



Stockland · 70 YEARS

Halcyon Gables Seniors Living Development

DA: PPSSCC-375 – 2058/2022/JP
Applicant: AW Bidco 4 Pty Ltd
Developer: Stockland Development
Planner: GLN Planning
Date: 4 August 2022



Development

- Seniors Housing development comprising 231 self-care, independent living units operated by Stockland and Halycon (as a Land Lease Community)
- Associated civil works including site regrading, construction of internal access roads and service connections
- Landscaping works
- Sales centre and community management office
- Exhibition village allowing for up to 8 dwellings to be used temporarily as exhibition homes

Key Legislation

- *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5
- *The Hills Local Environmental Plan 2019*
- *Residential (Land Lease) Communities Act 2013*, for ongoing operation and management

Stockland Halcyon Communities



Leading Lifestyle (Land Lease)
Community Developer & Operator

17 years experience, 12 active communities



Desirable downsizing solution for
modern day retirees

Secure gated community, modern detached
homes, opportunity for equity release



Designed to encourage active, healthy
lifestyles, friendships & community

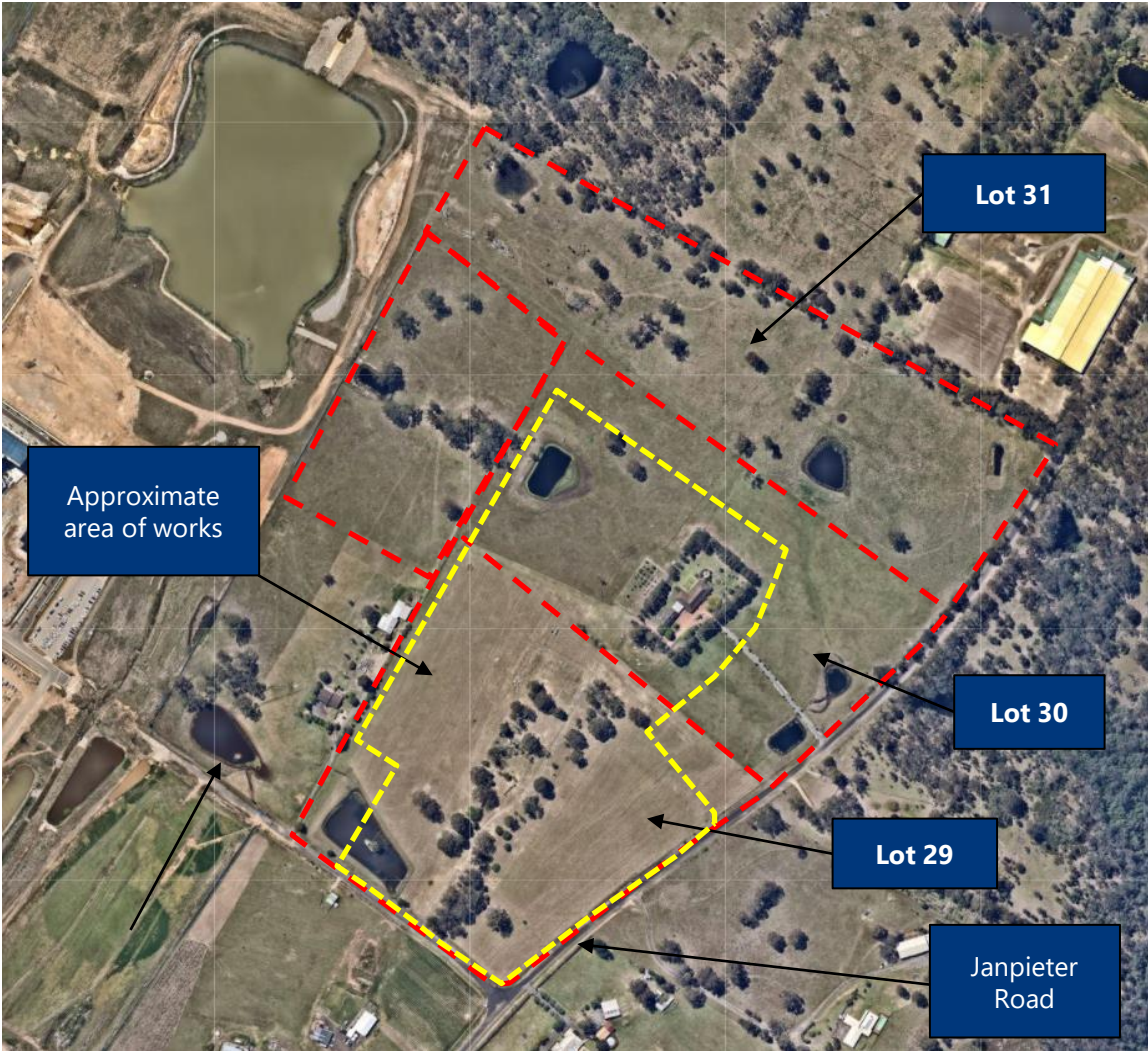
Front porches, walkable streets, resort style facilities,
fulltime Community Manager & Caretaker

Location

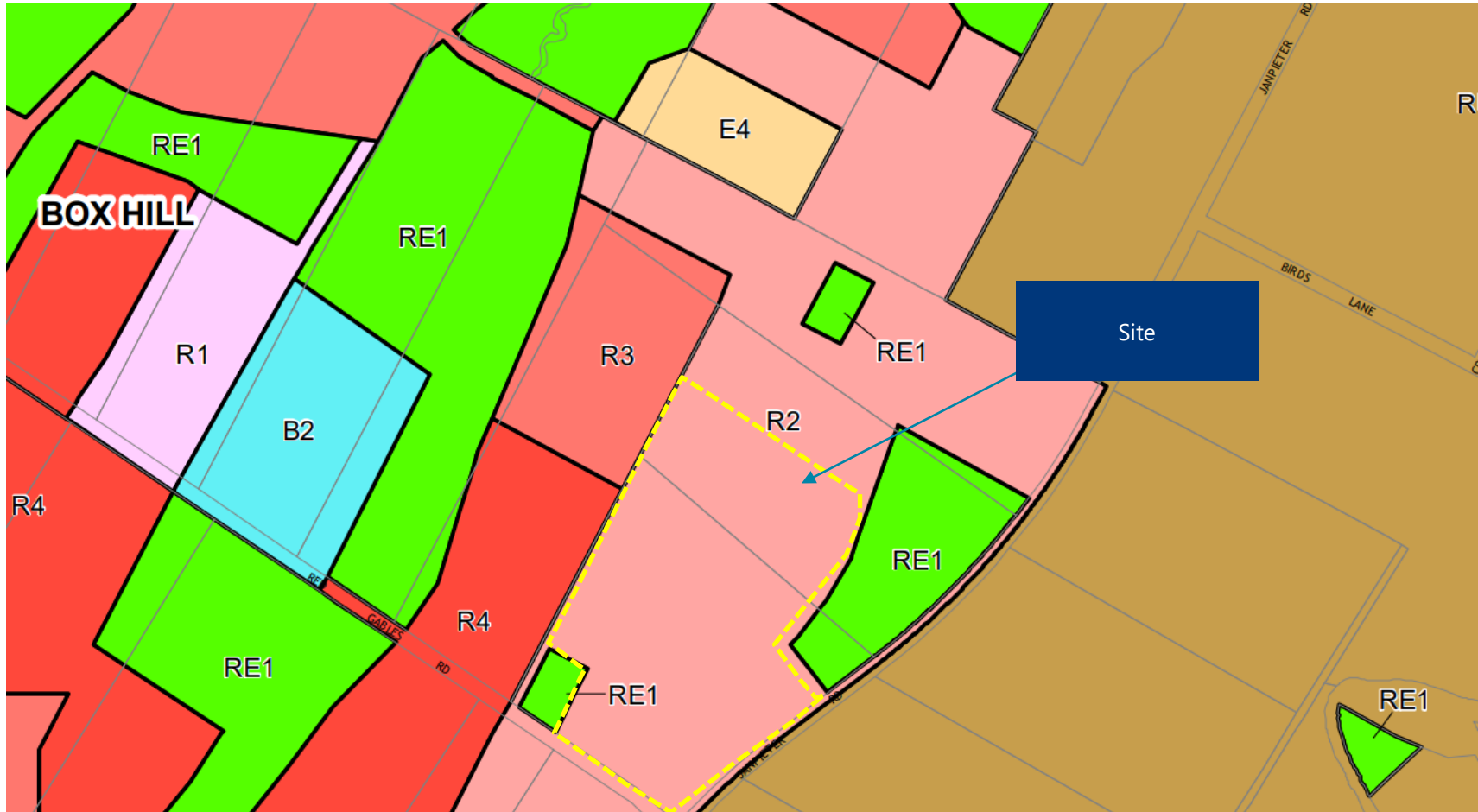
- 12ha within Stockland's Gables masterplanned community
- North of Red Gables Rd and west of Janpieter Road, Gables
- Part of Box Hill North Urban Release Area
- 400m to future Gables Town Centre



Site



Zoning



Halcyon Masterplan

- 231 detached homes
- 8 typical site sizes (average 295m²)
- 8 different house types, 14 different facades
- 2 & 3 bedroom homes, all double garage



**R2
Residential**

**Pedestrian
Access**

**RE1 Future
Park**

**Main
Entry**

**RU6 Rural
Transition**

RED GABLES ROAD

APZ ZONE

ACCESS TO RED GABLES ROAD

**Pedestrian
Access**

Community Facilities

Separate DA however planned to be delivered early in the project.

Significant investment designed to encourage active, healthy lifestyle and create friendships and overall wellbeing:

Clubhouse

- Gold Class style cinema
- Library
- Art & Craft Studio
- Function Room & Bar
- Games Room
- Private Dining
- Alfresco, Pizza Oven & BBQs

Sports Precinct

- Full size bowling green
- Pickleball Courts

Wellness Centre

- 25m lap and recreational pool
- Spa
- Exercise Studio
- Gym
- Sauna
- Yoga Lawn
- BBQ Pavilion

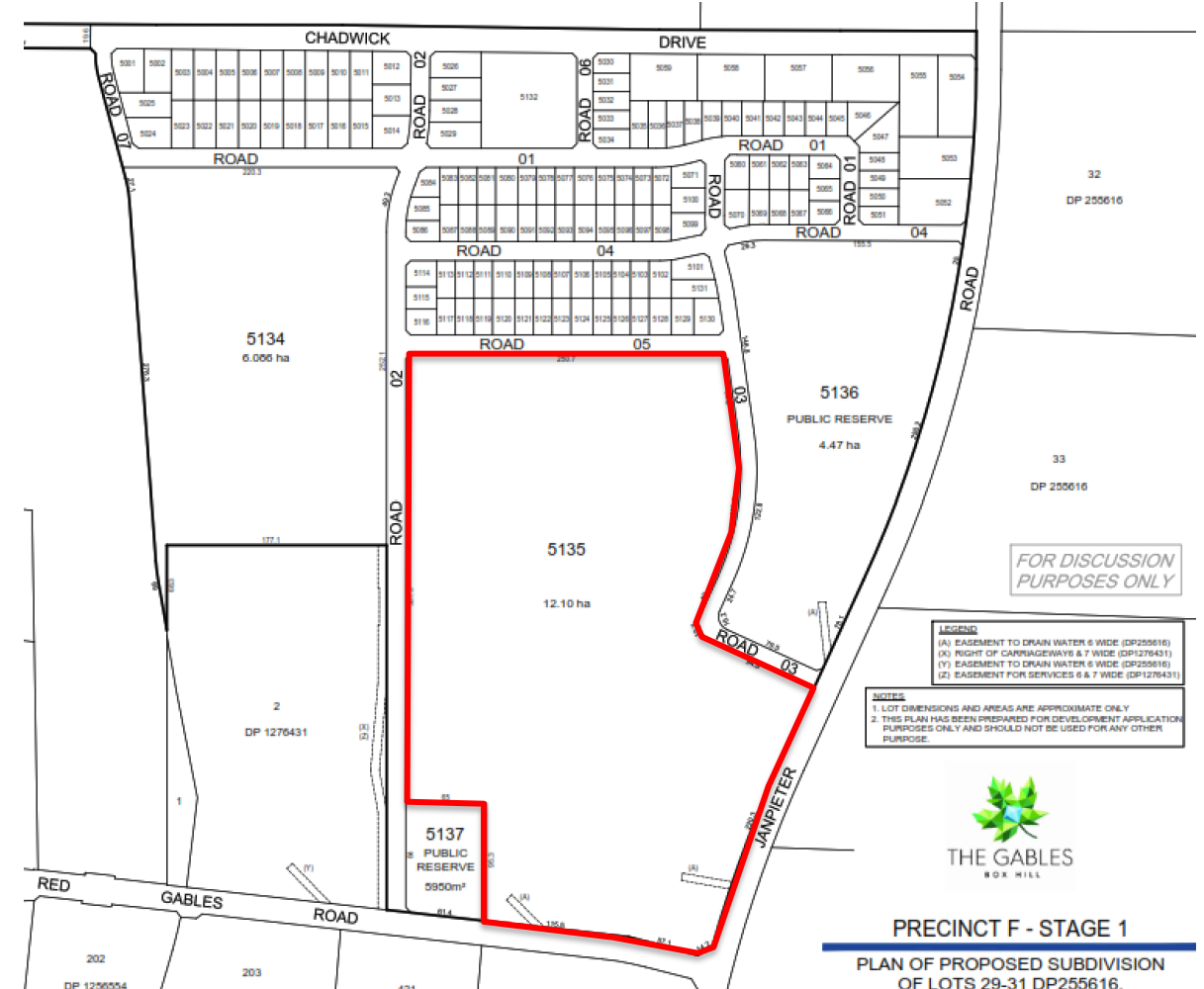
Makers Workshop

- Messy Arts & Pottery Studio
- Hobby Woodwork Shop
- Community Garden



DA Dependencies

- **JRPP 1397/2015/JP/B**
 - Amendment to Gables Masterplan Approval to relocate collector road and future bus route to Janpieter Road
 - Approved by Council 5 July 2022
- **DA 487/2022/ZA**
 - Bulk earthworks DA over seniors living site
 - Currently under assessment by Council
- **DA 1057/2022/ZB**
 - Residential subdivision DA creating 131 residential lots, two residue lots (including seniors living site), open space lots and roads
 - Currently under assessment by Council



Specialist Reports & Investigations

- Accessibility Report
- Arboricultural Impact Assessment
- BASIX Assessment
- Bushfire Assessment
- Civil Engineering Report
- Construction and Operation Waste Management Plan
- Engineering Report
- Relocatable Housing Method Report
- Section J Report (BCA) for Sales Centre
- Traffic Impact Assessment

Community Consultation & Exhibition

- As part of the assessment process, the DA was on exhibition from 23/06/2022 to 14/07/2022
- There were no submissions received.

Issues for Further Consideration

- Integrated Development (RFS Approval)
- Vehicle circulation and pedestrian accessibility and safety
- Remaining approval steps for operation as Land Lease Community
- Amendment to Local Planning Agreement (equivalent dwellings)
- Interface with surrounding road network

Approval Process

1. Integrated Development DA under Part 4 of the Environmental Planning & Assessment Act 1979 (Regionally Significant Development)
2. Approval under Section 68 of the Local Government Act 1993 (LG Act) to operate a Manufactured Homes Estate (MHE)
3. Objection under Section 82 of the LG Act to allow on-site construction of the manufactured homes

Approvals under Legislation

Approvals under EP&A Act

Lodged concurrently with Council

DA1 for:

Seniors housing' development (comprising a group of independent living units), road and unit layout and sales office

Dwelling locations and designs

Housing SEPP – Part 5 and Schedule 4

For information, compliance with Division 3 and 4 of LG Regulation

Building advice for compliance with 'moveable dwelling' and approach to

Approvals under LG Act

S68 Approval for MHE operation and installation of homes

S82 Objection for construction on site and any variation to LG Regulation

Package of dwelling design for each lot

Report to support S82 Objection

Compliance with Part 2 Division 3 and 4 of LG Regulation

Lodged 2 months after

DA2 for:

Erection and use of community facility and associated embellishment