



## PROPOSED SENIORS HOUSING DEVELOPMENT AND STRATA SUBDIVISION

LOTS 4 & 3 DP 271196  
Nos. 24-26 GALLIPOLI ROAD &  
No. 315 THE ENTRANCE ROAD  
LONG JETTY

Applicant: Tim Shelley  
Planning on behalf of HCL1 P/L

Developer: Surewin Group

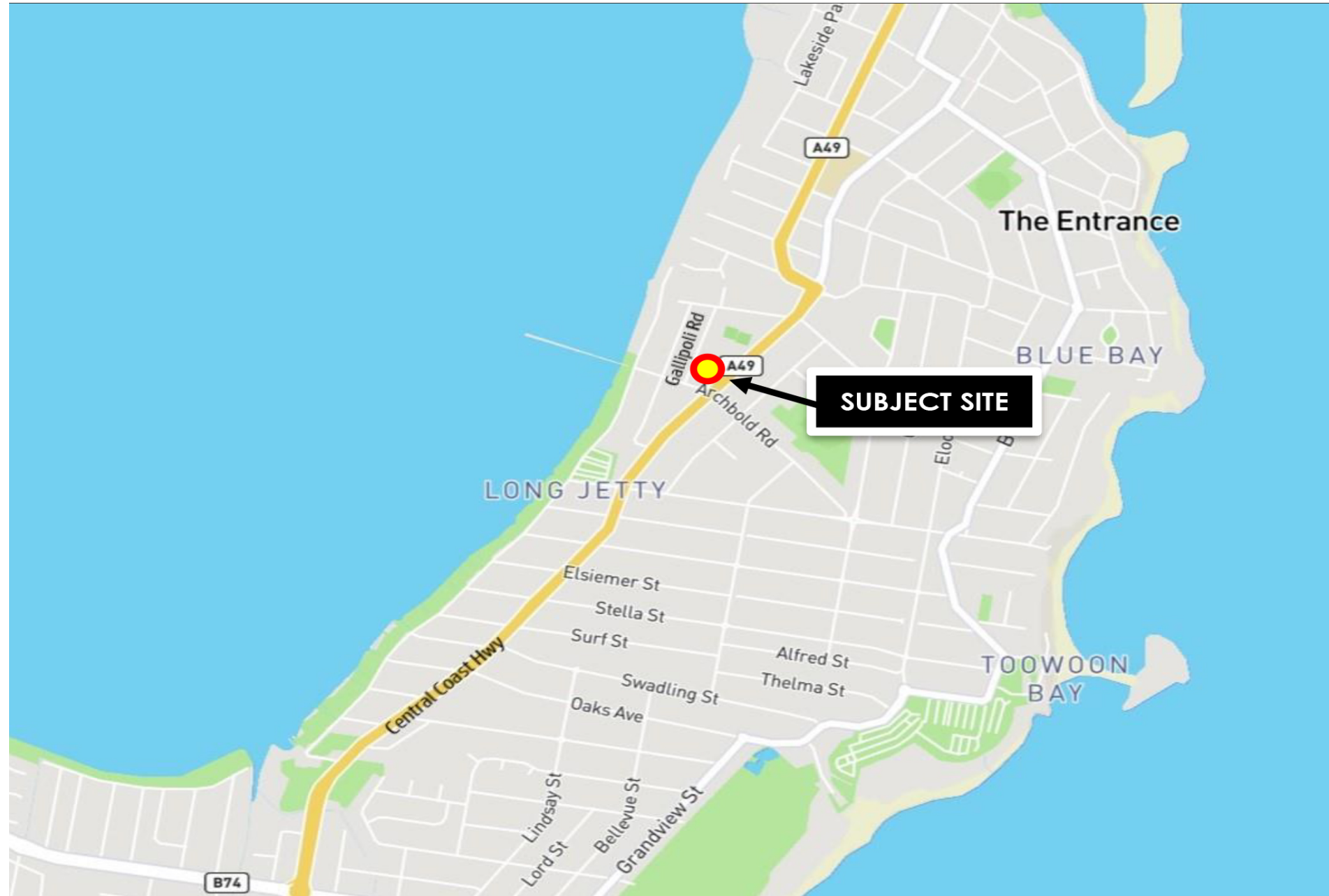


# CONTEXT

LOTS 4 & 3 DP 271196  
Nos. 24-26 GALLIPOLI ROAD

& No. 315 THE ENTRANCE ROAD  
LONG JETTY

- Strategically located 600m to the north of Long Jetty local centre and 1.2 km to the south of The Entrance town centre.
- Located near Long Jetty Foreshore Reserve, Jubilee Oval, bus stops and local shops
- The area in the vicinity of the site is predominantly residential except for the adjacent hotel and The Diggers at The Entrance Club





# SITE DETAIL

LOTS 4 & 3 DP 271196  
Nos. 24-26 GALLIPOLI ROAD

& No. 315 THE ENTRANCE ROAD  
LONG JETTY

- Adjoins and forms part of the larger Diggers@ The Entrance site
- Corner allotment with road frontages to 3 sides
- Located on the eastern side of Gallipoli Rd and intersection of Archbold Rd, Long Jetty
- Site area: 23,884 m<sup>2</sup>



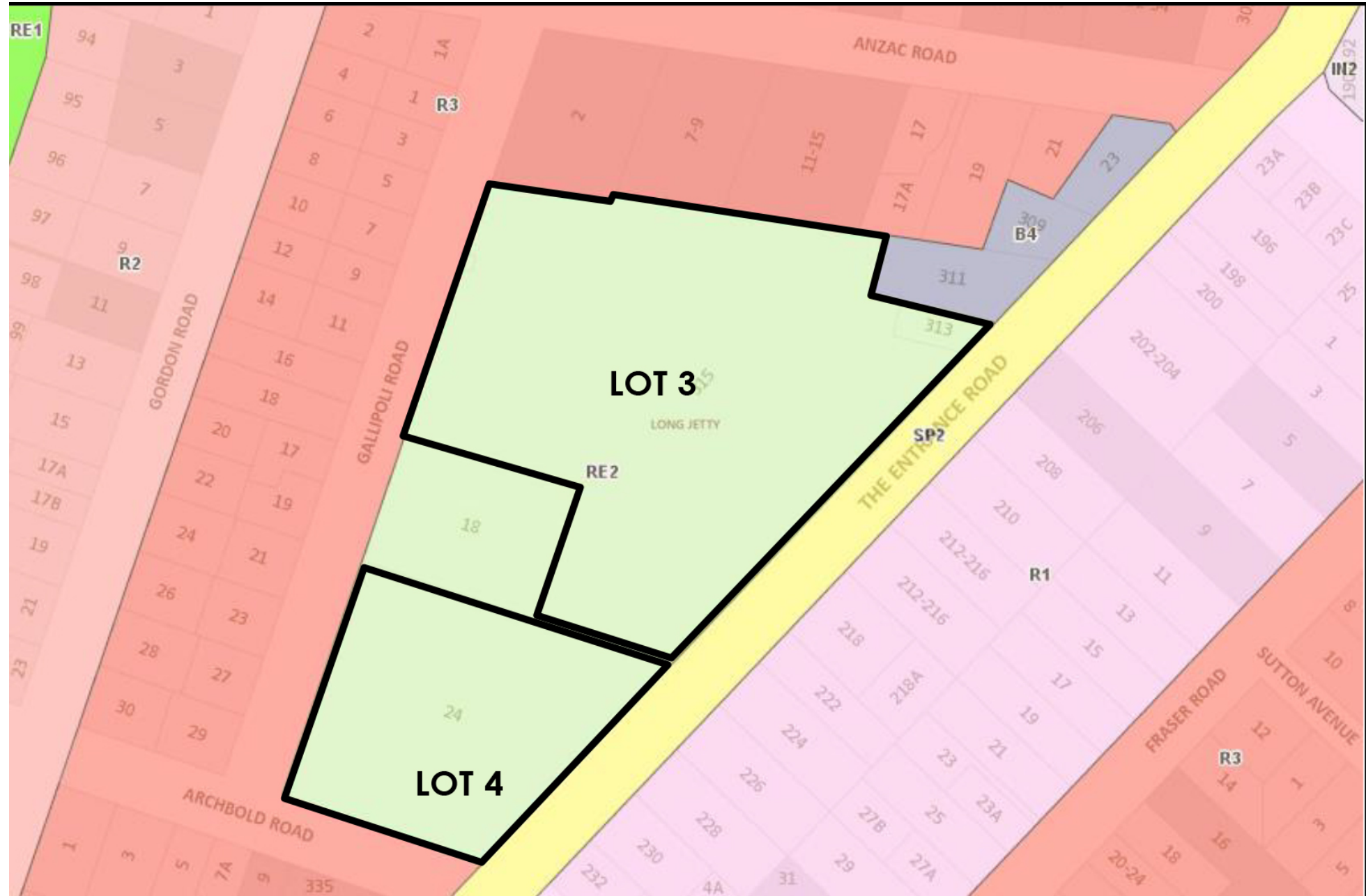


# ZONING MAP

LOTS 4 & 3 DP 271196  
Nos. 24-26 GALLIPOLI ROAD

& No. 315 THE ENTRANCE ROAD  
LONG JETTY

- Zoning: RE2 Private Recreation



# SITE PLAN & DEVELOPMENT DETAILS

## Development Details:

2 buildings (eastern and western) ranging in size between 2 and 5 storeys.

Core green space through the centre to create a major connection for the Development that allows light and natural ventilation flow to the buildings.

## Proposed: 89 units

87x 2 bedrooms Seniors Independent Living Units

2x 3 bedrooms Seniors Independent Living Units

Western building : 29 units (27 x 2 bedrooms, 2 x 3 bedrooms)

Eastern building : 60 units (all 2 bedrooms)

## Carparking: single basement level

106 car parking spaces

(all min. 3.2 m width, AS.2890.1 and further 6 spaces to 3.8 m width)

## Total open space / landscaped area

52 % of site area provided (25% required)

## Deep soil (SENIORS SEPP definition)

18 % of site area provided (15% required)

## Communal open space

35 % of site area provided (25% required)



# HEIGHT & FSR

**SITE AREA:** 23,884 m<sup>2</sup>

Site Category K: 21,873 m<sup>2</sup>

**GFA** 15,734 m<sup>2</sup>\*\*

**FSR** 0.72:1 - *compliant*

Site Category D: 2,011 m<sup>2</sup>

**GFA** 992 m<sup>2</sup>

**FSR** 0.49:1 – *compliant*

Total proposed new **GFA:** 8,555 m<sup>2</sup>

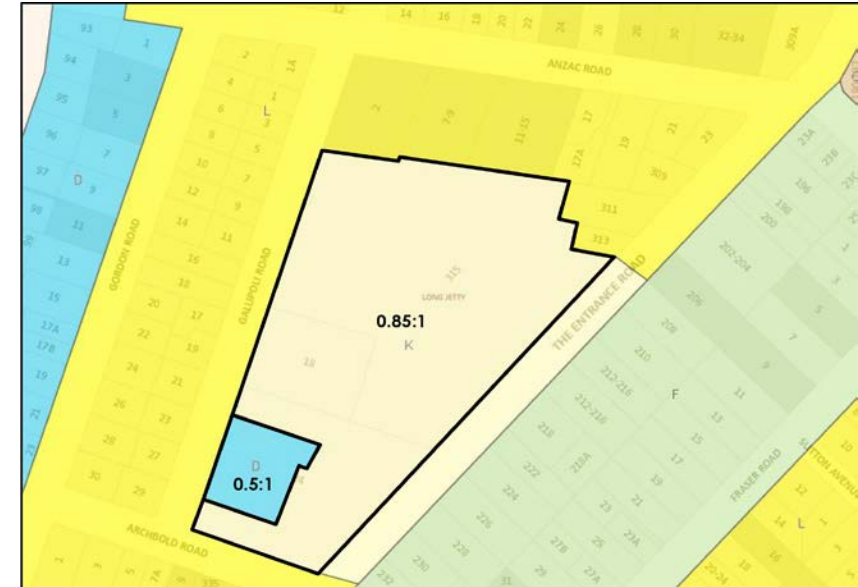
\*\*included existing club GFA

## HEIGHT

The height of the proposed development at its highest point in each height limit zone does not exceed either of the 2 max. height limits below:

Site Category I : 8.5 m.

Site Category O : 16 m.



Wyong LEP 2013 Floor Space Ratio Map



Wyong LEP 2013 Building Height Map



# ELEVATIONS (West & South)

Gallipoli Rd (West elevation)



Archibold Rd (South elevation)



# ELEVATIONS (East & North)

East elevation



North elevation





# SPECIAL PLANS, REPORTS AND INVESTIGATIONS OBTAINED

INCLUDING:

Statement of Environment Effects

Design Excellence Report

Traffic Impact Assessment

Water and Sewer Capacity Assessment Report

Accessibility Design Review

Landscape Design

Noise Impact Assessment

Social Impact Assessment

Civil Engineering Plans

DA Cost Report

Building Services Statement

Draft Management Statement

Demolition and Construction Waste Management Plan

Operational Waste Management Plan

BASIX Certificate

Section J Report

View Sharing Analysis

BCA Regulatory Compliance Report

Tree Assessment Report

Geotechnical Investigation

Preliminary Site Investigation

Detailed Site Investigation

# KEY PLANNING CONTROLS INFORMING DESIGN

- Proposed development is permissible in the RE2 Private Recreation zone as an “Additional Permitted Use” (APU) in association with the existing Diggers@The Entrance Club.
- Will retain an ongoing link to the Club physically via footpath and crossing, legally via the Community Management Statement and Operations Agreement and membership of residents
- Proposed development **complies with the two (2) height limits of 16.0m and 8.5m** applicable to the site.
- Proposed development **complies with the two FSR limits of 0.85:1 & 0.5:1** applicable to the site.
- Proposed development **complies with** all other relevant provisions of Wyong Local Environmental Plan 2013 and with the few relevant Chapters and requirements of Wyong Development Control Plan 2013.
- Proposed development not lodged under SEPP Seniors Housing, but does (or can) comply with all design, access, locational and support service requirements of the SEPP and the specific development standards pertaining to self-care dwellings.
- Whilst not applicable, the development has been designed in accordance with the nine (9) design principles of SEPP 65 and also complies with all requirements of the supporting Apartment Design Guide (ADG)



View from corner of Gallipoli Road and Archibold Road



# ADDITIONAL DESIGN CONSIDERATIONS AND OUTCOMES

## Proposed Development:

- Responds to the local context by maintaining an appropriate bulk and scale within the planning parameters
- Sited to avoid any significant adverse impact on the amenity of surrounding residences by way of overshadowing, diminished privacy or view loss
- Designed to facilitate views to Tuggerah Lake
- Good solar design and natural ventilation
- High level of amenity for residents and each apartment
- Three generous private common outdoor areas, integrated into the overall building design
- All the apartments are designed in accordance with the Seniors SEPP and are adaptable, allowing efficient and compliant refurbishment into accessible units should the need arise
- Cohesion of the streetscape through façade treatment
- The façade detail and materiality will offer a positive contribution to the desired future character of the area



Private Pedestrian Link Landscape detail

# COMMUNITY CONSULTATION AND EXHIBITION

## Consultation with Council:

- 2 comprehensive pre-DA meetings with Council in Nov 2020 and April 2021

## Community Consultation:

- Extensive community consultation as part of the Social Impact Assessment
- Relatively small number of respondents raised a number of valid issues in respect of the proposed development
- All the issues and feedback from Council and surrounding residents has been addressed in the design or have been addressed in reports submitted with the DA or will be addressed by potential conditions of consent (i.e. construction management plan to minimise construction impacts)



Pedestrian Link to Diggers at The Entrance



## OTHER ISSUES AND OUTCOMES

- The traffic generated by the proposed development can be adequately accommodated by the surrounding road network with no improvements or upgrading works required, whilst car parking will be provided in excess of that required under SEPP Seniors Housing.
- All necessary utilities and infrastructure required for the proposed development are available to the subject site and can be extended as necessary.
- Residents of the proposed development will be able to access the extensive recreational, social and community facilities already available within the Diggers Club,
- Extensive public bus services is available in the immediate vicinity of the site to provide access for future residents to a range of other facilities and services within the surrounding area.
- Any short-term noise and traffic impacts that may occur during the construction stage will be effectively managed through implementation of a Construction Management Plan.
- The proposed development will contribute positively to the future development of the LGA community and economy as it is consistent with the Central Coast Regional Policy in terms of population and housing management, would make a positive contribution to its eventual residents and also be beneficial economically due to the relatively significant construction program required.
- The proposed development will provide a significant increase in the availability of high-quality seniors housing product to the market in a premium location and will enable more local residents to remain independent but living within the local community and maintaining existing social networks.





ADG|architects

tim shelley planning