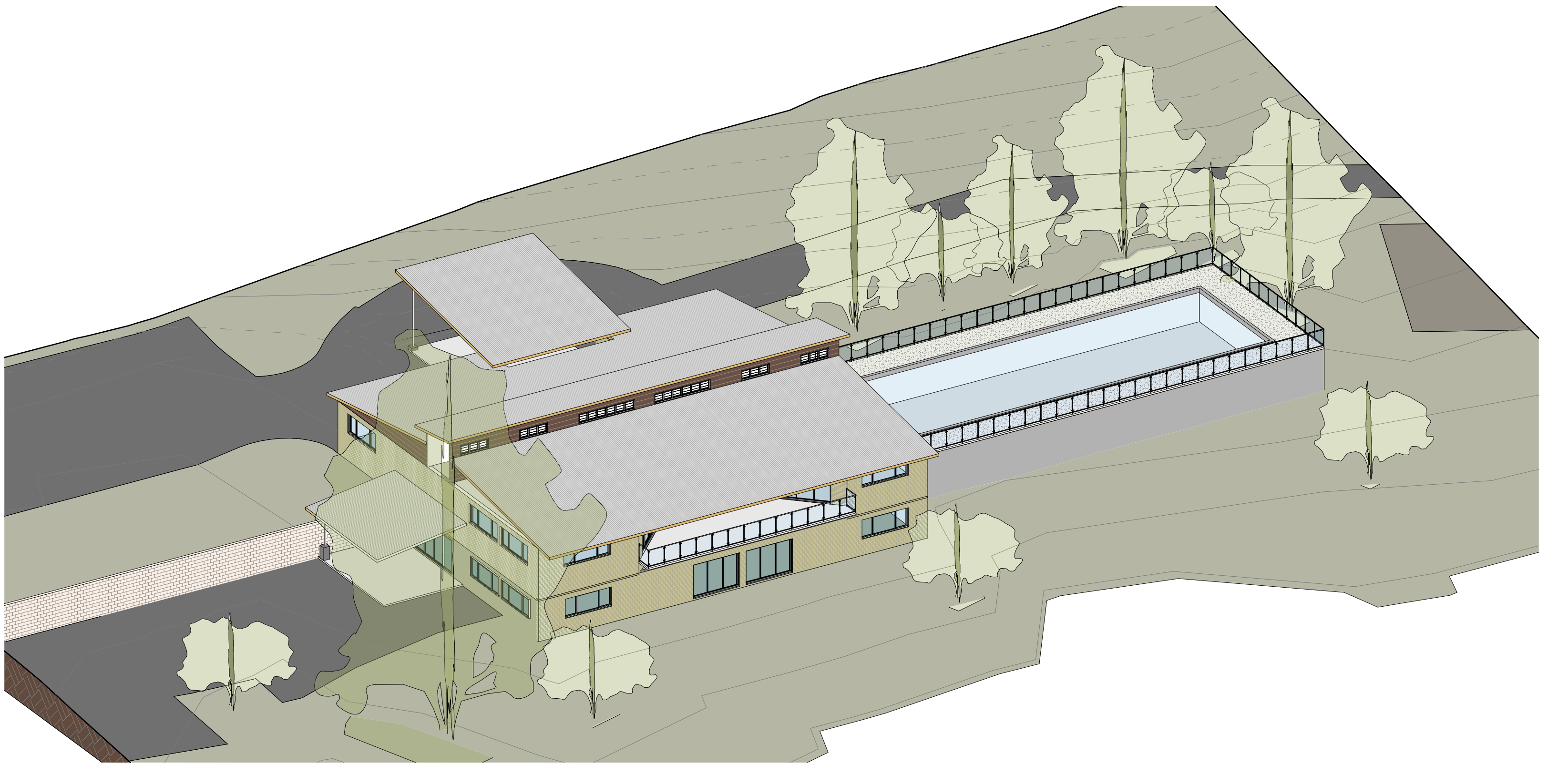
4 Section 4 INDEPENDENT STUDIO
1 : 100



2 Section 7 INDEPENDENT STUDIO
1 : 100



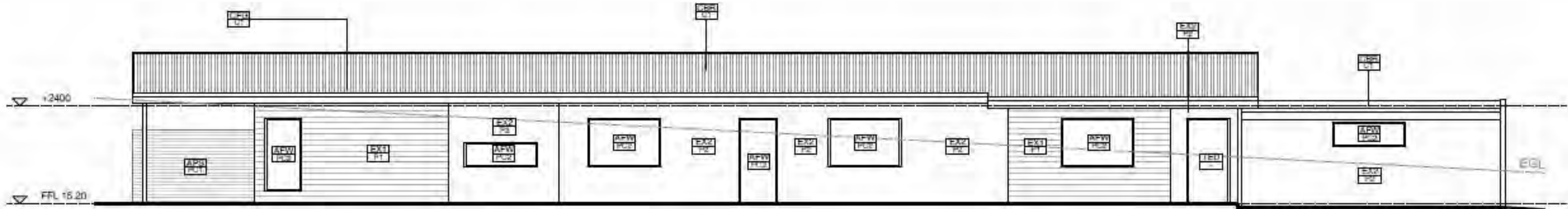
① 3D View 6



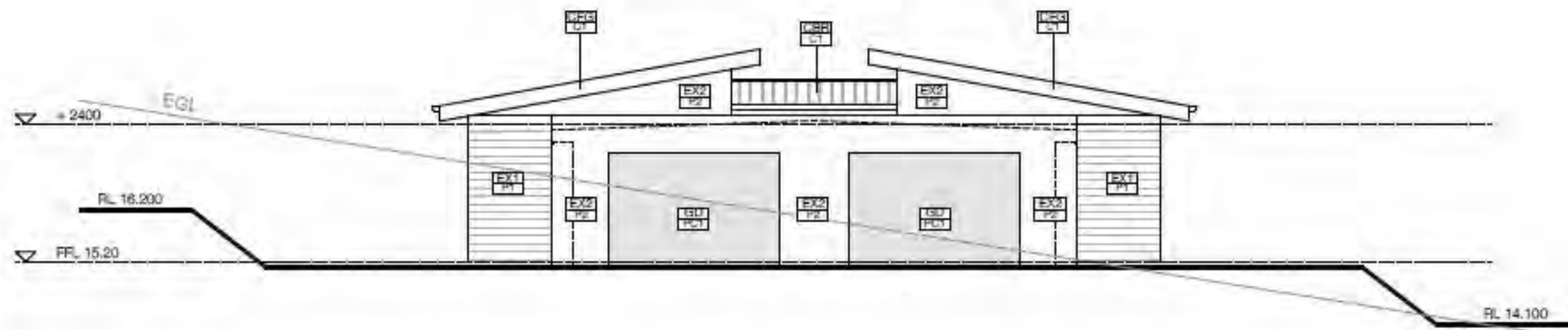
③ MEDICAL FLOOR
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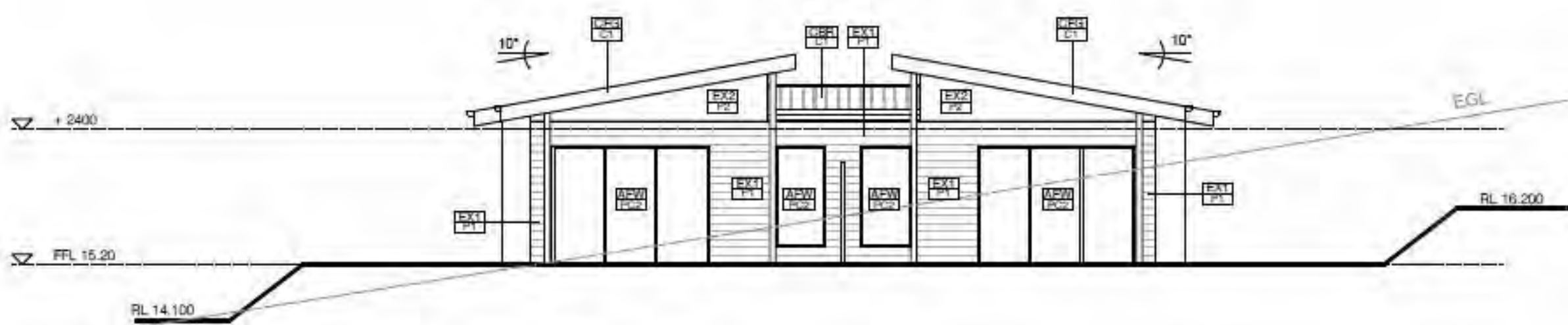
② 3D View 5



02 DUPLEX 3 - SIDE ELEVATION
Type C



01 DUPLEX 3 - FRONT ELEVATION
Type C



01 DUPLEX 3 - REAR ELEVATION
Type C

INDEPENDENT VILLA FLOOR PLAN
(TYPE C) #01 + #02 - 3 BEDROOM
AREA 154m² x 2 = 308m²

No.	Description	Date
	Amendments	

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2219774/Site Compatibility Certificate

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	A.Tobin	A West	<i>A West</i>	S Lawer	<i>S Lawer</i>	7 Dec 18

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