



SITE COMPATIBILITY CERTIFICATE: – PART C – SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

Proposed Seniors Living Development:

A

Retirement Village comprising serviced self-care dwellings, a
community building, private road and landscaping.

Lot 1 in DP 1069961

No. 14 Hamilton Road Albion Park.

Job No. 209139

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1. Location, zoning and surrounding land uses

The following information has been prepared on behalf of 14 Hamilton Pty Ltd to support an application to the *Department of Planning, Industry and Environment* (DPI & E) for the subject site No. 14 Hamilton Road, Albion Park, to be considered for a Site Compatibility Certificate (SCC) application. A current SCC is in place over the subject site that will expire on the 12.06.2020. The preparation of a Development Application based on the current SCC is well advanced and is expected to be lodged with Council in the near future. The applicant seeks a new SCC to be in place to enable additional time to finalise a DA and to provide sufficient time for Council to thoroughly consider the merits of the proposal. The proposed SCC is substantially the same as that of the current SCC with some refinements as evidenced within the accompanying concept plan. The information provided within this document has been prepared in response to Part C of the *SEPP (Housing for Seniors or People with a Disability) 2004* Site Compatibility Certificate application form.

1.1 Summary Table:

Development Proposal	A Retirement Village to comprise serviced self-care dwellings, a community building, private road and landscape embellishments.
Property Description	Lot 1 in DP 1069961, Parish of Jamberoo County of Camden
Site Area	Total site area = 1.94 hectares approx. Area proposed to be developed = 1.46 hectares approx. Environmentally Sensitive Land = 0.48 hectares approx.
Property Location	14 Hamilton Road, Albion Park
Owner	14 Hamilton Pty Ltd
Cadastre and Site Detail	The subject site is unencumbered by any Easements, Covenants or Restrictions to Property Title.
Consent Authority	Shellharbour City Council
Applicable LEP	Shellharbour Local Environmental Plan 2013
Zone	RU6 Transition
Minimum Lot Size	3 Hectares
Applicable DCP	Shellharbour Development Control Plan 2013
Type of Development	Local and Integrated (Natural Resources Access Regulator)
Current SCC	SCC granted 12.06.2018, expires 12.06.2020

1.2 ELIGIBILITY FOR A SITE COMPATIBILITY CERTIFICATE APPLICATION - *SEPP (Housing for Seniors or People with a Disability) 2004*

SEPP (Housing for Seniors or People with a Disability) 2004 Chapter 1 Clause 4 Subclause (4) 'Land that adjoins land zoned primarily for urban purposes'

The zoning of the site is RU6 Transition under the *Shellharbour LEP 2013* (SLEP 2013) wherein a minimum subdivision lot size of 3 hectares is the applicable development standard. Land to the north of the site is zoned RU1 Primary Production, adjacent land to the east is zoned RU6 Transition and includes an RE1 Public Recreation zone over the riparian corridor of the Macquarie Rivulet.

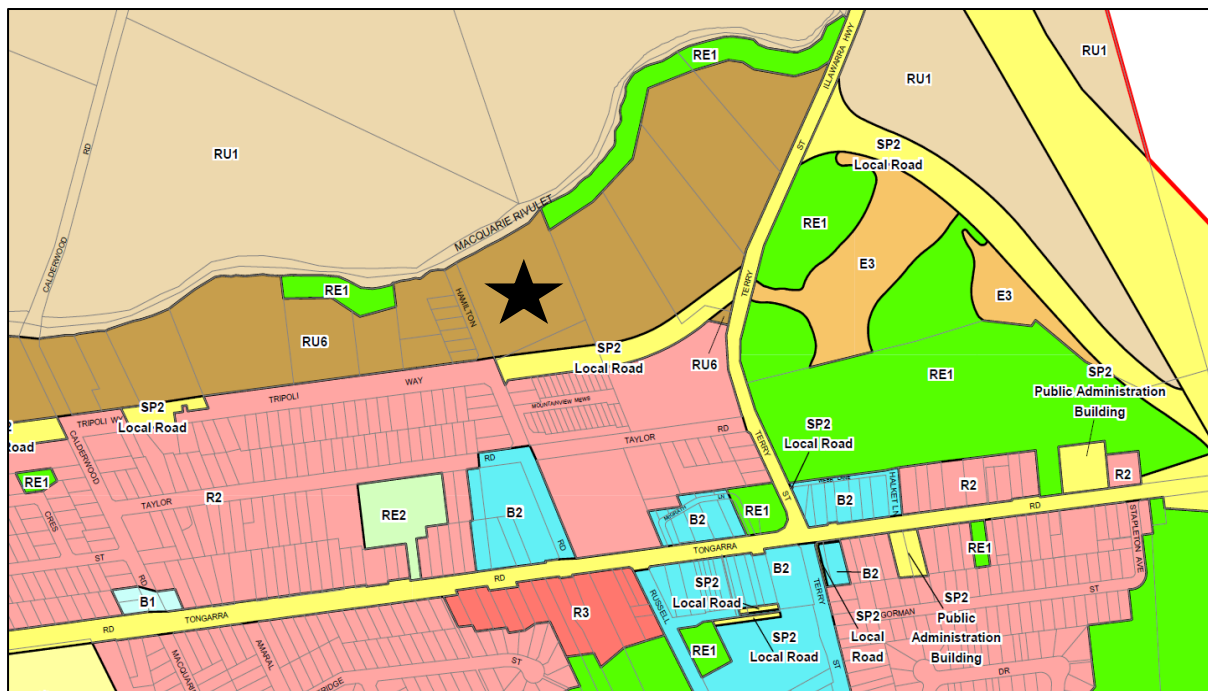


Image 1: SLEP 2013 Land Use Zoning Map extract showing the subject site zoned RU6 Transition.

Land that is adjacent to the west, including Hamilton Road, is zoned RU6 Transition. To the south of the subject site adjacent land is zoned RU6 Transition and includes an area of land that is zoned SP2 Infrastructure (Road). An R2 Low Density Residential zone extends southwards from this lot and includes Hamilton Road south of the intersection with Tripoli Way.

The SCC application that resulted in the current SCC approval was accompanied by a legal opinion supplied by RMB Lawyers dated 20 April 2017 in support of the test of 'land that

*adjoins land zoned primarily for urban purposes’ as required by Chapter 1 Clause 4 Subclause (4) of the SEPP SL. (Refer to **Attachment A** of this document). The Department of Planning, Industry and Environment has previously acknowledged compliance with Clause 4 Subclause (4) of the SEPP SL via the granting of the currently in force SCC approval issued on the 12th June 2018 and for consistency the RMB advice is also included with the current application.*

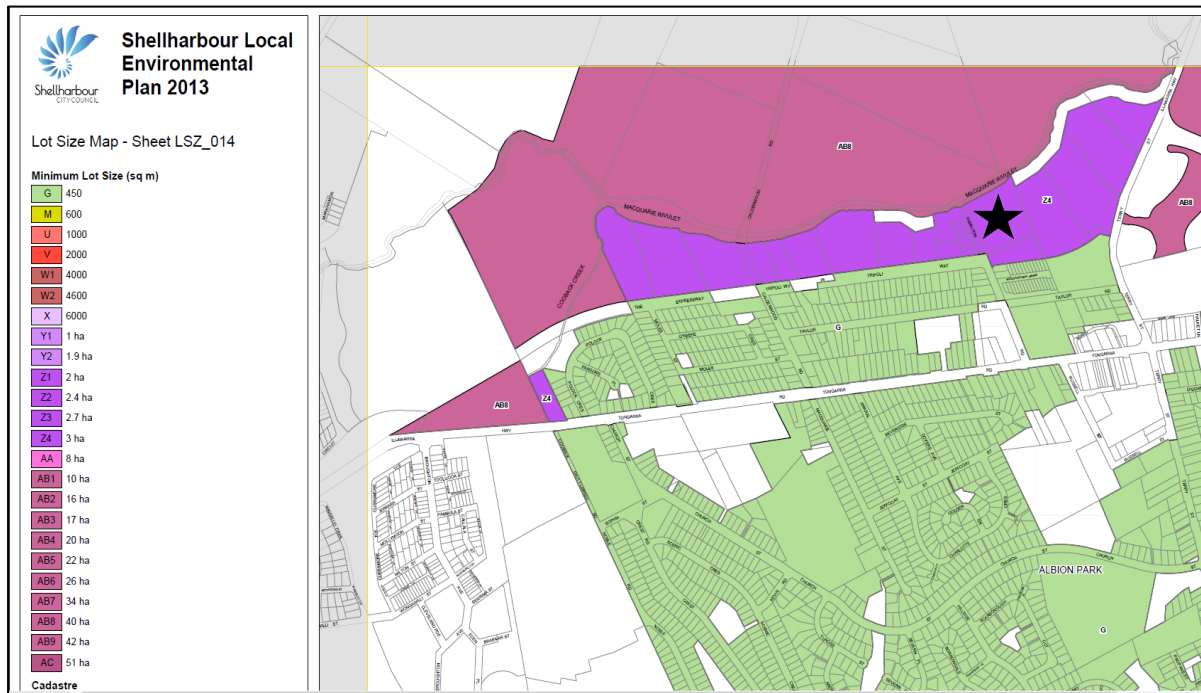


Image 2: SLEP 2013 Lot Size Map extract showing the subject site identified as Z4 with a minimum subdivision lot size of 3 hectares.

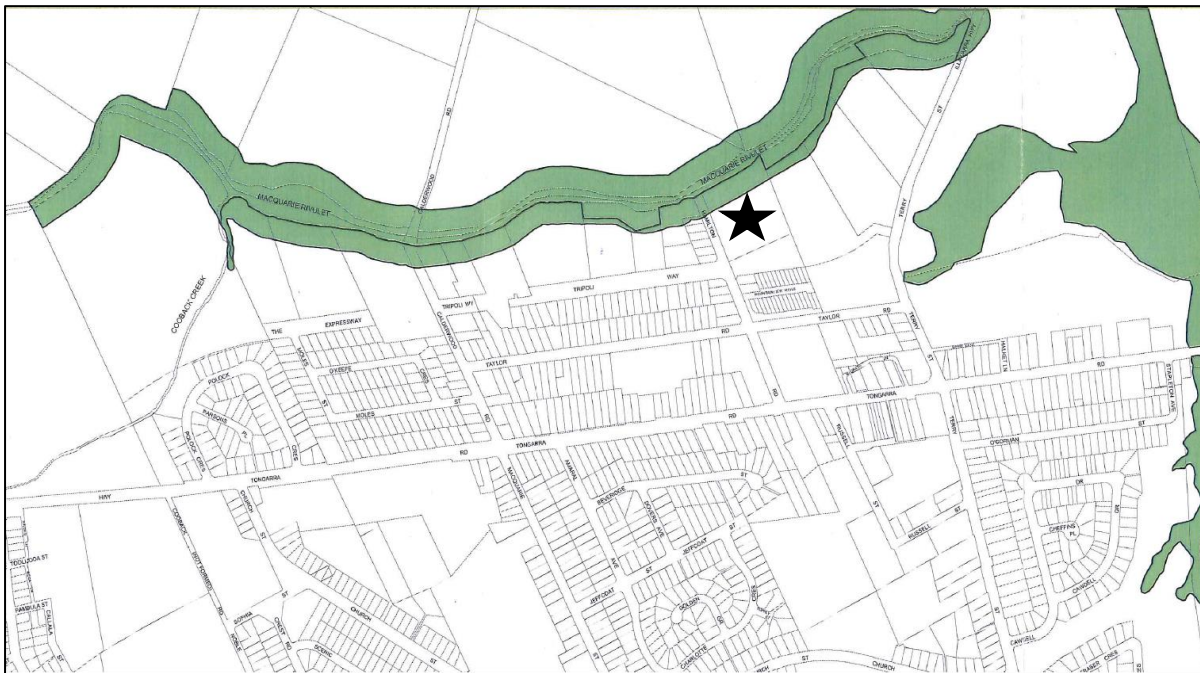
SEPP (Housing for Seniors or People with a Disability) 2004 Chapter 1 Clause 4 Subclause (6) ‘Land to which policy does not apply’

(a) Schedule 1 of the SEPP (Housing for Seniors or People with a Disability) 2004

A portion of the subject site for the length of the northern property boundary line adjacent to the Macquarie Rivulet is identified as ‘Environmentally Sensitive Land’ within Sheet BIO_014 of the SLEP 2013 Terrestrial Biodiversity Map. This mapped extent correlates to the riparian zone of the watercourse and extends northwards and southwards to both banks of the Macquarie Rivulet.

Schedule 1 of the *SEPP (Housing for Seniors or People with a Disability) 2004* disallows under Chapter 1 Clause 4 Subclause (6) (a) the lodgement of a Site Compatibility Certificate (SCC)

The SCC application that led to the current SCC approval was accompanied by a legal opinion supplied by RMB Lawyers dated 22 June 2017. For consistency this advice is also supplied in support of the current SCC (Refer to **Attachment B**). It is considered that the Department of Planning, Industry and Environment has previously acknowledged compliance with Clause 4 Subclause (6) of the SEPP SL and that the existing SCC approval would be a consideration for the Joint Regional Planning Panel (JRPP).



1.3 The Locality and surrounding land uses

LandTeam Australia Job No. 209139 14 Hamilton Road, Albion Park



Image 4: Aerial overview of Albion Park with the subject site highlighted. (Source Six Maps).

The Albion Park Retail and Commercial Core Area is located to the south of the subject site and centres about Tongarra Road. Whilst some services are available within a 400m pedestrian distance from the subject site, generally the majority of services are considered to be in excess of the 400m pedestrian travel distance identified under Clause 26 (2) (a) of the SEPP SL. Private and public transport options are however readily available within the location and include private mini bus services operated by two local clubs (Albion Park Bowling Club and Albion Park RSL Club) and a public bus service that has stops located within Tongarra Road.

These alternative transport options when considered in conjunction with the availability of local private taxi service providers (Kiama Cabs, Wollongong Radio Cabs) offer daily services to and from Shellharbour Square and the Stockland's retail centre in Shellharbour. Another option (although generally available only to persons over the age of 65) is the State Government funded Community Transport office, of which the Southern Branch is located at 108A Tongarra Road and offers assisted transport for eligible seniors within the Wollongong and the Albion Park areas. The Albion Park commercial and retail hub and the Stockland's Shellharbour Square complex each offers a wide range of goods and services including medical services in compliance with Clause 26 Subclause (1) of the SEPP. Pedestrian gradients to bus stops in Tongarra Road and mini-bus pick up from the Albion Park RSL are considered to be compliant with Subclause (3) of Clause 26 of the SEPP SL. An access consultant has been engaged by the developer to confirm access and gradients and the completed report is proposed to accompany a DA to Council.

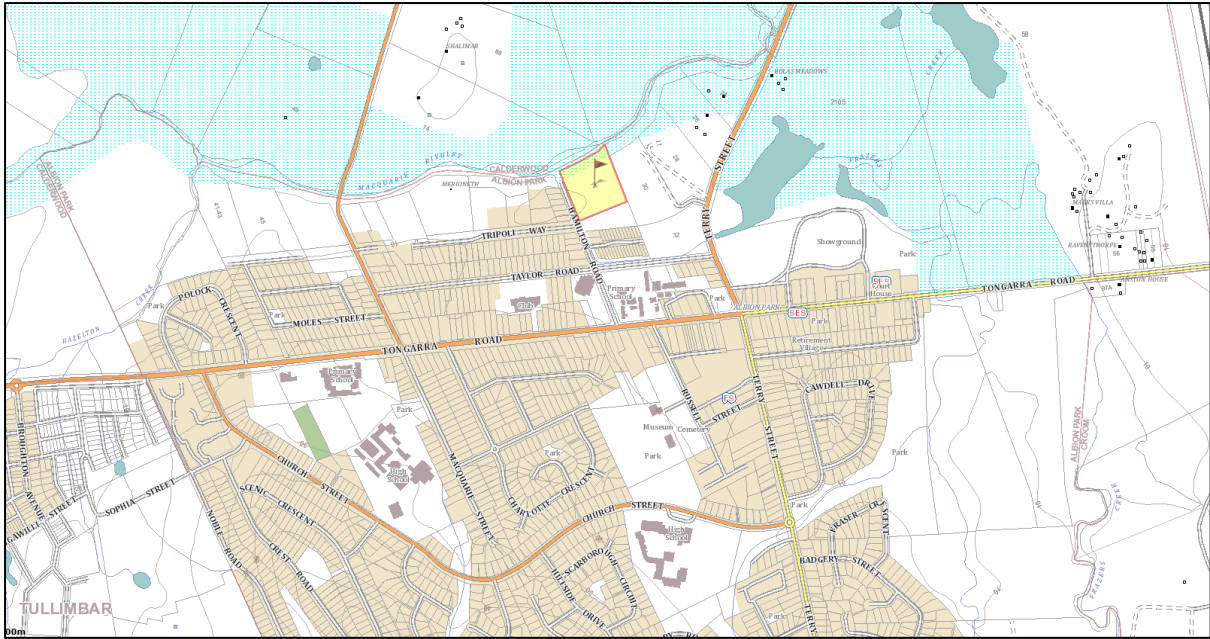


Image 5: Cadastral image overview with the subject site highlighted in yellow. (Source: Six Maps)



Image 6: Aerial image of the subject site (highlighted in yellow) showing the nearby land use pattern. (Source: Six Maps).

Image 6 presents an aerial image that provides an overview of the subject site within the context of the surrounding land uses. Reference to the right of the subject site within the aerial image reveals the presence of an industrial site. This business activity is identified as a

landscape supply yard. This business activity has access to the Illawarra Highway via a handle that is part of the planned route of the proposed Albion Park bypass and does not utilise Hamilton Road.



Image 7: Aerial image of the subject site in relation to adjoining lands. (Source: SCC IntraMaps).

A small residential development is situated to the west of Hamilton Road opposite the subject site proposed to be developed for the purposes of seniors living. The location is described as generally reflecting the character of a semi-rural / residential environment situated at the northern periphery of the developed extent of Albion Park. The presence of the Macquarie Rivulet forms a natural demarcation line between semi-rural and residential land uses to the south of the rivulet and rural farmland activities to the north of the rivulet.

'Mountain View Mews' is a seniors living development that is situated nearby at 35m to the south of the subject site at the intersection of Hamilton Road with Taylor Road. This existing development has access to Hamilton Road via a private access road situated centrally within the development (see image 7).

Situated between the subject site and the Mountain View Mews seniors living development sits an irregular parcel of land that is identified as Lot 1 in DP 1119325. This lot is undeveloped land and contains a quantity of grassland and trees. It is part zoned RU6 Transition and part zoned SP2 Special Uses 'Local Road' (southern portion). The latter zoning is reflective of Council's strategic objective for Tripoli Way to ultimately connect with Terry Street / The Illawarra Highway to the east of the subject site. Consultation with Council undertaken by the traffic consultant engaged by the developer suggests that at present there is no specific time

line for the development of the proposed bypass to commence and that there are currently no design plans available for consideration (either by Council or Transport for NSW).



Image 8: Aerial image of the subject site No. 14 Hamilton Road, Albion Park (Source: Six Maps).

1.4 The subject site

The subject property is legally identified as Lot 1 in DP 1069961, Parish of Jamberoo County of Camden. It has the street address identity of No. 14 Hamilton Road, Albion Park and a site area of approximately 1.94 hectares. The area of the site that is proposed to be developed for the purposes of Seniors Living is approximately 1.46 hectares and excludes a northern portion with an area of approximately 4,800m² that is identified under the *SLEP 2013* Terrestrial Biodiversity Mapping as 'Environmentally Sensitive Land'. The subject property is zoned RU6 Transition under the *SLEP 2013* wherein a minimum subdivision lot size of 3 hectares is the applicable development standard (Map Reference LSZ_014) .

The site is of a regular configuration and almost square in shape, with the exception of a departure along the northern property boundary as an outcome of the boundary being defined by proximity to the Macquarie Rivulet. The site is considered to be generally level throughout, with the exception of the northernmost part of the site where the land falls abruptly to the bed of the Macquarie Rivulet. A dwelling is located approximately centrally within the site and

other structures in the vicinity of the dwelling include a garage building and a shed. All structures are proposed to be demolished as part of the proposed redevelopment of the land. Existing landscaping embellishments comprise a quantity of trees of both exotic and native species origin that are arrayed about the curtilage area of the buildings.

The proposed development triggers the need for an approval from the consent authority to remove a quantity of trees and therefore an arborist has been engaged to survey trees that are proposed to be removed and to undertake an assessment.

The outcome of this investigation is that no trees are identified by the arborist as being of a level of significance that would warrant a recommendation for retention. As part of the redevelopment of the land it is proposed that landscaping of the site be undertaken and it is envisaged that the outcome of the proposed development would be a net environmental gain in terms of both quantity and quality of vegetation.



Image 9: General overview of the subject site looking eastwards from a vantage point adjacent to and to the south of the existing dwelling.

The riparian corridor of the Macquarie Rivulet forms the northern boundary of the site and native vegetation within this riparian area will not be affected by the proposed development of the remaining part of the site that is not mapped as Environmentally Sensitive Land.



Image 10: General overview of the subject site looking southeast towards an existing Seniors Living development that is located at the intersection of Taylor Road with Hamilton Road.

Town water, sewer and electricity are presently accessible to the dwelling that is located within the subject site. These existing services are proposed to be upgraded and extended as necessary to service the proposed redevelopment of the site. In terms of access, the site enjoys direct road frontage to Hamilton Road, which is a sealed local road that terminates at a cul-de-sac head at its northernmost end. Road upgrading to include kerb and guttering and a pedestrian footpath are to be anticipated as standard Council requirements should DA consent to the development ensue.

Drainage infrastructure within Hamilton Road along the eastern road reserve and to the north of the intersection with Tripoli Way is at present informal, consisting of a grassed verge that runs parallel and adjacent to the sealed part of the roadway. Formal kerb and gutter is located on the opposite, western shoulder of Hamilton Road to which existing residential dwellings have frontage.

Stormwater runoff that is collected within Hamilton Road is transported northwards to a pit at the apex of the cul-de-sac head. Stormwater is afterwards piped to a headwall discharge point that is located within the riparian corridor and from this location stormwater discharges to the adjacent Macquarie Rivulet.



Image 11: Riparian vegetation for the length of the northern property boundary line consists of a mix of native tree canopy cover and understorey vegetation with invasive weeds at the margins.



Image 12: Existing dwelling and associated sheds, Colourbond fencing and landscape trees.



Image 13: Hamilton Road cul-de-sac head looking south. Adjacent residential developments are located within the right hand side of the image and the subject property is located to the left.



Image 14: View looking north into the Hamilton Street cul-de-sac head which terminates at the Macquarie Rivulet riparian corridor. The subject property is located to the right of this image.



Image 15: Adjacent low density residential developments located opposite and to the west of the subject site on Hamilton Road. The subject property is located to the left of this image.

1.5 Agricultural capability

The subject property maintains a site area of 1.947 Hectares, of which approximately 0.48 ha is considered to be riparian land. The remaining site area of 1.46 ha is not considered to represent a sufficient area that could be considered as viable agricultural land. Surrounding land uses include urban, with residential dwellings situated to the west, southwest and south. An industrial land use activity is situated adjacent to the eastern property boundary and identified as Albion Park Landscaping Supplies. To the north and separated from the subject site by the intervening Macquarie Rivulet, the Land Use zoning changes from the RU6 Transition to RU1 Primary Production wherein sustainable farming activities occur.

The Macquarie Rivulet forms a natural interface between the transitional urban/rural interface to the south of the Rivulet and agricultural land activities undertaken to the north of the rivulet. Given the natural buffer that the rivulet defines between the two differing land use activities, the proposed development is not anticipated to have an impact upon viable agricultural land located to the north of the rivulet.

1.6 Significant Native Vegetation

The northern property boundary of the subject property is defined by the local meander of the Macquarie Rivulet. The 40m buffer area of the riparian zone of the Macquarie Rivulet extends

into the northern part of the subject lot and this area includes native vegetation adjacent to the watercourse. This native vegetation is identified within Council's mapping system as potentially containing an Endangered Ecological Community (EEC) and is not proposed to be disturbed as part of the development.

A Flora and Fauna Assessment (FFA) and Vegetation Management Plan (VMP) have been prepared by the Accredited BC Act Assessor Lodge Environmental to accompany a future DA to Council. The ecologist reports concludes that the existing native vegetation to the south embankment of the Macquarie Rivulet is highly degraded by weed incursion and makes recommendations for an improved ecological outcome from the development of the land through weed suppression and revegetation with endemic species.

1.7 Open Space

Development of the site for residential purposes will not remove or restrict public access to any public open space and the proposed development for seniors living will not generate any need for any additional open space under the terms of the SEPP.

1.8 Bulk and Scale

The development of the site for the purposes of serviced self-care seniors living is proposed to be in all respects compliant with the site density controls set out under Chapter 3 Part 7 Division 4 Clause 50 of the SEPP SL. These controls include a maximum FSR of 0.5:1 and it is proposed that this density be applied to the proposed development. Conceptually all dwellings will be of single storey and of less than 8m in maximum roof height and of detached building type.

1.9 Flood affectation

A minor portion of the northern part of the subject property is identified within Council's Flood Mapping as being affected by the PMF for flood risk as a result of proximity to the Macquarie Rivulet. The approximately 1.46 hectare area proposed to be developed for the purposes of seniors living is located outside of the mapped extent for flood affectation. Reference should be made to the Flood Report prepared by LandTeam that is an accompaniment to the SCC supporting documentation.

1.10 Access to services and facilities

The subject site is located at the northern periphery of Albion Park. Tongarra Road is situated to the south wherein a variety of services are readily available. The linear distance to Tongarra Road from the subject site is approximately 285m, whilst pedestrian travel distance to the intersection of Hamilton Road with Tongarra Road is approximately 360m. The Tongarra Road commercial and retail sector extends generally eastwards from the intersection of Tongarra Road with Terry Street and thenceforth southwards along Terry Street to Russell Lane. These services are generally at distances of in excess of a 400m pedestrian travel journey and therefore reliance for compliance with the SEPP rests upon access to bus stops via compliant gradient footpaths.



Image 16: Active commercial and retail street frontage within Tongarra Road – Highlighted a 210m section between Russell Street to the east and Terry Street to the west (Source: Six Maps).

The Tongarra Road retail and commercial superblock that is bounded by Terry Street to the east, Russell Street to the west, Tongarra Road to the north and Russell Lane to the south contains a Woolworths Supermarket and associated variety stores. The shopping centre complex includes access to a number of Automated Teller Machines and bank service providers (Horizon Credit Union and IMB identified).

At the Tongarra Road shops fronting Tongarra Road between Terry Street and Russel Street both Commonwealth and ANZ Bank branches are located, as is Blooms the Chemist and the New Albion Medical Centre. Whilst it is acknowledged that many of the above listed services are located at pedestrian distances that are in excess of 400m distant from the subject site, all facilities mentioned are accessible via Premier Bus Line, private recreation club bus (e.g.: Albion Park RSL Memorial Club and Albion Park Bowling and Recreation Club) and also by local taxi cab service.

In a street survey (current as of 2018) the following business premises were identified within a 210m section of Tongarra Road between the Albion Park Primary School and Terry Street when travelling along Tongarra Road in a westerly to an easterly direction:

Northern street frontage – 210m from Albion Park Primary School to Terry Street intersection:

Dental clinic, take-away food premises, Accountancy Firm, Pizza Shop, Laundromat, Restaurant, Real Estate Agency, Pathology Clinic, Hairdresser, ANZ Bank - Albion Park Branch and Johnson Park community land, corner of Tongarra Road and Terry Street.

Southern street frontage – 210m from Russell Street to Terry Street intersection:

Pizza Hut Restaurant, Salvation Army, Chemist, Liquor Shop, Hairdresser, Bakery, Newsagency, Butcher Shop, Optometrist, Auto Accessories Shop, Commonwealth Bank – Albion Park Branch, Accountancy Firm, Travel Centre, Fish and Chip Take-away food premises, Delicatessen, Café, KFC Restaurant and the Albion Park Hotel, corner of Tongarra Road and Terry Street.

Pedestrian crossing locations – Tongarra road active commercial and retail street frontage:

An existing pedestrian footpath is located from Tripoli Way for the length of Hamilton Road to Tongarra Road and extends along the northern and southern sides of Tongarra Road. Pedestrian crossing points are located to the frontage of the Commonwealth Bank in Tongarra Road (crossover with centre pedestrian refuge) and at the Russell Street / Tongarra Road intersection to the frontage of the Albion Park Primary School (traffic lights with pedestrian signals).

Bus Services connecting with Tongarra road active commercial and retail areas

Premier Buses runs a regular 7 day per week service between Albion Park shops (bus stop located on Tongarra Road) and Shellharbour as detailed within bus line timetables included as **Attachment D** to this document.

The Albion Park RSL Memorial Club located at 160 Tongarra Road runs a courtesy bus for members and guests 7 days per week in the evenings and the main entrance and collection point is located at an approximately 260m pedestrian distance from the subject site (utilizing safe pedestrian crossing of Hamilton Road at the Hamilton Road Public School crossing). The Albion Park Bowling and Recreation Club at 32 -52 Taylor Road also runs a courtesy bus for members and guests 4 days per week (Wed, Fri, Sat and Sun) and the main entrance is located at a distance of approximately 380m pedestrian distance from the subject site.

Access to community facilities

Community facilities located outside of a 400m pedestrian travel distance are found within a radius of 800m of the subject site. These facilities include the Albion Park Community Health Centre (700m), Albion Park Public Library (615m), Albion Park Community Centre (535m) and Albion Park Post Office (580m). Access to these facilities from the subject site would necessitate a combined pedestrian / bus journey or alternatively door to door via radio taxi cab.

Table 1: Local goods and services and medical facilities within Tongarra Road between Hamilton Road and Terry Street (tenancies current as of 2018) and community facilities within a 1km radius:

Shops, service providers, retail and commercial facilities
Northern road frontage to Tongarra Road
Accountancy firm - 154 Tongarra Rd, Albion Park
Take-away food premises (Chicken shop) – 154 Tongarra Rd, Albion Park
Hairdressing salon / Beautician - 1/152 Tongarra Rd, Albion Park
Take-away food premises (Pizza shop) – 150 Tongarra Rd, Albion Park
Laundromat - 2/150 Tongarra Rd, Albion Park
Restaurant – 3/148 Tongarra Rd, Albion Park
Real estate agency – 148A Tongarra Rd, Albion Park
Hairdressing salon – 2/146 Tongarra Rd, Albion Park
Pathology clinic - 5/146 Tongarra Rd, Albion Park
Dental Clinic - 146 Tongarra Rd, Albion Park
Beautician – 8/146 Tongarra Rd, Albion Park
ANZ Bank branch office - 144 Tongarra Rd, Albion Park
Southern road frontage to Tongarra Road
Restaurant (Pizza Hut) – 173 Tongarra Rd, Albion Park
Salvation Army - 169 Tongarra Rd, Albion Park
Chemist – 167 Tongarra Rd, Albion Park
Liquor shop – 165 Tongarra Rd, Albion Park
Hairdressing salon - 163 Tongarra Rd, Albion Park
Bakery – 161 Tongarra Rd, Albion Park
Newsagency – 159 Tongarra Rd, Albion Park
Butcher shop – 157 Tongarra Rd, Albion Park
Optometrist – 157 Tongarra Rd, Albion Park
Auto accessories shop – 155 Tongarra Rd, Albion Park

Commonwealth Bank branch office - 151 Tongarra Rd, Albion Park
Accountancy firm - 149 Tongarra Rd, Albion Park
Travel agency - 149 Tongarra Rd, Albion Park
Delicatessen - 149 Tongarra Rd, Albion Park
Café – 149 Tongarra Rd, Albion Park
KFC restaurant – 145 -147 Tongarra Rd, Albion Park
Albion Park Hotel – 143 Tongarra Rd, Albion Park
Community services and recreational facilities (Albion Park)
Albion Park Community Centre – Russell Street, Albion Park
Albion Park Public Library – Russel Street, Albion Park
Albion Park Post Office – 133 Tongarra Rd, Albion Park
L R Mood Park (community land) – 140 Tongarra Rd, Albion Park
Local Medical Facilities
New Albion Medical Centre - 171-173 Tongarra Rd, Albion Park
Tongarra Medical Services - 175 – 177 Tongarra Rd, Albion Park
Southern IML Pathology - 146 Tongarra Rd, Albion Park
Albion Park Physiotherapy - 4 Russel Street, Albion Park
Albion Park Podiatry - 1/171 Tongarra Rd, Albion Park
Albion Park Dental - 3/152 Tongarra Rd, Albion Park

2. The Proposal

2.1 A retirement village comprising serviced self-care dwellings including a community building, private road and landscaping:

The total site area of the subject land Lot 1 in DP 1069961 is approximately 1.94 hectares. The proportion of the site that is proposed to be developed for the purposes of Seniors Living equates to an area of approximately 1.46 hectares and excludes approximately 0.48 hectares within the northern part of the site that is mapped under the *SLEP 2013* as 'Environmentally Sensitive Land'. The mapped extent of this area generally corresponds with the 40m wide riparian corridor of the Macquarie Rivulet.

The proposed development calls for the demolition of the existing dwelling and associated detached garage and shed buildings and for the removal of a quantity of trees. These works would be followed by the construction of the proposed seniors living development over part of the subject lot and would include serviced self-care dwellings, a community building and internal road and landscape embellishments. Subject to Council consent it is proposed that the development include a Community Title subdivision that would result in each dwelling being located within an individual Community Title allotment. The private road, community building and Environmentally Sensitive Land are all proposed to be included within a single allotment that is to be administered under the terms of a Community Management Plan.

In order to meet the servicing requirements of the SEPP for the proposed self-care dwellings, a service agreement has been entered into between the developer of the land and South Coast Home Health Care Pty Ltd (SCHHC), an accredited care provider based in Warilla. SCHHC currently provides care services to a number of seniors living developments within the local area. A copy of the service agreement is included as **Attachment C** to this report.

2.2 Development Concept:

The project is envisaged as a retirement village that is to be operated in accordance with the terms of the *Retirement Villages Act 1999*. The development would therefore be restricted to occupation by seniors 55 years and over in accordance with Chapter 3 Part 1 Clause 18 of the SEPP SL. It is the intent to achieve an overall floor space ratio of 0.5:1 and for the proposed development to be in all respects guided by the controls for self-contained dwellings detailed under Chapter 3 Part 7 Division 4 Clause 50 of the SEPP SL.

The ultimate number of proposed dwellings would be subject to a future assessment by Council via the lodgement of a DA, should the current SCC application be supported. Conceptually and for the purposes of this SCC application, the enclosed plan indicates a potential for twenty nine (29) dwellings, via twenty six (26) building envelopes and the inclusion of three (3) duplex dwellings. A community building of 90m² (approx.) is proposed to be situated within an accessible location within the site.



Image 18: Site Plan Dwg. No. A02 Issue O dated January 2020 prepared by Stiletto Homes.

2.3 Traffic and access provision

A private internal access road is proposed to be constructed to connect with Hamilton Road at two locations. The private road would provide a direct vehicular access to all proposed dwellings and allow weekly kerbside collection of garbage and recycling by a private contractor. The SCC application is supported by a Traffic Impact Study that has been prepared by the traffic consultant BITZIOS and should be referred to for additional details pertaining to traffic, access and a comment upon the proposed future Albion Park bypass.

3. Strategic Justification

3.1 Relationship with Regional and Local strategies:

Illawarra Shoalhaven Regional Plan:

The Illawarra Shoalhaven Regional Plan introduces four stated goals within the document preamble. Stated Goal No. 2 *'A variety of housing choices with homes that meet needs and lifestyles'* has relevance to the proposed development and is described within Regional Plan in the following terms –

'Providing housing choice to meet the community's needs into the future, in locations that can sustain housing is a key objective of this plan.'

Response:

The proposed development is considered as consistent with Goal No. 2 of the Regional Plan in providing for additional housing choice for seniors 55 years and over. The proposal is receptive to the needs of an aging population and in particular proposes to cater towards a growing transitional sector of the aging community where down-sizing from current living arrangements may be desired, however significant assistance in living arrangements is not required.

The location is considered suitable for seniors living as it has ready access to a range of goods and services available locally within the Tongarra Road / Terry Street Albion Park retail and commercial precinct as well as regular bus services to and from the Stockland's Retail Centre in Shellharbour Square.

3.2 Public interest reasons for seniors living within the locality

Albion Park is defined as a Major Town under the Dept. of Planning *Regional Strategy (2006 – 2031)*. According to the Dept. of Planning and Environment NSW *State and Local Government Area Population projections* Albion Park had a population of 66,200 in 2011 with a projection of 71,150 persons for 2016 and increasing to 90,500 forecast by 2036. This represents an increase in population of 36% over the projected time period and a significant proportion of this estimate will include older persons and people with a disability in line with the National overall aging population demographic. A *2009 Survey of Disability, Aging and Carers* prepared by the ABS revealed 18.5% of the National population (4 million persons) responding to the survey as having a disability. The Shellharbour DCP (Version 2 as Amended 6 July 2016) refers to a projected 70% increase in the number of older persons with a disability over the coming 30 year period.

Given these trends, there is a strong public interest reason for the promotion of seniors living, with the Albion Park area considered as a strong candidate to accommodate an increase in aged care provision, given the proximity of the Albion Park Retail Centre (8,806m² of leasable retail area – 2008 figures) that is bounded by Tongarra Road, Terry Street and Russell Street and Russell Lane as described elsewhere within this report. Significant community facilities located within a radius of 800m of the subject site include the Albion Park Community Health Centre, Albion Park Public Library and the Albion Park Community Centre. Social facilities include the Albion Park RSL and the Albion Park Bowling Club, both located to Tongarra Road.

Existing Seniors Living Developments and social activity facilities found within the locality are indicative of demand within the local community. An aging population will see an increasing demand over time for seniors housing and community facilities within the locality.

Of relevance, Chapter 3.3 'Suburb Level Trends' of the Shellharbour City Council 'Open Space, Recreation and Community Facilities Needs Study (March 2010) on page 15 contains the following observations:

'The Albion Park suburb shows a generally stable population, which will remain unchanged through to 2021. The population is generally aging, though still maintaining a historically high proportion of younger residents (0-19 year olds at 32.4% a reduction of 2.5%). While the relative proportions of dwelling type (low and medium density) will remain unchanged, steady growth of dwelling numbers will offset lower average household size to maintain a steady overall population. Albion Park will remain the most populous suburb in the LGA'.

3.3 Adequacy of services and infrastructure to meet demand

Existing service infrastructure consisting of water and sewer and drainage is available within the locality of the proposed development site. Services will be extended into the site so as to service all proposed lots. Electricity and communications are available to the site and delivery will be upgraded as required following consideration by Council of an ensuing Development Application and a potential consent issuance.

4. Pre-lodgement Consultation

An initial pre-lodgement meeting was conducted with Shellharbour City Council on the 24th May 2017 and a follow-up pre-lodgement meeting conducted on the 6th October 2018. Matters raised by Council and the applicant responses are summarised as follows:

Issue raised by Council:

1. *Riparian vegetation in association with the Macquarie Rivulet identified as an Endangered Ecological Community - how is this area to be managed as part of the development of the site?*

Applicant's response:

The application for Site Compatibility Certificate cannot include land that is identified under Schedule 1 of the SEPP SL as 'Environmentally Sensitive Land'. It is proposed that only that part of the site that is not identified as 'Environmentally Sensitive Land' be developed for the purposes of seniors living. It is anticipated that at the time of lodgement of a Development Application over the subject site that Council will be in a position to thoroughly assess the impact of development of the site upon the environment under Section 4.15 of the EP&A Act 1979 and that this would include potential impacts upon that land identified under the SLEP 2013 Terrestrial Biodiversity Mapping as 'Environmentally Sensitive Land'. To assist Council in a determination of potential ecological impacts the applicant has engaged the Accredited Assessor Lodge Environmental to prepare both a Flora and Fauna Assessment report and a Vegetation Management Plan to accompany a DA should an SCC approval be issued.

Issue raised by Council:

2. *Council's strategic planning for the future development of the subject site and adjoining and adjacent lands sharing the same RU6 Transition zoning is contingent upon the extension of Tripoli Way to connect with Terry Street to the east. There is at present no Council timeline for the road extension to occur and accordingly the proposed seniors living development and residential development generally within the location is not supported at this point in time.*

Applicant's response:

The applicant acknowledges Council's concern and advises that a Traffic Consultant has been engaged to prepare a Traffic Impact Assessment Report for submission with the SCC application and for inclusion within any subsequent DA to follow. Access for the proposed development of the subject site is proposed to be directly off Hamilton Road. The applicant contends that the existing road network is adequate for the type

and scale of the proposed development and that the success of the proposal is not dependant to any extent upon an extension of Tripoli Way, design details of which are currently unavailable from Council or Transport for NSW and therefore cannot be a consideration.

Issue raised by Council:

3. *The eligibility of the site for consideration of a SCC proposed to be lodged under Chapter 3 Part 1A Clause 25 of the SEPP SL was tabled, specifically in relation to the following SEPP SL Clauses:*

Chapter 1 Clause 4 Subclause (4) 'Land that adjoins land zoned primarily for urban purposes'

And;

Chapter 1 Clause 4 Subclause (6) 'Land to which policy does not apply'

Land identified under Schedule 1: "Environmentally Sensitive Land"

Applicant's response:

The applicant has obtained independent Legal Advice and email confirmation from the Department of Planning, Industry and Environment to confirm the eligibility of the site for consideration of a Site Compatibility Certificate application (Refer to **Attachments A and B** to this report).

Issue raised by Council:

4. *Occupant safety in the event of bushfire threat. Management and coordination of resident safety in the event of bushfire. The subject site is not at present mapped as Bushfire Prone Land, however this is likely to change with the foreseen introduction of grasslands into the Bushfire Prone Land mapping for the Shellharbour LGA.*

Applicant's response:

At the time of preparation of the SCC the RFS document PBP 2019 remains in draft format and the subject property is not identified as Bushfire Prone Land under PBP 2006. It is unknown at the time of preparation of this report whether the subject site is to be identified as Bushfire Prone Land following the introduction of Category 3 grassland to the Shellharbour RFS mapping with PBP 2019 anticipated to come into effect later in the first half of 2020. Nonetheless, as Council has requested consideration for occupant safety in the event of bushfire threat, a suitably qualified Bushfire Consultant has been engaged to prepare a Bushfire Risk Assessment Report to accompany the DA for referral to the Rural Fire Service.

Issue raised by Council:

5. *Adequacy of road, road drainage and access to service provision to be assessed by Council upon receipt of a DA tabling detailed plans of the proposed development. Confirmation that the subject development will not be affected by the 1:100 ARI for Flood in association with the Macquarie Rivulet and where required a flood evacuation plan is to be provided at DA stage.*

Applicant's response:

An engineering assessment of the site inclusive of a Traffic Impact Assessment Report and a Flood Report have been prepared to accompany a future Development Application to Council pending support from the DPI&E in response to the lodgement of a SCC application.

Attachment A

RMB Lawyers correspondence dated 20 April 2017



L A W Y E R S

Our Ref: TE:CRO-0233-0001
Enquiries: Tanya Emmett

20 April 2017

Mr O Pecoski & Mr L Cross
14 Hamilton Pty Ltd
3/121 Shellharbour Road
WARILLA NSW 2528

BY EMAIL: builder@stilettohomes.com
airboundcross@hotmail.com

Dear Oliver & Lance

Re: Interpretation of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 regarding 14 Hamilton Road, Albion Park

I refer to my telephone conversation with Oliver on 6 April 2017 and my attendance on Lance on 13 April 2017.

Instructions

I confirm your instructions to provide you with advice regarding the interpretation of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ("the SEPP") particularly clause 4(1)(a).

Summary of advice

I have now reviewed the provisions of the SEPP and am of the opinion that the land does adjoin land zoned primarily for urban purposes as set out in clause 4(1)(a) of the SEPP.

Background

You have instructed me that:

1. Approximately 7 months ago 14 Hamilton Pty Limited purchased the land at 14 Hamilton Road, Albion Park known as Lot 1 DP1069961 ("the land"). I assume you are both directors of that company.

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Sustainability Advantage
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Legal Best Practice

2. The land is zoned RU6 Transition under the provisions of the Shellharbour Local Environmental Plan 2013 ("the Shellharbour LEP").
3. You intend on developing the land for seniors housing under the SEPP.
4. You have approached an officer at the Department of Planning and Environment who has told you that before you can apply to Council for development consent for a seniors housing development, you must first show that the provisions of the SEPP apply to the land.

The relevant provisions of the SEPP

Under clause 4(1), the SEPP applies to:

"land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

(a) development for the purpose of any of the following is permitted on the land:

- (i) dwelling-houses,*
- (ii) residential flat buildings,*
- (iii) hospitals,*
- (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or"*

The land is zoned RU6 Transition and so cannot be classed as land zoned primarily for urban purposes. RU6 land is actually specifically referred to in the SEPP as land that is not zoned primarily for urban purposes (clause 4(2)(c)). That means that the only way in which the land could be developed for seniors housing is if it can be established that the land adjoins land zoned primarily for urban purposes and any one of the four types of development listed under clause 4(1)(a) is permitted on the land.

Under the land use table for RU6 land in the Shellharbour LEP, dwelling houses are permitted with consent. The only question therefore is whether the land adjoins land zoned primarily for urban purposes.

Clauses 4(4) of the SEPP states:

"For the purposes of this Policy, land that adjoins land that is zoned primarily for urban purposes includes (but is not limited to) land that would directly adjoin land that is zoned primarily for urban purposes but for the presence of a public road to which there is direct vehicular and pedestrian access from the adjoining land."

On the extract of the Shellharbour LEP zoning map provided to me (a copy is attached for your reference), it can be seen that the southern boundary of the land adjoins land zoned RU6 and then further south SP2 Local Road that will eventually be converted into road and form part of the Tripoli Way bypass. The Department of Planning and Environment has acknowledged that once this section of land has been made into road, there will be no question that all of the land's southern boundary will adjoin (albeit with road in between) land zoned R2 Low Density Residential, being land zoned primarily for urban purposes.

The Department's acknowledgement, although encouraging is not helpful, as it requires the land adjoining the land's southern boundary to first be made into road before it could

be relied upon for the purpose of satisfying clause 4(1)(a) of the SEPP. There is no way of knowing how long that would take.

The south western corner of the land however directly connects with part of Tripoli Way presently zoned R2 Low Density Residential. The question is whether that connection is enough to satisfy the Department under the SEPP.

The relationship that clause 4(1)(a) of the SEPP requires, that of "adjoining", has been the subject of much judicial consideration.

In the case of *ACN 115 840 509 Pty Limited v Kiama Municipal Council* [2006] the NSW Land and Environment Court had to consider whether rural land in Gerringong adjoined land zoned residential. The land in that case was separated from the residential land by the Princes Highway and the Illawarra Railway for a distance of 65 metres. The Court held in that case that the subject land did adjoin the residential land, stating:

"The separation of the subject land from the land zoned primarily for urban purposes by the linear features of the Princes Highway and the Illawarra Railway does not disentitle the subject land from being land that "adjoins" land zoned primarily for urban purposes".

The Judge in the case relied on previous decisions of the Land and Environment Court and the Court of Appeal on this issue, which he said:

"... are consistent in holding that it is not necessary, in order for the subject land to answer the description of being land that "adjoins" land zoned primarily for urban purposes, to be conterminous with (that is, have a common boundary with) or be immediately adjoining the 2(a) Residential land. It is sufficient that the subject land is "near to" or is "neighbouring on" or is "in sufficient proximity to" the 2(a) Residential land which is land zoned primarily for urban purposes.

The determination of whether land answers the description of being land that "adjoins" within this meaning involves matters of fact and degree".

The Court in the ACN case referred to many other cases where the land in question was physically separated from the urban zoned land and were still found to be classified as land to which the SEPP applies. That is, "adjoining" land.

Conclusion

Based on the decision in the ACN case, there is no doubt that the land is "near to", "neighbouring on" or "in sufficient proximity to" the residential land to the south west.

I am also of the opinion that, consistent with the decision in ACN (and contrary to the Department of Planning and Environment's interpretation), the land similarly adjoins the residential land to the south even though it is separated by land proposed, but not yet constructed, as road. Clearly it is also "near to", "neighbouring on" or "in sufficient proximity" to the land.

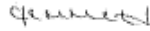
+

The land therefore falls under clause 4(1)(a), being land to which the SEPP applies.

I hope this letter clarifies the position for you and is of assistance. Please do not hesitate to contact me if you have any questions.

- 4 -

Yours faithfully



Tanya Emmett

Direct Line: (02) 4232 1188

Email: tanyae@rmblawyers.com.au



We invite you, your family, friends and work colleagues to 'Ask us a Question' on our website at www.rmblawyers.com.au and receive an answer free of charge without obligation within 48 hours.

Attachment B

RMB Lawyers correspondence dated 22 June 2017



L A W Y E R S

Our Ref: TE:CRO-0233-0001
Enquiries: Tanya Emmett

22 June 2017

Mr O Pecoski & Mr L Cross
14 Hamilton Pty Ltd
3/121 Shellharbour Road
WARILLA NSW 2528

BY EMAIL: builder@stilettohomes.com
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MELISSA PACHECO
JESSICA CLARKE

Dear Oliver & Lance

Re: Interpretation of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 regarding 14 Hamilton Road, Albion Park

I refer to an email received from Michael Carpenter from LandTeam and my telephone conversation with Lance on 20 June 2017.

Instructions

I confirm your instructions to revise the advice given on 13 June 2017 taking into consideration the email from LandTeam on 20 June 2017.

Summary of advice

Any development application for seniors housing on the land must be confined to that part of the land not identified as being *Environmentally Sensitive Land* on the Terrestrial Biodiversity Map attached to the Shellharbour LEP ("the Biodiversity Map").

Background

In my 13 June 2017 advice I concluded that the land is not identified in the Shellharbour LEP as being *environmentally sensitive land*. This advice was given without knowledge of the land's inclusion in the Biodiversity Map.

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revised.doc

On 20 June 2017, I received an email from LandTeam attaching a copy of Sheet BIO_014, which forms part of the Biodiversity Map. The Biodiversity Map clearly shows part of the land as being *Environmentally Sensitive Land*. A copy of the relevant sheet of the Biodiversity Map is attached for your reference.

Advice

As set out in my earlier advice, clause 4(6) of the SEPP does not apply to:

" (a) land described in Schedule 1 (*Environmentally sensitive land*), or... "

Schedule 1 states:

"Environmentally sensitive land

Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:

- (a) *coastal protection,*
- (b) *conservation (but not land identified as a heritage conservation area in another environmental planning instrument),*
- (c) *critical habitat,*
- (d) *environment protection,*
- (e) *open space,*
- (f) *escarpment,*
- (g) *floodway,*
- (h) *high flooding hazard,*
- (i) *natural hazard,*
- (j) *(Repealed)*
- (k) *scenic (but not land that is so identified if:*
 - (i) *the land is within a residential zone in which development of two storeys or more in height is permitted, or*
 - (ii) *an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),*
- (l) *water catchment,*
- (m) *natural wetland.*

Land shown cross-hatched on the bush fire evacuation risk Map."

There can be no doubt that the inclusion of the land in the Biodiversity Map identifies the land as being *environmentally sensitive land* for the purposes of clause 4(6) and Schedule 1 of the SEPP. This means that the SEPP does not apply to that part of the land identified in the Biodiversity Map and any proposed seniors housing development on that part of the land cannot proceed.

However the Biodiversity Map does not include all of the land. This means that the SEPP still applies to that part of the land not included in the Biodiversity Map.

A development application can relate to part of land. It does not necessarily have to relate to a parcel of land as a whole. A consent authority is only required to assess development the subject of a development application. The land to which a development application relates is solely the land on which it is proposed that the development the subject of the application is to be carried out.

By confining the proposed development to that part of the land not identified as being *Environmentally Sensitive Land*, your application for a proposed seniors housing development on that part of the land can proceed. The development site would not be defined by all four property boundaries in that case, but by the land's eastern, southern and western boundaries up to the southern boundary of the land identified in the Biodiversity Map.

The relationship of the development to the adjoining *Environmentally Sensitive Land* is still a relevant factor for consideration and will no doubt be taken into account during the merit assessment process.

I hope I have been able to clarify the position for you. Please do not hesitate to contact me if I can be of any further assistance.

Yours faithfully



Tanya Emmett
Direct Line: (02) 4232 1188
Email: tanyae@mblawyers.com.au



We invite you, your family, friends and work colleagues to 'Ask us a Question' on our website at www.mblawyers.com.au and receive an answer free of charge without obligation within 48 hours.

Attachment C

South Coast Home Health Care service agreement.

AGREEMENT FOR PROVISION OF CARE SERVICES

BETWEEN: 14 HAMILTON PTY LIMITED (ACN 614 722 093) of 3/121
Shellharbour Road, Warilla NSW 2528 ("the developer")

AND: SOUTH COAST HOME HEALTH CARE PTY LTD (ABN 93 063 917
779) of Suite 9, 12-14 George Street, Warilla NSW 2528
("SCHHC")

RECITALS:

- A. SCHHC is an accredited care provider with resources to provide health care and assisted living services to disabled and elderly members of the Illawarra community.
- B. 14 Hamilton Pty Limited has a current proposal in for a site compatibility certificate from the Department of Planning for 36 seniors living self-contained dwellings with community facilities and ancillary services at the site comprised in Lot 1, DP 1069961 and known as 14 Hamilton Road, Albion Park.
- C. SCHHC has informed the Developer that it is willing to provide the services listed in the attached schedule to the residents of the Developer's proposed Seniors Estate at the cost of the residents on a user pay basis ("SCHHC Schedule")

OPERATIVE PARTS:

- 1. SCHHC agrees that in the event that the Developer is successful in obtaining consent from the Council or other consent authority for the Seniors Estate, SCHHC will provide the services listed in the SCHHC Schedule for residents of the Seniors Estate at the then scheduled fees by appointment or on a regular basis as required by the individual residents.
- 2. SCHHC will provide such services as long as they shall be required by the residents of the Seniors Estate or as long as the Seniors Estate shall continue to operate.

3. SCHHC shall devise a servicing management plan in accordance with the requirements of the residents and management of the Seniors Estate which shall stipulate the detailed nature of service to be made available to residents, the times at which the services will be delivered or provided and the costs of those services
4. In addition to the services set out in the SCHHC Schedule (which include personal care and home nursing, and assistance with housework), SCHHC will provide home delivered meals to residents of the Seniors Estate at the then applicable fees.
5. The developer may assign the benefit of this Agreement to the owners of the Community Title Scheme (or such other body as shall represent the proprietors of the Seniors Estate) ("the Owners") as may be established on registration of the Plan of Subdivision for the Seniors Estate and in that event SCHHC acknowledges and agrees that this Agreement shall be novated to the Owners

EXECUTED AS A DEED on *18th October* 2017

14 HAMILTON PTY LTD
(ACN 614 722 093)

By its Director



Oliver Pecoski

Director

SOUTH COAST HOME HEALTH

CARE PTY LTD (ABN 93 063 917 779)

by its Director/Secretary



Glenda Potts

Director/Secretary

Attachment D

Premier Bus Timetable Routes 76/77 and Albion Park RSL bus timetable



Monday to Friday

Albion Park to Shellharbour (Routes 76/77)

Monday to Friday												
map ref	Route Number	77	77	76	77	76	76	77	76	76	77	76
P	Albion Park Shops Tongarra Road	PS	PS	PS	07:31	QS	08:01	08:33	...	08:50	09:33	09:50
Q	Church Street opposite Sophia Street	05:48	06:28	07:04	07:35	07:50	08:05	08:37	U08:46	08:54	09:37	09:54
R	Ashburton Drive at Terry Street	05:54	06:34	07:11	07:42	07:57	08:13	08:44	08:52	09:01	09:44	10:01
P	Albion Park Shops Tongarra Road	06:00	06:40	07:18	07:50	08:05	08:21	08:52	09:00	09:09	09:52	10:09
O	Oak Street near Ash Avenue	06:05	06:45	07:23	07:55	08:10	08:26	...	09:05	09:14	...	10:14
N	Albion Park Station	T06:10	06:50	T07:28	08:00	...	T08:31	08:59	...	...	09:59	...
M	Oak Flats Station	...	06:57	07:34	08:07	C08:20	08:38	09:06	09:15	09:24	10:06	10:24
L	The Boulevard before Deakin Street	...	07:02	...	08:12	...	...	09:11	...	...	10:11	...
A	Stockland Shellharbour	...	07:10	07:40	08:20	08:28	08:44	09:19	09:20	09:30	10:19	10:30
K	Queen Street after King Street	...	...	...	...	08:36	...	...	...	09:38	...	10:38
J	Warilla Junction Shellharbour Road	...	...	...	...	08:40	...	...	...	09:42	...	10:42
I	Jindabyne Road after Burrinjuck Avenue	...	...	...	...	08:50	...	...	...	09:52	...	10:52
H	Shellharbour Beach Wollongong Street	...	...	...	...	08:57	...	...	...	09:59	...	10:59

Monday to Friday (continued...)												
map ref	Route Number	77	76	77	76	77	76	77	76	77	76	77
P	Albion Park Shops Tongarra Road	10:35	10:50	11:35	11:50	12:35	12:50	13:35	13:50	V14:35	14:50	15:35
Q	Church Street opposite Sophia Street	10:39	10:54	11:39	11:54	12:39	12:54	13:39	13:54	14:45	14:54	15:39
R	Ashburton Drive at Terry Street	10:46	11:01	11:46	12:01	12:46	13:01	13:46	14:01	14:52	15:01	15:46
P	Albion Park Shops Tongarra Road	10:54	11:09	11:54	12:09	12:54	13:09	13:54	14:09	15:00	15:09	15:54
O	Oak Street near Ash Avenue	...	11:14	...	12:14	...	13:14	...	14:14	...	15:14	...
N	Albion Park Station	11:01	...	12:01	...	13:01	...	14:01	...	15:07	...	16:01
M	Oak Flats Station	11:08	11:24	12:08	12:24	13:08	13:24	14:08	14:24	15:14	15:24	16:08
L	The Boulevard before Deakin Street	11:13	...	12:13	...	13:13	...	14:13	...	15:19	...	16:13
A	Stockland Shellharbour	11:21	11:30	12:21	12:30	13:21	13:30	14:21	14:30	15:27	15:30	16:21
K	Queen Street after King Street	...	11:38	...	12:38	...	13:38	...	14:38	...	15:38	...
J	Warilla Junction Shellharbour Road	...	11:42	...	12:42	...	13:42	...	14:42	...	15:42	...
I	Jindabyne Road after Burrinjuck Avenue	...	11:52	...	12:52	...	13:52	...	14:52	...	15:52	...
H	Shellharbour Beach Wollongong Street	...	11:59	...	12:59	...	13:59	...	14:59	...	15:59	...

Saturday		76	76	77	76	76	77	76	76	77	76	76
map ref	Route Number	76	76	77	76	76	77	76	76	77	76	76
P	Albion Park Shops Tongarra Road	08:05	08:50	09:35	09:50	10:50	11:15	11:50	12:50	13:35	13:50	14:50
Q	Church Street opposite Sophia Street	08:09	08:54	09:39	09:54	10:54	11:19	11:54	12:54	13:39	13:54	14:54
R	Ashburton Drive at Terry Street	08:16	09:01	09:46	10:01	11:01	11:26	12:01	13:01	13:46	14:01	15:01
P	Albion Park Shops Tongarra Road	08:24	09:09	09:54	10:09	11:09	11:34	12:09	13:09	13:54	14:09	15:09
O	Oak Street near Ash Avenue	08:29	09:14	...	10:14	11:14	...	12:14	13:14	...	14:14	15:14
N	Albion Park Station	...	...	10:01	...	...	11:41	...	...	14:01	...	...
M	Oak Flats Station	08:39	09:24	10:08	10:24	11:24	11:48	12:24	13:24	14:08	14:24	15:24
L	The Boulevard before Deakin Street	...	...	10:13	...	...	11:53	...	...	14:13	...	...
A	Stockland Shellharbour	08:45	09:30	10:21	10:30	11:30	12:01	12:30	13:30	14:21	14:30	15:30
K	Queen Street after King Street	...	09:38	...	10:38	11:38	...	12:38	13:38	...	14:38	15:38
J	Warilla Junction Shellharbour Road	...	09:42	...	10:42	11:42	...	12:42	13:42	...	14:42	15:42
I	Jindabyne Road after Burrinjuck Avenue	...	09:52	...	10:52	11:52	...	12:52	13:52	...	14:52	15:52
H	Shellharbour Beach Wollongong Street	...	09:59	...	10:59	11:59	...	12:59	13:59	...	14:59	15:59

Saturday (continued...)		77	76	76	77	76	76	76
map ref	Route Number	77	76	76	77	76	76	76
P	Albion Park Shops Tongarra Road	15:15	15:50	16:50	17:15	17:50	19:11	20:11
Q	Church Street opposite Sophia Street	15:19	15:54	16:54	17:19	17:54	19:15	20:15
R	Ashburton Drive at Terry Street	15:26	16:01	17:01	17:26	18:00	19:21	20:21
P	Albion Park Shops Tongarra Road	15:34	16:09	17:09	17:34	18:07	19:28	20:28
O	Oak Street near Ash Avenue	...	16:14	17:14	...	18:12	19:32	20:32
N	Albion Park Station	15:41	...	...	17:41	...	...	...
M	Oak Flats Station	15:48	16:24	17:24	17:48	18:21	19:40	20:40
L	The Boulevard before Deakin Street	15:53	...	...	17:53	...	19:45	20:45
A	Stockland Shellharbour	16:01	16:30	17:30	18:01	18:26	19:52	20:52
K	Queen Street after King Street	...	16:38	17:38	...	...	...	...
J	Warilla Junction Shellharbour Road	...	16:42	17:42	...	...	...	...
I	Jindabyne Road after Burrinjuck Avenue	...	16:52	17:51	...	...	...	...
H	Shellharbour Beach Wollongong Street	...	16:59	17:57	...	...	...	...

Sunday & Public Holidays		76	76	76	76	76	76	76	76
map ref	Route Number	76	76	76	76	76	76	76	76
P	Albion Park Shops Tongarra Road	08:07	10:07	12:07	13:07	14:07	15:07	17:07	19:07
Q	Church Street opposite Sophia Street	08:11	10:11	12:11	13:11	14:11	15:11	17:11	19:11
R	Ashburton Drive at Terry Street	08:18	10:18	12:18	13:18	14:18	15:18	17:18	19:17
P	Albion Park Shops Tongarra Road	08:26	10:26	12:26	13:26	14:26	15:26	17:26	19:24
O	Oak Street near Ash Avenue	08:31	10:31	12:31	13:31	14:31	15:31	17:31	19:29
M	Oak Flats Station	08:40	10:40	12:40	13:40	14:40	15:40	17:40	19:38
A	Stockland Shellharbour	08:46	10:46	12:46	13:46	14:46	15:46	17:46	19:43
K	Queen Street after King Street	08:54	10:54	12:54	13:54	14:54	15:54	17:54	...
J	Warilla Junction Shellharbour Road	08:58	10:58	12:58	13:58	14:58	15:58	17:58	...
I	Jindabyne Road after Burrinjuck Avenue	09:08	11:08	13:08	14:08	15:08	16:08	18:08	...
H	Shellharbour Beach Wollongong Street	09:14	11:14	13:14	14:14	15:14	16:14	18:14	...

<div> <div>←</div> <div>Albion Park RSL Club, Tong...</div> <div>×</div> </div>		
75	Stockland Shellharbour	3:35 pm
75	Stockland Shellharbour	4:35 pm
75	Stockland Shellharbour	5:35 pm
75	Stockland Shellharbour	6:35 pm
75	Stockland Shellharbour	7:35 pm
75	Stockland Shellharbour	8:35 pm
75	Stockland Shellharbour	9:58 pm
75	Stockland Shellharbour	5:58 am
75	Stockland Shellharbour	7:13 am
75	Stockland Shellharbour	7:56 am
75	Stockland Shellharbour	8:56 am
75	Stockland Shellharbour	10:35 am
75	Stockland Shellharbour	12:35 pm
75	Stockland Shellharbour	1:35 pm
75	Stockland Shellharbour	2:35 pm