

# DA Briefing meeting

DA Submission 882/2021  
proposed Redevelopment of Nareen Gardens  
19 Bias Avenue,  
Bateau Bay

8 September 2021

**Uniting**

# Artist Impression of the development



**Uniting**



# Our site Location



# Uniting Background and triggers for the project

As the largest aged care provider in NSW, Uniting has a long and proud history of supporting people living on the Central Coast. We're committed to meeting the increasing need for more accommodation for older people, and continuing our rich legacy of providing contemporary homes and aged care services to the local community.

Rationale for the redevelopment:

Buildings are at end of life and do not support the provision of best practice care or ageing in place.

Buildings do not reflect current consumer expectations.

Buildings and pathways are not fit for purpose.

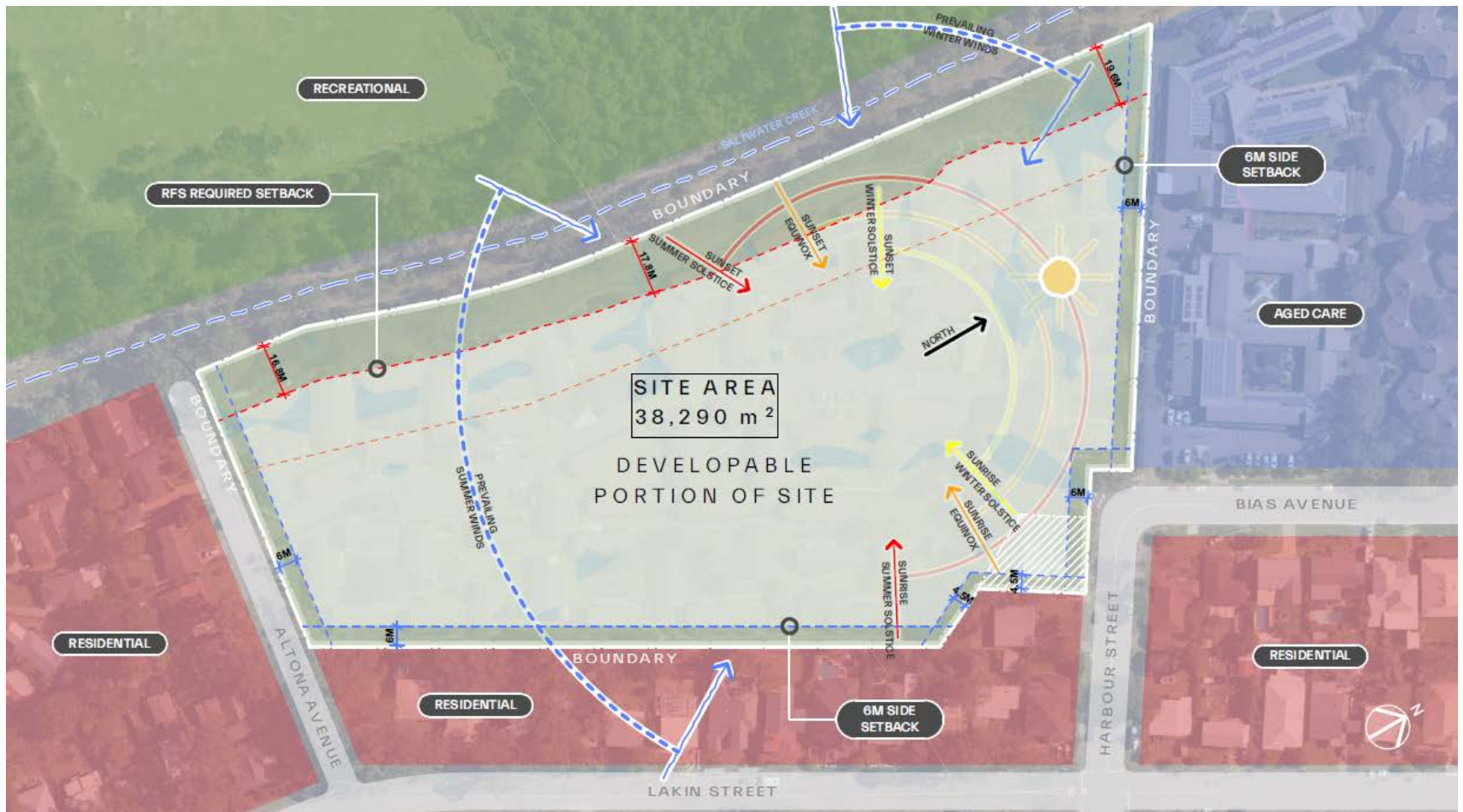
To address the shortage of contemporary seniors accommodation and aged care in the area.

Expansion of regional health care services.

Better utilisation of a significant land asset.

The Uniting vision is to consolidate services onto one site to meet contemporary demand. This is supported in the outcomes by the findings in the Royal Commission and proposed by the new Seniors SEPP

# Site Analysis





# Site considerations

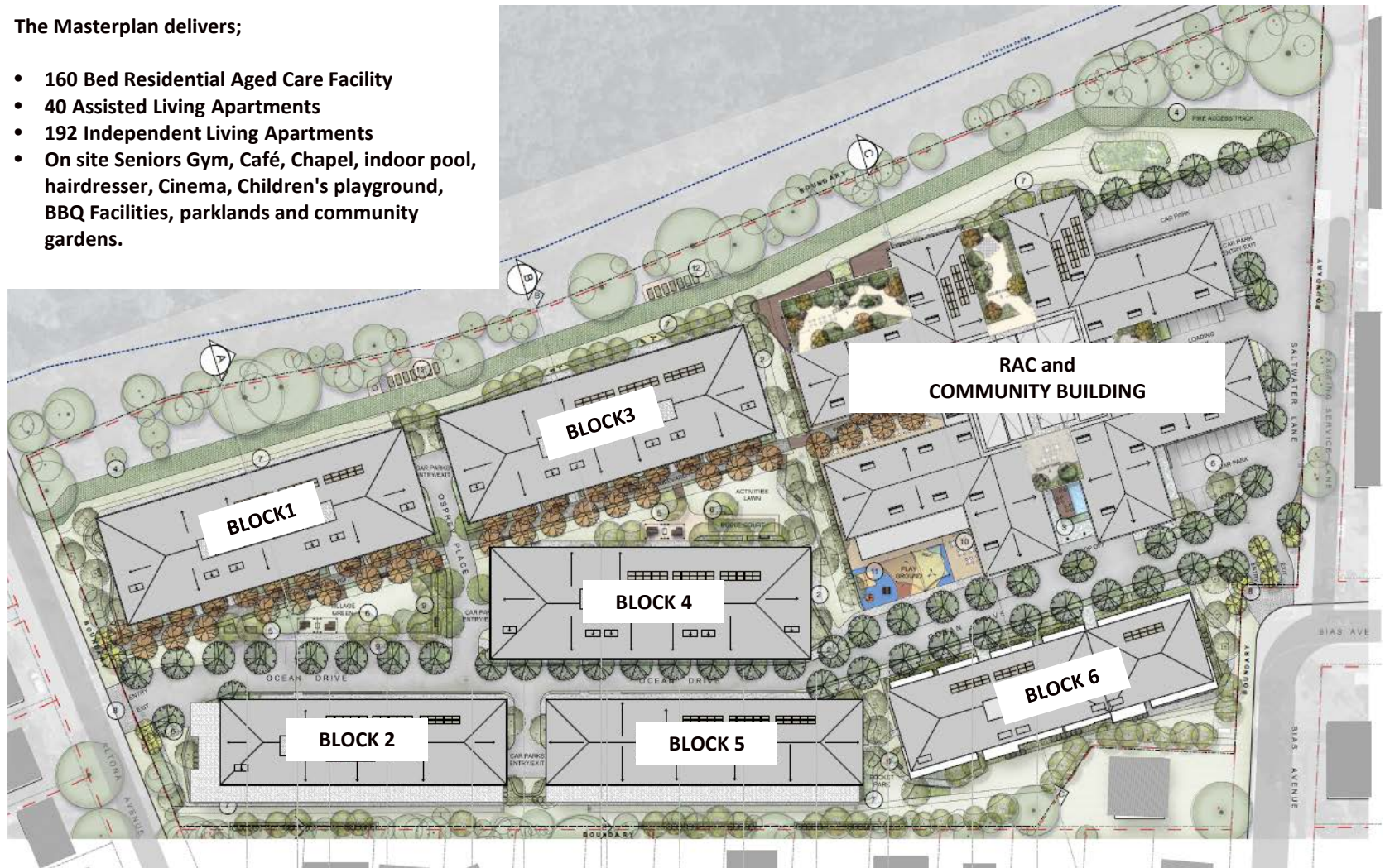




# Masterplan

The Masterplan delivers;

- 160 Bed Residential Aged Care Facility
- 40 Assisted Living Apartments
- 192 Independent Living Apartments
- On site Seniors Gym, Café, Chapel, indoor pool, hairdresser, Cinema, Children's playground, BBQ Facilities, parklands and community gardens.







# Specialist report and Investigations

Appendix	Document	Prepared by
A	Acid Sulfate Soils Assessment	Foundation Earth Sciences
B	Odour Impact Study	The Odour Unit
C	Architectural Package	CKDS
D	Waste Management Plan	Waste Audit and Consultancy Services
E	Civil DA Documentation	Northrop Consulting Engineers
F	Arborist Report	Urban Arbor
G	Landscape Package	Xeriscapes
H	SEPP 65 Design Verification Statement	CKDS
I	Traffic Impact Assessment	Traffix
J	Disability Access Report	Lindsay Perry Access
K	Flood Impact Assessment	Northrop Consulting Engineers
L	Service Infrastructure Report	ADP Consulting
M	Quantity Surveyor Letter	Newton Fisher Group
N	Acid Sulfate Soils Management Plan	Foundation Earth Sciences
O	Operations Management Plan	Uniting
P	Social Impact Assessment	CKDS
Q	CPTED	City Plan Strategy and Development
R	Visual Impact Assessment	CKDS
S	Noise Impact Assessment	ADP Consulting
T	Bushfire Report	Peterson Bushfire
U	Geotechnical Investigation	Foundation Earth Sciences
V	BDAR Report	NARLA Environmental
W	BCA Report	Steve Watson and Partners
X	BASIX Certificate	ADP Consulting

# Community Consultation

Uniting undertook extensive community consultation activities in the lead up to the DA submission, including:

- **3 sessions on site with the residents and employees of the Bias Avenue independent living village. They also received an information pack.**
- **A briefing session with employees of the Yakalla Street residential aged care home. Residents and employees received written communications about the development.**
- **An information evening for the neighbours of the Bias Avenue development site, where they could view the development plans and ask questions.**





# Key issues considered when preparing the application

- Height, bulk and scale
- Interface with neighbours
- Submissions from the community
- Flooding impacts
- Bushfire and appropriate APZs
- Biodiversity and tree removal
- Traffic and parking
- Staging
- Seniors SEPP
- Draft Housing SEPP (*Considered, however savings provisions means it won't be an applicable EPI*)

# Thank you