

**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Site Compatibility Certificate**

The Hunter and Central Coast Regional Planning Panel has determined the application made by Johns Road Pty Ltd on 23 November 2018 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Jason Perica
Chair
Hunter & Central Coast Regional Planning Panel

Date certificate issued: **Wednesday, 11 September 2019**

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Lot 1 DP 373539, Lot 1168 & 1169 DP 812203, 125-135 Johns Road and 95 Murrawal Rd, Wadalba.

Project description: Seniors housing retirement village in the form of 202 serviced self-care housing units and associated community facilities.

Application made by: Johns Road Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

The concept plan for the layout of the proposed housing will need substantial revision to address various site-specific environmental constraints. In no way shall the issuing of a Site Compatibility Certificate for the site be deemed to either authorise the concept of the development for the site part of the Site Compatibility Certificate application, nor the density of housing proposed, given the various factors and constraints that need to be resolved as follows:

1. Biodiversity impacts shall be minimised by sensitive siting of the development that considers and avoids high value vegetation, habitat and hollow-bearing trees. A full and detailed Biodiversity Assessment Report shall be undertaken. Particular concern is held regarding potential impacts upon the eastern portion of the development and it is anticipated the development footprint will need to be reduced.
2. The road and access layout (and likely density) shall be meaningfully reviewed and revised to ensure:
 - a. The road access better respects and reflects the topography;
 - b. Details of cut and fill shall be provided. The design and development should aim to achieve nil nett importation or exportation of soil, also noting the site is within a flood-affected area;
 - c. Flood constraints are considered and embraced in the access framework (which may entail creating smaller linker “pods” of development);
 - d. Ensuring appropriate bushfire planning is embedded in the site circulation. This favours the provision of a perimeter road system, to both provide a buffer to fires and assist in bushfire management, consistent with common and usual good practice.
 - e. Future linkages to adjoining developed, approved and undeveloped adjoining land be considered, to allow a rational road system;
 - f. Compliant access along the road frontage (i.e. footpaths) as reasonably related to the development, and to allow access to and from the site and to/from public transport options;
 - g. Appropriate roadworks as may be needed to address traffic and access impacts;
 - h. Details of accessibility requirements and gradients meet the requirements of SEPP (Housing for Seniors or People with a Disability) 2004.
3. The development shall detail impacts from flooding on the site and upon flooding downstream, including appropriate modelling. The proposal should not increase downstream flooding impacts to other properties.
4. The development shall achieve leading water sensitive urban design and ensure the quantity and quality of stormwater leaving the site is equivalent or better than the pre-developed situation, with appropriate supporting modelling (which may entail creating smaller linker “pods” of development).
5. Bushfire considerations cannot assume adjoining approved development, yet to commence, will commence and be finalised, as financial and market considerations affecting other land are beyond the control of the proponent

and the determining authority. Any bushfire planning solution which assumes an approved development will be developed must include a staging plan that can proceed if such adjoining development does not proceed.

6. Sewer connections details, including clear responsibilities of payment and timing must be provided (including any necessary third-party approvals). As the development cannot rely on the development or delivery of infrastructure on other private land, the sewer solution must also include a fully funded solution and linkages through public land, in case other arrangements are not able to proceed.
7. Detail of the provision of communal services to meet the definition of serviced self-care housing, including:
 - a. An Operational Plan of Management;
 - b. Ongoing management responsibility;
 - c. Capacity, frequency and routes of the provided bus service;
 - d. Details of staging including provision at the first stage. If all of the services are not provided in the first stage, appropriate temporary facilities (including location and management) shall be detailed and in any event the staging of the provision of full communal services facilities shall not extend beyond the second stage of the development.