



72 GLENDOWER STREET, ROSEMEADOW

AMENDED SITE COMPATIBILITY
CERTIFICATE
Seniors Housing

Prepared for
HT BUILDING
23 December 2021



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Murray Donaldson
Associate Director	Sophy Purton
Consultant	Sam Meyerratken
Project Code	P0036504
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	Introduction	1
1.1.	Overview	1
1.2.	Report Structure	2
1.3.	Supporting Documentation	2
2.	Background	4
2.1.	Development Consent History	4
2.2.	Pre-Lodgement Engagement with relevant Authorities	6
2.3.	Post-Lodgement Engagement with Relevant Authorities	6
2.3.1.	Meeting with Office of Strategic Lands (OSL)	6
2.3.2.	Meeting with DPIE & Council	6
2.4.	Design evolution	7
3.	Site and Surrounding Context	9
3.1.	Site description	9
3.2.	The Development Area	10
3.3.	The Locality	11
3.4.	Surrounding Context	13
4.	Outline of Proposed Development	14
4.1.	Description of Proposal	14
4.2.	Numerical Overview	14
4.3.	Building Form and Massing	15
4.4.	Building Uses	16
4.5.	Landscaping and Communal Area	17
4.6.	Tree Removal	17
5.	Strategic Planning Context	18
5.1.	Overview	18
5.2.	Greater Sydney Region Plan 2056	18
5.3.	Western City District Plan	18
5.4.	Campbelltown Local Strategic Planning Statement	19
5.5.	Campbelltown local housing strategy	20
5.6.	Campbelltown 2027 – Community Strategic Plan	20
6.	Statutory Framework	22
6.1.	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	22
6.2.	State Environmental Planning Policy (Housing SEPP) 2021	22
6.3.	Draft Cumberland Plain Conservation Area	23
6.4.	State Environmental Planning Policy No. 55- remediation of Land	25
6.5.	Campbelltown Local Environmental Plan 2015	25
7.	Site Compatibility Certificate	28
7.1.	Permissibility Statement	28
7.1.1.	Does the Seniors SEPP apply to the subject site?	28
7.1.2.	Is the site zoned ‘primarily for urban purposes’ or does it ‘adjoin land zoned primarily for urban purposes?’	29
7.1.3.	Development on land adjoining land zoned primarily for urban purposes.	29
42	Serviced self-care housing	29
43	Transport services to local centres	30
44	Availability of facilities and services	30
7.1.4.	Is the land excluded under Schedule 1 Environmental Sensitive Land?	30
7.1.5.	Previously issues SCC on the land.	31
7.1.6.	Proximity of site to which there is a current SCC or an application has been made but not yet determined	31
7.2.	Suitability for more intense development - Clause 24	31

7.3.	Compatibility with the surrounding environment and Land Uses – Clause 25(5)(b)	32
7.3.1.	The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land in the vicinity of the proposed development – Clause 25(5)(b)(i)	32
7.3.1.1.	Ecology	32
7.3.1.2.	Koala Habitat	33
7.3.1.3.	Bushfire Risk	35
7.3.1.4.	Mapped watercourse	36
7.3.1.5.	Heritage	37
7.3.1.6.	Contamination	37
7.3.1.7.	Geotechnical hazards	38
7.4.	The impact that the proposed development is likely to have on the uses, that are likely to be future uses of that land - Clause 25(5)(b)(ii)	38
7.5.	The services and infrastructure that are or will be available to meet the demands arising from the proposed development and any proposed financial arrangements for infrastructure provisions - Clause 25(5)(b)(iii)	38
7.5.1.1.	Services	38
7.5.1.2.	Infrastructure	38
7.5.1.3.	Access	39
7.5.1.4.	Traffic and Transport	39
7.6.	In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space – Clause 25(5)(b)(iv)	39
7.7.	The impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and likely future uses – Clause 25(5)(B)(V)	39
7.7.1.1.	Bulk and scale	39
7.7.1.2.	Visual Bulk impacts	40
7.7.1.3.	Overshadowing impacts	40
7.8.	If the development may involve the clearing of native vegetation that is subject the requirements of section 12 of the Native Vegetation Act 2003 – the impact the proposed development is likely to have on the conservation and management of native vegetation – Clause 25(5)(B)(VI)	40
8.	Conclusion	41
	Disclaimer	42

FIGURES

Figure 1: Approved masterplan v proposed masterplan	5
Figure 2 Design evolution	8
Figure 3 The Subject Site	9
Figure 4: Development area to the east of the red dash line, with approximate development footprint outlined	10
Figure 5 Site Photos	11
Figure 6: Local Context	12
Figure 7: Approved building envelopes within the existing estate	15
Figure 8: Proposed section, illustrating consistent height and scale with the approved development typology	16
Figure 9: Birds eye view of proposed masterplan	17
Figure 10 Population Growth by Age	19
Figure 11 Top priority ideas according to respondents during engagement for the CSP	21
Figure 12 Draft Cumberland Plain Conservation Plan Mapping	24
Figure 13 Campbelltown LEP Maps	27

Figure 14 Land zoning map, illustrating the site in relation to the RE1 and R2 land	28
Figure 15: Mapping illustrating the extent of CWP over the site and within the development area	33
Figure 16: Location of mapped core koala habitat shown in blue hatch	34
Figure 17 Approved and proposed APZ's (approved in darker green)	36
Figure 18 mapped watercourse	37

PICTURES

Picture 1 Original masterplan	Error! Bookmark not defined.
Picture 2 Revised masterplan.....	Error! Bookmark not defined.
Picture 3 Important Koala Habitat.....	24
Picture 4 Strategic Conservation Area	24
Picture 5 Proposed Environmental Conservation.....	24
Picture 6 Land Category: Non-certified – avoided for biodiversity	24
Picture 7 Land Zoning Map	27
Picture 8 Heritage Map	27
Picture 9 Bushfire Map	27
Picture 10 Terrestrial Biodiversity Map	27
Picture 11: Mapped areas of core and potential koala habitat (based on original scheme)	34
Picture 12 Mapped areas of core and potential koala habitat, in relation to revised building scheme	35

TABLES

Table 1 Supporting Documentation	2
Table 2 Surrounding Land Uses.....	13
Table 3 Numeric Overview	14
Table 4 LEP Compliance Table	25

1. INTRODUCTION

1.1. OVERVIEW

This report supports an application to the NSW Department of Planning, Industry and Environment (**DPIE**) for a Site Compatibility Certificate (**SCC**) under Clause 24 of *State Environmental Planning Policy (Housing For Seniors and People with a Disability) 2004* (**the Seniors SEPP**).

This application relates to the site at 72 Glendower Street, Rosemeadow and is legally described as Lot 21 DP1000643 (**the site**). The site forms an organic extension to the existing Mt Gilead Estate Retirement Village, which is partially constructed and operational on the land to the south. Both the site and existing estate are owned and managed by the estate.

This report, and the SCC application, have been amended since lodgement in October 2021 to address concerns raised by DPIE, Campbelltown City Council (**the Council**) and the Office of Strategic Lands (**OSL**). Specifically, the following amendments have been made:

- An increase in the northern setback from 20m to 38m;
- A reduction in FSR from 0.5:1 to 0.35:1;
- A reduction in building footprint from 28% to 11%, therefore resulting in a significant reduction in vegetation loss;
- Deletion of the ancillary allied health building, allowing for retention of trees and a 25m - 50m setback between future building envelopes and the biodiversity corridors in the western part of the site. The buildings are now predominately located outside the mapped terrestrial biodiversity area;
- Any tree removal is now limited to a small patch within the central eastern portion of the site; and
- Adjustments to the internal road network and perimeter road, to allow for retention of substantial trees.

The application has been amended to significantly reduce the building footprint so that it is predominantly confined to the central eastern portion of site, limiting the removal of trees to the sparse patch within the centre and substantially increasing the setback from the western biodiversity corridor and any core koala habitat. The application no longer relies on the OSL land for a bushfire Asset Protection Zone (**APZ**).

Access arrangements for the site have also been amended so as to avoid the reliance on the access through the council owned RE1 Public Recreation zoned land along the eastern boundary.

It is considered that the proposed amendments suitably address the issues raised by DPIE, OSL and Council and that the amended master plan is capable of being supported for the purpose of a SCC.

The amended master plan is for the use of the eastern extent of the site for seniors housing (156 serviced self-care dwellings), 6 building envelopes varying in height from 2 – 6 storeys, associated car parking and site and landscaping works.

The site is located within the Campbelltown Local Government Area (**LGA**) and is zoned RU2 Rural Landscape under the *Campbelltown Local Environmental Plan 2015* (**LEP 2015**). Seniors Housing is prohibited in the RU2 Rural Landscape zone, however dwelling houses are a permitted use.

The Seniors SEPP applies to land that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, provided development for other purposes, including dwelling-houses, is permitted on the land (clause 4(1)) and that the land is not described in Schedule 1 (environmentally sensitive land) (clause 4(6)(a)).

The purpose of this SCC application is to demonstrate compatibility for the development of the site for the purpose of seniors housing. The SCC seeks to facilitate the preparation of a Development Application (**DA**), as required by Clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* (**the Regs**).

This SCC application does not seek development consent for the seniors housing development, but rather provides a contextual assessment that confirms that the future development of the site for seniors housing is appropriate. This SCC demonstrates the proposed land use is compatible with the surrounding context and any environmental impacts can be appropriately managed, pursuant to the required criteria specified in clause 25(5)(b) of the Seniors SEPP.

Following the issue of the SCC, a DA will be lodged with the Council seeking consent for the proposed seniors housing development within the parameters assessed and approved by the SCC.

It is also noted that since lodgement of the SCC, the Housing SEPP has come into effect. Schedule 7, part 3 of the Housing SEPP includes savings and transitional provisions which means that the provisions of the Seniors SEPP continue to apply and that any future DA will be assessed in accordance with the Seniors SEPP, providing it is lodged by 1 July 2022.

1.2. REPORT STRUCTURE

This SCC is structured as follows:

- **Section 2 - Background:** outlines the pre-lodgement discussions with key stakeholders.
- **Section 3 - Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 4 - Proposed Development:** provides a detailed description of the proposal including the site constraints, building envelope and vegetation clearing.
- **Section 5 - Strategic Context:** identifies and analyses the State, regional and local strategic planning policies relevant to the site and proposal.
- **Section 6 - Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and proposal.
- **Section 7 – Site Compatibility Certificate:** assesses the proposal against the site compatibility criteria.
- **Section 8 – Conclusion:** provides an overview of the proposal assessment outcomes and recommended determination of the SCC.

1.3. SUPPORTING DOCUMENTATION

This SCC has been prepared in accordance with the advice provided by the technical consultant team, as listed in the following table and appended to this report.

Table 1 Supporting Documentation

Document Title	Consultant
Concept master plan (as amended)	Benson McCormack Architecture
Landscape Concept Plan	Urbis
Survey Plan	John M. Daly & Associates
Bushfire Report (as amended)	Travers Bushfire & Ecology
Biodiversity Assessment Report (as amended)	Travers Bushfire & Ecology
Geomorphology Report	Strategic Environmental Engineering Consulting
Koala Habitat Report (as amended)	BioLink
Heritage Impact Statement	Urbis
Accessibility Statement	Morris Goding Access Consulting
Infrastructure Services Statement	Beveridge Williams
Permissibility Legal Advice Letter	Mills Oakley

Document Title	Consultant
Letter from Mount Gilead Estate	Mount Gilead Estate
Traffic Report	Stantec GTA Consultants
Submission on draft Cumberland Plan Conservation Plan and subsequent further letters to DPIE	Mills Oakley
Mt Gilead Estate Brochure	-
Preliminary Site Investigate	ADE Consulting Group
Geotechnical Assessment	ADE Consulting Group

2. BACKGROUND

2.1. DEVELOPMENT CONSENT HISTORY

In 2006, development consent was granted (2828/2005/DA-M) for the staged construction of the Mount Gilead Estate Retirement Village at 72 Glendower Street, Gilead. The approved development is described as:

Stage 1: Construction of 840 serviced self-care dwellings, community facility building and associated infrastructure works and landscaping.

Stage 2: 270 hostel units in two buildings.

A total of 1,110 dwellings were approved on the site, with associated community facilities including health, retail and other services, comprising 3,350m² of GFA and a community facilities building comprising 334m².

The masterplan shows a variety of building envelopes, types and heights varying in scale from 2 storeys to 6 storeys, with a maximum RL of 177.10.

As part of the conditions of consent and requirements of the development, the site operates in accordance with an approved vegetation management plan and associated Asset Protection Zones (**APZ's**). The northern APZ associated with the existing estate, extends into the subject lot for a depth of 50m.

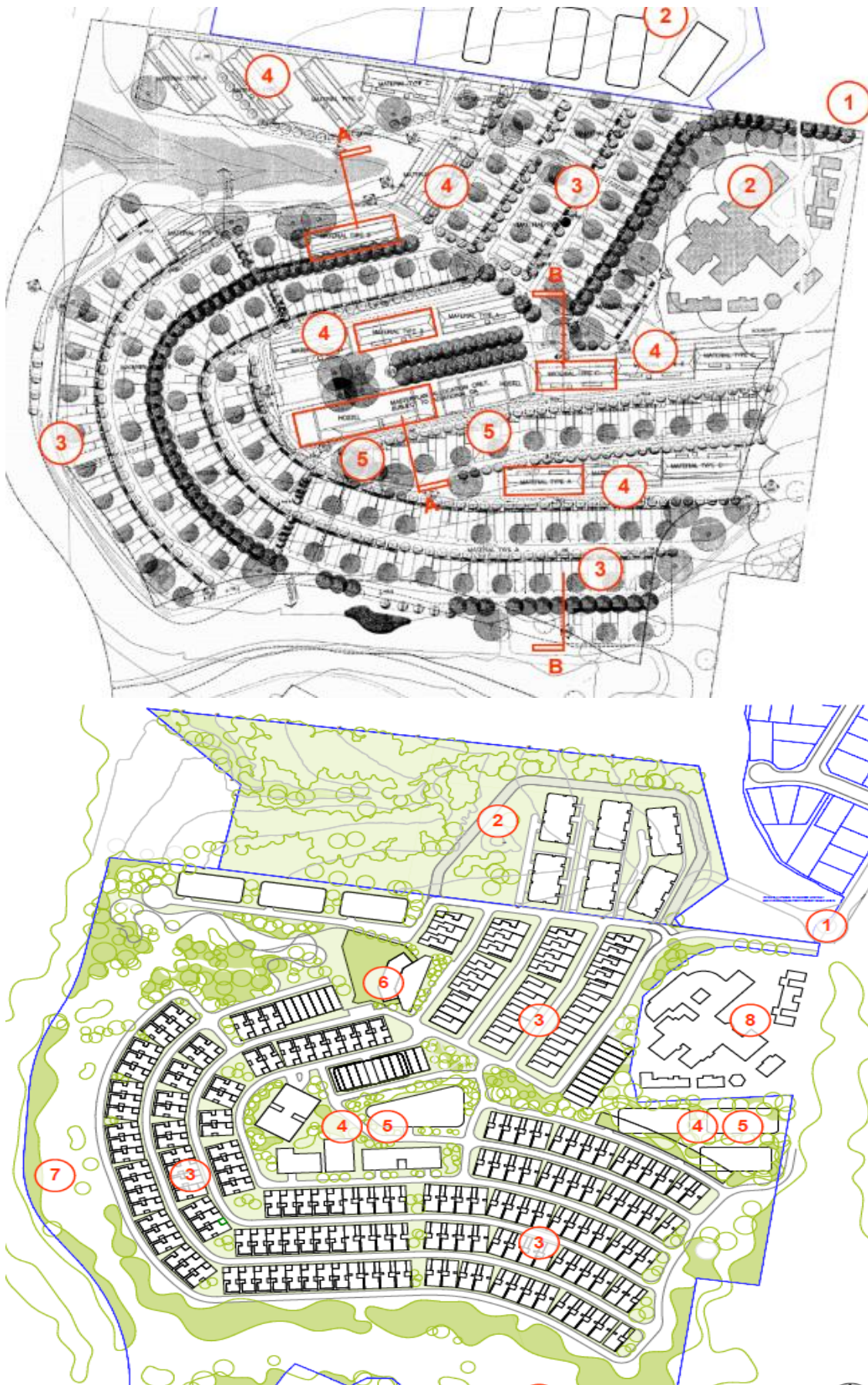
Since the granting of development consent, a number of modifications have been lodged over the site. The existing Estate has currently been constructed with 409 dwellings, with an additional 54 dwellings under construction. A club house and associated site facilities have also been constructed.

The overall modifications to the existing estate and the amendments to the building typologies, have resulted in the latent unused development yield. The intent of this SCC is to allow for that approved development yield to be relocated within the northern lot (the site), releasing the pressure within the existing site to accommodate the approved density. A comparison between the approved masterplan and the proposed master plan is illustrated in Figure 1.

To provide Council and the Panel with the assurance that the overall approved development yield would not exceed the approved 1,110 dwellings across the site, it is expected that a condition of consent would be imposed on any future development application that modifies the existing approved development, pursuant to section 4.17(1)(c) of the EP&A Act and section 97 of the Regs.

Alternatively, should Council require, the applicant can prepare a modification application to DA/2828/2005, which confirms a reduction in the overall yield associated with the existing estate.

Figure 1: Approved masterplan v proposed masterplan



Source: Benson McCormack Architect

2.2. PRE-LODGEEMENT ENGAGEMENT WITH RELEVANT AUTHORITIES

The project team met with DPIE on 13 October 2021 and Council on 21 October 2021 to discuss the SCC application. DPIE and Council noted some of the potential issues which will need to be addressed as part of an application. Both DPIE and Council outlined the importance of demonstrating compatibility of the proposal with the surrounding context in the SCC application.

Some of the key issues that were discussed with DPIE and Council included the following:

- **Draft Cumberland Plain Conservation Plan (CPCP):** The site is mapped as strategic conservation land under the draft CPCP. The current mapping online is being updated and will be made available at the end of the month.
- **Biodiversity:** The site contains Cumberland Plain Woodland (CPW) and will require biodiversity offsets. The removal of CPW may require Federal government approval. The site is mapped as “terrestrial biodiversity” under the CLEP 2015 and this will need to be addressed at the DA stage.
- **Bushfire:** Early engagement with RFS is recommended. The APZ located in Lot 3 will require approval from the Office of Strategic Lands (OSL) and it is likely that a voluntary planning agreement (VPA) or the like will be required. DPIE note that additional buffer zones, beyond the APZ are required where adjoining mapped “core koala habitat.”
- **Visual Impact:** Include a view impact analysis of the proposal from key vantage points.
- **Height, Scale and Density:** The proposed height bulk and scale will need to be demonstrated it is compatible with the surrounding context.
- **Access:** A Planning Proposal may be required to facilitate the new access road within land zoned RE1 Public Recreation. This will be a matter of consideration at the DA stage.

This application has taken into consideration the position of both DPIE and Council and has responded to a broader assessment of the site and the surrounding environment, having regard to Clause 25(5)(b) of the Seniors Housing SEPP, in considering its compatibility.

2.3. POST-LODGEEMENT ENGAGEMENT WITH RELEVANT AUTHORITIES

2.3.1. Meeting with Office of Strategic Lands (OSL)

The project team met with DPIE and OSL on 8 November 2021 to discuss the proposed APZ within Lot 3.

Following our initial discussion and proposed strategy OSL advised that the “*Corporation does not consent to the use of its land to establish the APZ required for the Seniors Housing development.*”

2.3.2. Meeting with DPIE & Council

Following the meeting with OSL and the requirement to remove the APZ from Lot 3, the project team met with DPIE and Council on 1 December 2021. The intent of the meeting was to discuss the proposed amendments to the SCC and the submitted concept masterplan.

The revised masterplan presented, included a 38m setback from northern boundary to allow for the APZ within the site. At this meeting, DPIE & Council raised additional concerns with the originally submitted SCC, as summarised below:

- **Core Koala Habitat:** Council questioned whether the site was mapped as core koala habitat. It was confirmed that only the western extent of the land is mapped as core koala habitat, with the remainder and predominant portion of the site mapped as potential koala habitat. This is clearly illustrated on page 8 of the urban design report.
- **Biodiversity:** Discussion was held regarding the requirement for a BDAR to be prepared and submitted with the SCC. The project team confirmed that a draft BDAR had been prepared however it was not submitted as it is only required at the DA stage. Council concurred that a draft BDAR was not required with an SCC and that they were satisfied for this to be submitted with the DA.

Council also raised concern over the loss of trees onsite and requested to retain trees, to the greatest extent possible. Since meeting with Council, the masterplan has been further refined to delete the allied health building along the western perimeter and adjustments to the internal road layout have been made,

result in the retention of a substantial number of trees. The only tree removal is limited to small portion within the centre of the site, and only a minor encroachment into the periphery of the terrestrial biodiversity mapping zone. This significantly reduces the extent of impacts and loss of trees on the site.

- **Bushfire:** The DPIE queried whether development could occur with the approved 50m wide APZ along the southern boundary and if so, whether this would require the conditions of the approved APZ to be amended.

Travers bushfire & ecology has confirmed that the 50m APZ located on the southern portion of Lot 21 is provided to protect buildings located in Lot 2 to the immediate south. The remainder of Lot 21 has residual land that will also be an APZ for new development works and the combined effect of the APZ's complies with the aims and objectives of the Rural Fire Service planning policy entitled '*Planning for bushfire protection (2019)*'.

- **Access:** The access arrangements through the RE1 zoned land and the procedural requirements to facilitate this were discussed with Council.

The applicant stated that the site, similar to the Estia aged care centre at 70 Glendower Street, is landlocked, and does not have direct access to a council road. Both the site and the Estia aged care centre obtain access via the existing access handle which serves the Mt Gilead Estate Retirement Village. This has been the subject of ongoing discussions with Council, which needs to be resolved.

Given that access to Lot 21, the Mt Gilead Estate and the Estia aged care centre is a separate and ongoing issue, the master plan has removed the proposed access through the RE1 zoned land. Access to the broader precinct will be resolved independent of the SCC.

2.4. DESIGN EVOLUTION

As a result of the ongoing discussions held with DPIE, Council and OSL, the master plan has been substantially amended to address and minimise any impacts to the greatest extent possible. It is considered that the proposed amendments now suitably respond to the issues raised including koala habitat, biodiversity, bushfire and access.

The key changes are summarised as:

- Reduction from 7 buildings to 6 buildings
- Reduction in building footprint from 28% to 11%
- Reduction in FSR from 0.5:1 to 0.35:1
- Increased northern setback of 38m
- 25m – 50m setback to the western biodiversity area
- Revised internal road layout, allowing for retention of trees and adjustments to site access

A comparison between the original masterplan and the amended masterplan is provided in the below excerpts.

Figure 2 Design evolution



Picture 1 Original masterplan



Picture 2 Revised masterplan

Source: Benson McCormack Architecture

3. SITE AND SURROUNDING CONTEXT

3.1. SITE DESCRIPTION

The subject site is located at 72 Glendower Street, Gilead, within the Campbelltown LGA. The site has the following characteristics:

- It is located on Glendower Street at the south-western edge of the Rosemeadow residential area.
- Is irregular in shape and has an area of approximately 51,245m².
- The legal description of the site is Lot 21 DP 1000643.
- The site is currently vacant.
- Access to the site is currently via the existing Mount Gibraltar Estate, which has access via Glendower Street to the east.
- Situated in a valley that is oriented east to west with slopes varying from 5° - 25°.
- The site has a cross fall of approximately 30m east to west which is predominantly in the western portion of the site.
- Remnant vegetation covers most of the western portion of the site and is commensurate with disturbed Cumberland Plain Woodland. The remainder of the site is largely cleared of significant vegetation and is currently undergoing continual land management.
- Topographic maps show two first-order streams converging into a second-order stream that flows east to west into an unnamed tributary to Menangle Creek.
- A small farm dam exists in the eastern portion of the site

Figure 3 The Site



Source: Urbis

3.2. THE DEVELOPMENT AREA

The development area forms the eastern part of the site and is situated directly north of the existing row of two storey independent living units (**ILU's**) within the Mt Gilead Estate Retirement Community.

The development area has the following characteristics:

- 30,200m² (57% of total site area)
- 1.75ha of fragmented native grassy woodland
- 18m cross fall east to west
- District views to the west
- A small farm dam
- An approved APZ extends along the southern boundary of the site, for a width of 50m.

Figure 4: Development area to the east of the red dash line, with approximate development footprint outlined

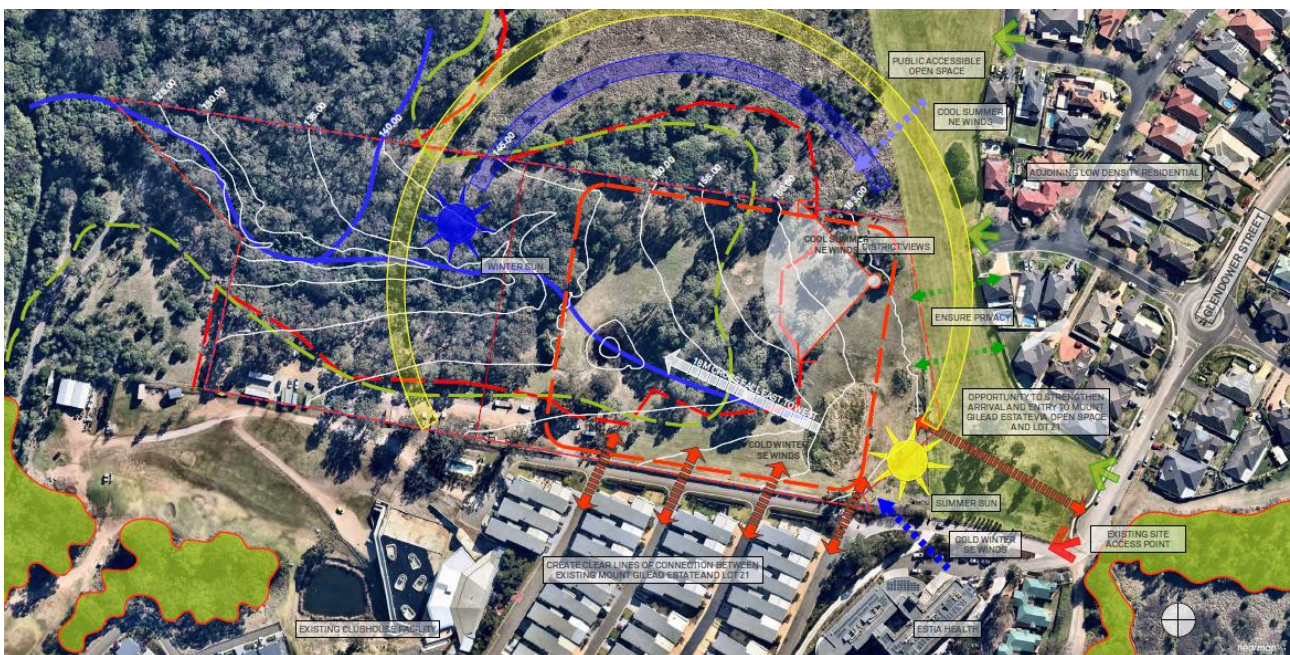


Figure 5 Site Photos



Picture 1 View looking south towards Mount Gilead Estate



Picture 2 View looking north near the site boundary with Mount Gilead Estate



Picture 3 View looking west into the site

Source: *Benson McCormack Architecture*



Picture 4 View looking west from the entrance to Mt Gilead Estate

3.3. THE LOCALITY

The site is located on Glendower Street at the south-western edge of the Rosemeadow residential area within the Campbelltown LGA. Rosemeadow is located approximately 46km south west of the Sydney CBD. The Hume Motorway is located 1.8km west of the site. The subject site is in proximity and highly accessible to the commercial centre of Campbelltown which is approximately 4.5km to the north-east. The broader context surrounding the subject site consists predominantly of low density residential areas.

Figure 6: Local Context



3.4. SURROUNDING CONTEXT

The subject site is located approximately 108km southwest of Sydney's Central Business District (CBD), 6km south of Campbelltown City Centre, 20km east of Camden and approximately 52km north of Wollongong.

The surrounding context is summarised in **Table 1** below.

Table 2 Surrounding Land Uses

Direction	Land Use
North	<ul style="list-style-type: none"> Vacant land owned by the DPIE Land containing a section of the State Heritage Listed Menangle Sugarloaf Farm (item no. 01389)
South	<ul style="list-style-type: none"> The existing Mt Gilead Estate Retirement Village and associated community facilities Killbride Nursing Home
East	<ul style="list-style-type: none"> The eastern boundary adjoins land zoned RE1 Public Recreation, owned by Campbelltown City Council; adjoined by Low-density residential housing in Gonzalo Street and Glendower Street.
West	<ul style="list-style-type: none"> The western boundary adjoins a SP2 Infrastructure zone comprising a section of the State Heritage listed Upper Canal water supply corridor, under the ownership of Water NSW (item no. 01373) Menangle Creek on the other side of the SP2 zoned land

4. OUTLINE OF PROPOSED DEVELOPMENT

4.1. DESCRIPTION OF PROPOSAL

HT Building seeks to develop the eastern portion of the site at 72 Glendower Road for seniors housing (serviced self-care housing) and an ancillary health building, forming an extension to the existing Mount Gilead Retirement Village. The proposed development does not seek to increase the approved yield within the precinct, but rather transfer the latent approved development from the existing southern lot to the site.

An amended Concept Plan prepared by Benson McCormack Architecture which demonstrates the indicative built form of the proposal. As shown, the indicative master plan and overall development outcomes will comprise the following elements:

- Maximum of 156 serviced self-contained dwellings
- Access roads throughout the site and site infrastructure.
- Associated site landscaping
- A built form that responds to the natural topography and characteristics of the site and is responsive to the existing residential context

Key numerical aspects of the proposed development are provided in Table 3 below.

4.2. NUMERICAL OVERVIEW

Key numerical aspects of the proposal are provided in **Table 3** below.

Table 3 Numeric Overview

Descriptor	Proposed
Development Area	30,200m ²
Land Use	156 serviced self-contained dwellings
Height of Building	2-6 storeys, with a maximum RL of 176.30
Total Number of Dwellings	156 dwellings
Total Number of beds	258 beds
Gross Floor Area	GFA: 16,680m ² FSR: 0.35:1, based on site area.
Building Footprint	8,400m ² / 28% of the site
Parking and Loading	190 spaces
Landscaping	Deep Soil – 39,070m ² (76% of site area) Podium – 835m ²
Setbacks	Northern boundary: 38m Eastern boundary: 13m-29m Southern boundary: 6m Western boundary (development area): 87m

Descriptor	Proposed
Building Separation	Minimum 12m Maximum 18mm

4.3. BUILDING FORM AND MASSING

The proposal includes the provision of six building envelopes on the site that are arranged as such to achieve an appropriate height for the site that is complementary to the existing residential context and to respond to the natural topography and characteristics of the site.

The proposal has also been designed to minimise visual impacts to adjoining properties to the east and ensure that the built form scale does not visually dominate the streetscape.

It is noted that the site is a land-locked site that is situated at the bottom of the Glendower Street cul-de-sac. The land has a substantial cross fall from the east to the west and therefore the site is not visually prominent within the broader locality.

The proposed heights of the building envelopes have been determined based on the existing approved built form within the estate. These buildings vary in height from 2 storeys to 6 storeys, as per Figure 7 below.

Figure 7: Approved building envelopes within the existing estate

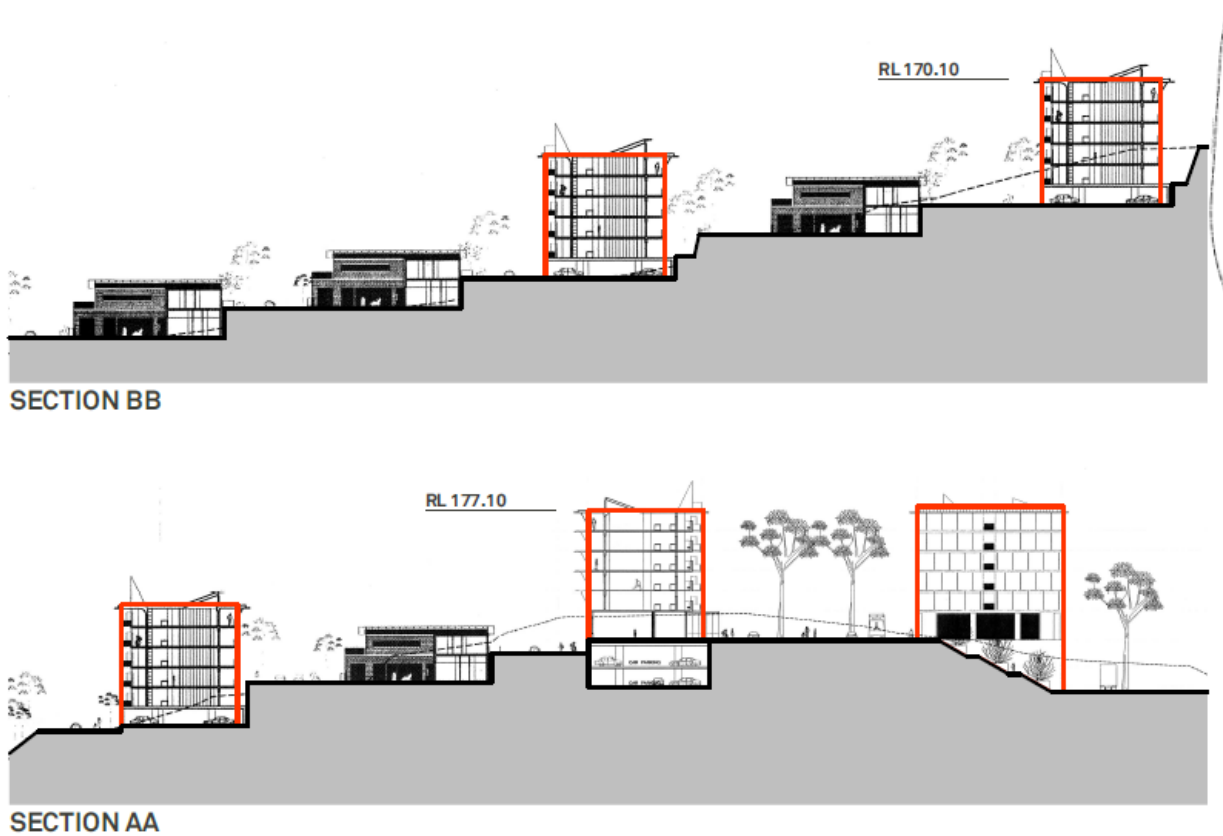
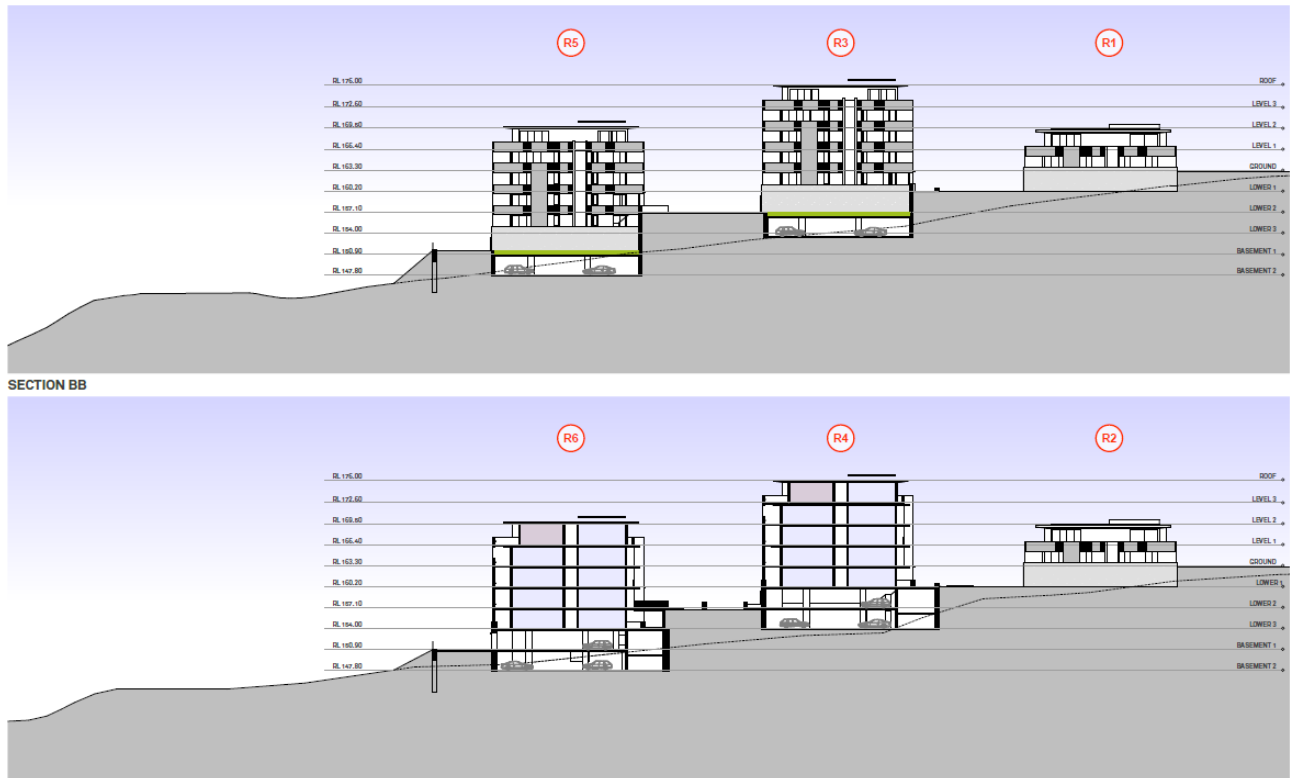


Figure 8: Proposed section, illustrating consistent height and scale with the approved development typology



4.4. BUILDING USES

The amended concept master plan provides a series of typical floor plates, demonstrating how the building envelopes would be designed and developed at the DA stage.

The proposed concept includes 6 residential buildings, comprising:

- 2 x 2 storey lower density ILU's (maximum RL 169.5) at the interface of the RE1 Public Recreation zone, providing a compatible scale with the adjoining R2 Low Density Residential zone and acting as the new street address. Total of 24 dwellings.
- 2 x 5 storey mid-rise ILU buildings (maximum RL 176.3) in an apartment style typology, with 2 levels of parking. Due to the sloping nature of the topography, this will result in a sub-basement level. Total of 66 dwellings.
- 2 x 5 storey mid-rise ILU buildings (maximum RL 170.2) in an apartment style typology with 2 levels of parking. Due to the sloping nature of the topography, this will result in a sub-basement level. Total of 66 dwellings.

All dwellings have been designed to have a pedestrian residential address along the eastern access, with vehicle access to the basement parking along the western axis.

A birds eye view of the proposed master plan is provided below.

Figure 9: Birds eye view of proposed masterplan



Source: Benson McCormack Architecture

4.5. LANDSCAPING AND COMMUNAL AREA

The communal areas of the proposed development are extensively landscaped. The general landscaping strategy for the site and the selection of planting palette are appropriate for the site and designed to play an important role by integrating with the built form, which greatly increases the amenity for neighbours and future residents.

The proposed design includes soft landscaping around the site, comprising of new trees, shrubs, groundcovers, turf, gravel and a bioswale.

The proposal provides a total deep soil landscaped area of 39,070m, which equates to 76% of the site area.

A Concept Landscape Plan has been prepared by Urbis and is included in Appendix B.

4.6. TREE REMOVAL

The development site contains 1.75 hectares of fragmented native grassy woodland, (including those within the approved APZ). The vegetation consists of plant community type (PCT) 850, being Grey Box – Forest Red Gum grassy woodland on shale of the southern Cumberland Plain.

The PCT within the development area can be further broken down as follows:

- 1.45ha of woodland (PCT 850a)
- 0.3 ha of grassland (PCT 850b)

It is noted that the building envelopes will only require clearing of 0.62ha of land within the development site. A review of the available tree survey data including in the Koala Habitat and Occupancy Report prepared by BioLink confirms that future development in accordance with the master plan would require the removal of:

- 121 medium and large PKFT; and
- 32 small non-koala PKFT.

5. STRATEGIC PLANNING CONTEXT

5.1. OVERVIEW

This section of the report addresses Section 3 of Part C – Site Compatibility of the Proposed Development as listed on page 4 of the *Director-General's Site Compatibility Certificate – Application Form*.

It includes a strategic justification for the proposed development, having particular regard to regional and local planning policy, adequacy of existing services and infrastructure, the suitability of the site having regard to its environmental benefits and constraints and the public benefits arising from the proposed redevelopment of the site.

5.2. GREATER SYDNEY REGION PLAN 2056

Prepared by the Greater Sydney Commission (GSC), the Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. Of relevance to the proposed development is the following in the Plan:

- **Objective 11: Housing is more diverse and affordable**

The GSC explains that a range of housing types provides for the needs of the community at different stages of life and caters for diverse household types. A diversity of housing types, sizes and price points can help improve affordability. Increasing the supply of housing that is of universal design and adaptable to people's changing needs as they age is also increasingly important across Greater Sydney. The proportion of households choosing to rent rather than buy, through need or preference, is growing quickly in Greater Sydney.

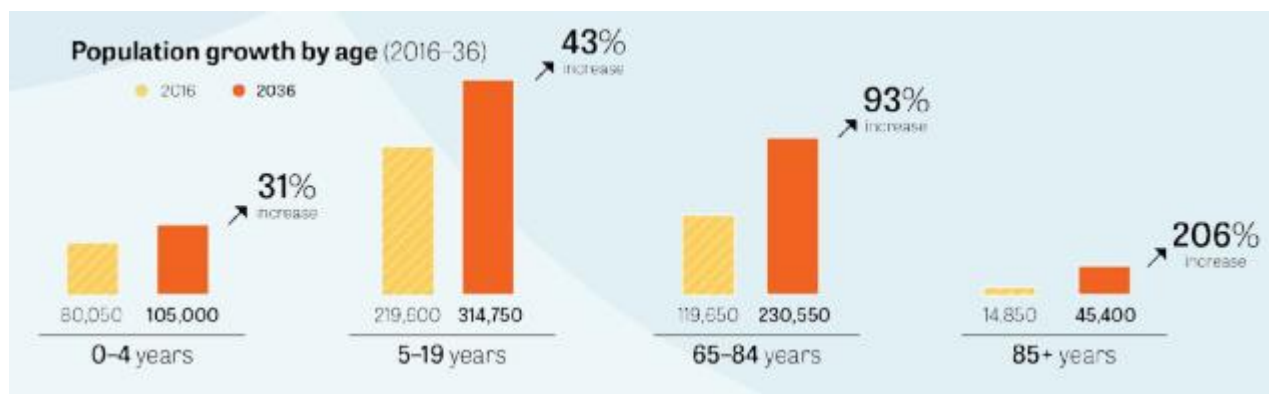
The proposed development provides a variety of residential accommodation that caters to the seniors housing market, having recognised the change in housing needs. Importantly, the proposed development allows for the site, as expanded, to deliver the necessary housing required to service the aging population, as originally intended by way of the approved master plan.

5.3. WESTERN CITY DISTRICT PLAN

The Greater Sydney Region Plan locates the site in the Western City District. The Western City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The district will see a changing and increasing population over the next 20 years. The population is expected to grow from 740,000 in 2016 to 1.1 million by 2036, and to well over 1.5 million by 2056. Of particular importance, Western City District is expected to see a significant proportion of this growth occurring in people aged over 65 and over 85. The Greater Sydney Commission has set a housing target of 184,500 new homes between 2016 and 2036 to meet the increasing demand.

Figure 10 Population Growth by Age



Source: Western City District Plan – Greater Sydney Commission

Relevant priorities raised in the Plan include:

- **Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport**

The proposed development will provide for a seniors housing development that will serve the growing housing needs and ageing population of the community within the local area. A total of 156 independent living units for seniors will be provided, to deliver a diversified combination of affordable residential interests. The site is within 10km of the Campbelltown Centre, allowing future residents to have access to facilities and services.

- **Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City**

The proposal will provide integrated residential uses in proximity to existing transport nodes including Menangle, Macarthur and Campbelltown train stations, as well as various regional connecting roads such as the Hume Motorway and Appin Road.

5.4. CAMPBELLTOWN LOCAL STRATEGIC PLANNING STATEMENT

The Campbelltown Local Strategic Planning Statement (**LSPS**) was endorsed by Council on 18 February 2020 and provides the framework for land use planning and decision making over the next 20 years. It provides an overview of the characteristics and values of Campbelltown, a direction for growth, recommendations for revising planning controls, implementation pathways for the Region and District plans and identification of where further strategic planning is required.

The vision for Campbelltown in the LSPS states:

Campbelltown City is Sydney's lifestyle capital – a distinctive destination of high amenity nestled within a natural and historic cultural landscape. It is a place where city meets country and where people choose to live, work, plan, invest and visit because quality of life is second to none.

The LSPS identifies key actions across four themes and 16 planning priorities. Each planning priority highlights strategic policy positions. The following are relevant to the proposed development:

- Contain urban growth within the existing urban area or within the identified priority growth and urban investigation areas
- Housing supply, diversity, choice and quality respond to community needs and contribute to housing requirements at the District Level

The housing target for the Campbelltown LGA is 26,700 new dwellings between 2016 and 2036. Council has prepared a comprehensive Local Housing Strategy (**LHS**) to address future housing needs.

The seniors housing proposal responds to the Campbelltown Local Strategic Planning Statement by providing for a diversity of housing types and sizes to meet community needs into the future. The proposal demonstrates design excellence and will provide a high level of amenity, in line with the vision for Campbelltown in the LSPS.

5.5. CAMPBELLTOWN LOCAL HOUSING STRATEGY

As discussed, the Campbelltown LHS was prepared by Council to address future housing needs. The higher population growth forecasts developed by Council indicate that approximately 40,000 additional dwellings will be needed to accommodate a population of 275,000 people by 2036. This housing demand estimate may be considered as a high growth scenario as it significantly exceeds the projected population of 233,150 (equivalent to 26,700 dwellings) identified by the DPIE. Council is confident that there is sufficient capacity for future dwelling supply to service both the more moderate and the higher growth scenarios.

The LHS provides the following insights relevant to the proposed development:

- Diversity is an important in providing housing to suit the needs of older people
- Many capable and active seniors still want the privacy and space that a detached dwelling provides without the maintenance burden of a larger landscaped lot
- Location is vital to the liveability of any development. Larger seniors' housing developments may have the means to provide for shuttle buses and medical facilities, while smaller developments should be located to give residents access to essential services including supermarkets, post offices, health care facilities and pharmacies.
- Further, large scale seniors' housing developments take on the density and built form character comparable to medium and high density housing developments.
- It is suggested that Council could support the delivery of housing suited to older people by:
- Supporting the development of more medium density residential development in areas serviced by infrastructure.
- Supporting housing for seniors and people with a disability in locations that are close to centres that incorporate retail, medical and community facilities and public transport.

In line with the Campbelltown LHS, the proposal will introduce seniors housing in a location that is close to centres that contain all the necessary services and infrastructure to meet residents' needs.

5.6. CAMPBELLTOWN 2027 – COMMUNITY STRATEGIC PLAN

The Campbelltown Community Strategic Plan (**CSP**) was prepared in 2017 and intended as the primary strategic planning document for Campbelltown LGA. The document outlines the aspirations of the city's people, and details how Council and other key stakeholders envision achieving them over a 10 year period to 2027.

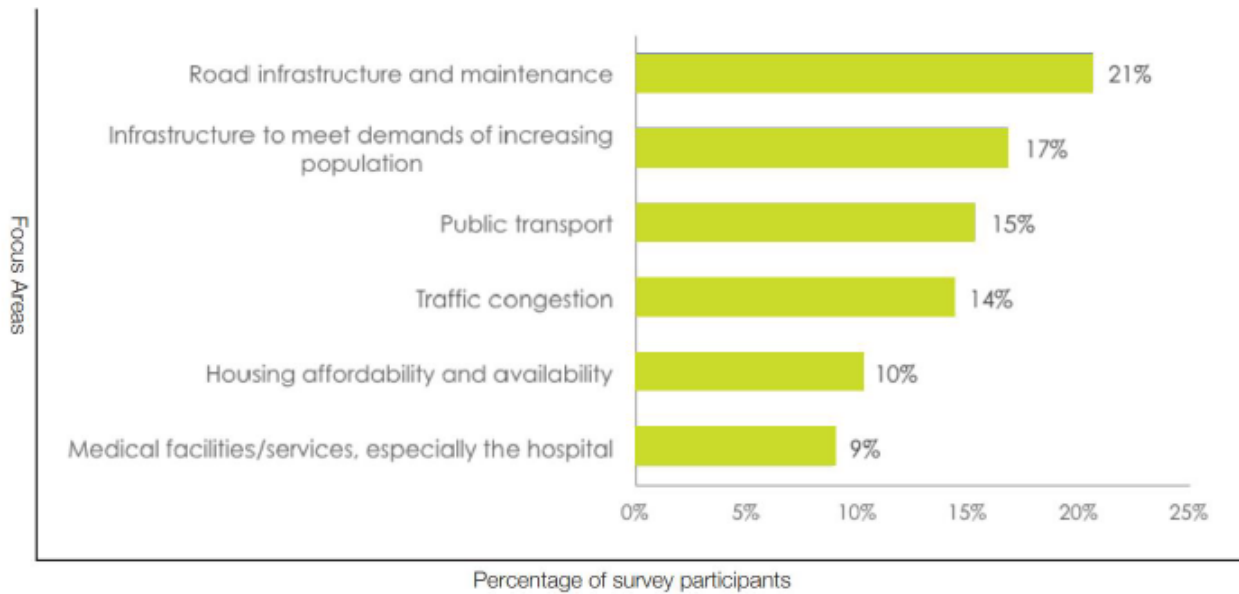
The CSP acknowledges population growth as a key pressure on the Campbelltown LGA for this period. Campbelltown was named a priority growth area and a strategic centre by the NSW government.

The CSP outlines several strategies relevant to the proposed development:

- Strategy 1.8: Enable a range of housing choices to support different lifestyles
- Strategy 4.3: Responsibly manage growth and development, with respect for the environment, heritage and character of our city

The key findings of the community and stakeholder engagement are extracted in the figure below.

Figure 11 Top priority ideas according to respondents during engagement for the CSP



Source: Campbelltown 2027 (2017)

As discussed, the proposal improves housing choice for the growing seniors population in the area and wider district. The proposed development is compatible with the existing scale and character of development in conjunction with the adjacent Mt Gilead Retirement Village, is respectful of the nearby vicinity heritage items and suitably locates the building form to minimise impacts to the natural environment.

6. STATUTORY FRAMEWORK

The following statutory planning legislation applies to the site and any future redevelopment of the site for seniors housing:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Biodiversity Conservation Act 2016*
- *Biodiversity Conservation Regulation 2017*
- *Water Management Act 2000*
- *State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004*
- *Draft Statement Environmental Planning Policy (Housing SEPP) 2021*
- *State Environmental Planning Policy (Koala Habitat Protection) 2021*
- *Draft Cumberland Plain Conservation Plan*
- *State Environmental Planning Policy No.55 – Remediation of contaminated land*
- *Campbelltown Local Environmental Plan 2015*

The following sections provided an assessment against the planning legislation that is relevant to the Site Compatibility Certificate. A comprehensive assessment against all legislation will be undertaken, as required at the DA stage.

6.1. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

The Seniors SEPP permits development on certain land for housing for seniors and people with disabilities.

An assessment against the relevant provisions of the Seniors SEPP and the request for the Site Compatibility Certificate is provided in full at Chapter 7.

6.2. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING SEPP) 2021

The NSW Government has released the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* as part of a package of proposed amendments that seek to reform planning policies related to housing.

The Seniors SEPP has been remade as Part 4 of Chapter 3 of the Housing SEPP. While the Housing SEPP will maintain much of the original structure of the Seniors SEPP, it also makes a number of amendments.

The Seniors SEPP currently applies to two broad categories of land:

- Land used for the purposes of an existing registered club; and
- Land zoned primarily for urban purposes or adjoining such land (but only where certain land uses are permissible).

Instead of relying on the phrase 'zoned primarily for urban purposes', the Housing SEPP is proposed to specify the zones to which the provisions for seniors housing will apply. The RU2 Rural Landscape is not one of the land use zones where Seniors Housing will be permitted. This means the zoning will prohibit Seniors Housing from occurring on the site.

The Housing SEPP generally retains the current environmental and heritage exclusions and provisions. The definition of 'environmentally sensitive' land has been updated to align with the current legislation and planning conditions.

Under the current Seniors SEPP, environmentally sensitive land is land which is described in an environmental planning instrument by any of a prescribed list of words or expressions, including 'coastal protection', 'floodway' and 'critical habitat'.

The Housing SEPP proposes a more simplified definition of environmentally sensitive land which is generally determined by reference to specific instruments and maps. The proposed Schedule 4 to the Housing SEPP defines the following as environmentally sensitive land, any land:

- Shown cross-hatched on the bush fire evacuation risk map;
- Identified as coastal wetlands and littoral rainforests area, or coastal vulnerability area, within the meaning of State Environmental Planning Policy (Coastal Management) 2018;
- Declared as an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016;
- Identified on the Map within the meaning of the Biodiversity Conservation Regulation 2017; and
- Identified in another environmental planning instrument as flood planning, open space, natural wetland, or by a similar description.

The Housing SEPP includes transitional provisions for SCC and DA's that have been lodged in accordance with the SCC.

As this SCC has been lodged prior to the finalisation of the Housing SEPP, the transitional provisions set out in Schedule 7, clause 3 apply to the site. In effect, the SCC can be determined and made and a development application can be submitted in accordance with any approved SCC and the Seniors SEPP, providing it is lodged prior to 1 July 2022.

6.3. DRAFT CUMBERLAND PLAIN CONSERVATION AREA

The land at 72 Glendower Street is subject to the draft Cumberland Plain Conservation Plan (**CPCP**). The draft CPCP maps the following constraints over this site (Figure 12):

- Important Koala Habitat
- Strategic Conservation Area
- Proposed Environmental Conservation
- Non-Certified – Avoided for biodiversity

The draft CPCP has concluded a period of public exhibition, and as we understand, the current mapping data available on the spatial viewer is being updated and is likely to be amended. As this information is not publicly available it is neither clear or certain what mapping will be applicable to the site, when the Plan is finalised.

We understand that the draft CPCP has been sent to the Federal Minister for approval and endorsement. We note, as per the attached correspondence with Steve Hartley (Executive Director, Green and Resilient Places), that there will be future formal modifications to the approved CPCP, which will resolve any minor errors or inconsistencies at a site scale.

In our representations to the DPIE, it has been made clear that the current draft mapping does not accurately reflect the environmental attributes of the site. The current draft mapping does not accurately reflect the on-ground situation, as documented by the technical experts that have been collecting field data on the site. These experts include:

- John Travers, Travers Bushfire & Ecology – Biodiversity Constraints Assessment
- Stephen Phillips, BioLink – Koala Habitat and Occupancy Report
- Rebecca Hogan, Hayes Environmental – draft BDAR

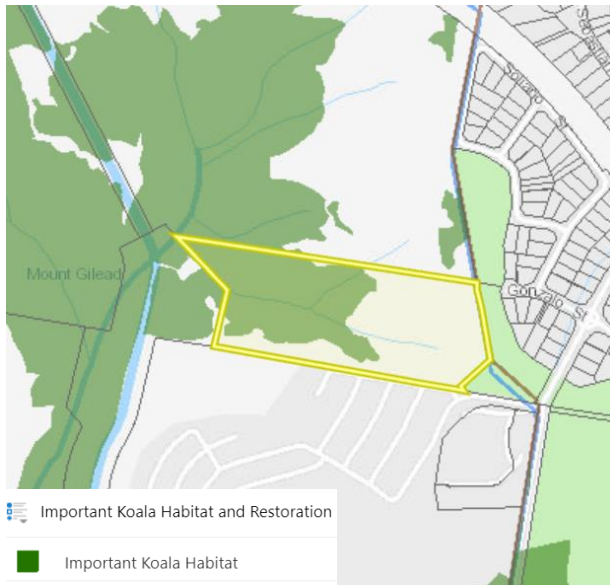
The findings of these experts, as documented in their relevant reports, confirms the following:

1. The proposed draft mapping is entirely inconsistent and antipathetic with the approved APZ.

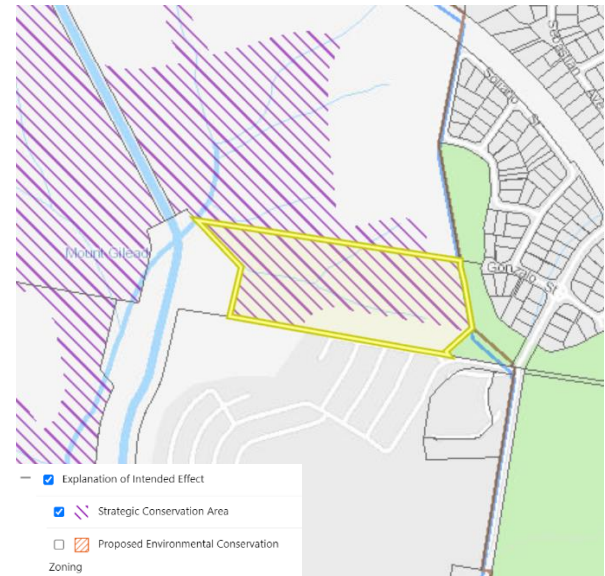
2. The proposed draft mapping does not accurately reflect the actual extent and location of the core koala habitat on the site. The site is mapped under the Campbelltown Koala Plan of Management as containing land identified as potential koala habitat only.
3. The expert reports demonstrate that only the north western portion of the site is appropriately identified as being of environmental significance, and therefore the mapping should be restricted to that portion of the land so as to not unduly impact the vacant, predominately cleared portion of the site.

Representations have been made to DPIE to discuss the mapped features on the site to ensure that these accurately reflect the surveyed site circumstances. Mills Oakley have prepared a submission to DPIE to this effect, and this is provided as part of this SCC. The representations note that the draft and incorrect mapping presents a “*denial of procedural fairness by way of a failure to give proper and genuine consideration*” of the site-specific circumstances and accurate environmental features.

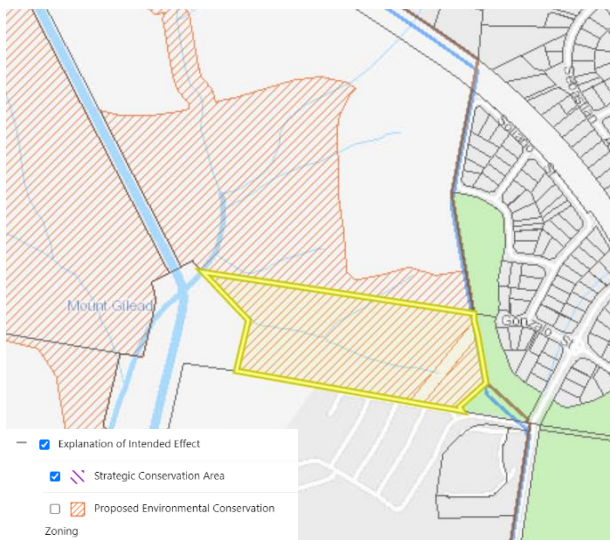
Figure 12 Draft Cumberland Plain Conservation Plan Mapping



Picture 3 Important Koala Habitat

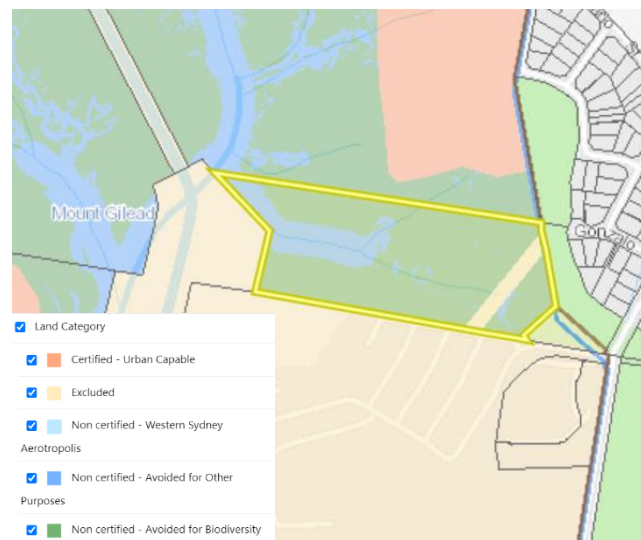


Picture 4 Strategic Conservation Area



Picture 5 Proposed Environmental Conservation

Source: Draft Cumberland Plain Conservation Plan



Picture 6 Land Category: Non-certified – avoided for biodiversity

6.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 55- REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land provides a state wide planning approach to the remediation of contaminated land. SEPP 55 requires that the consent authority consider whether the land is contaminated, and if so, whether the land is able to be remediated prior to that land being used for the intended purpose.

A Stage 1 Preliminary Site Investigation (**PSI**) has been prepared in support of the SCC. The report confirms that the site can be made suitable for seniors housing, subject to soil sampling and testing and if required, remediation of any contaminated land.

6.5. CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015

LEP 2015 is the principal local planning instrument that applies to the site.

The site is zoned RU2 Rural Landscape in accordance with the LEP. The relevant objectives of the zones are outlined below.

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To preserve and enhance bushland, wildlife corridors, natural habitat and water resources, including waterways, ground water and riparian land.*
- *To protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development.*
- *To promote healthy lifestyles by ensuring land is available for the local production and consumption of fresh food.*

The site is current vacant and there are no active land use approvals that relate to the site. Dwelling houses are permitted with consent within the RU2 zone however Seniors Housing is prohibited.

Table 4 includes an assessment of the compliance of the proposed development with other relevant clauses in the LEP.

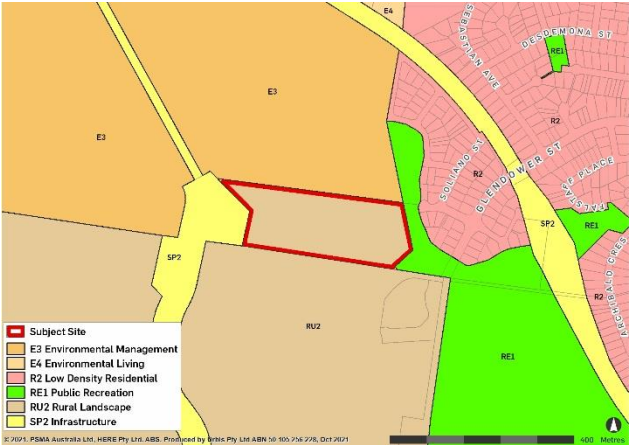
Table 4 LEP Compliance Table

Clause	Provision	Proposed	Complies
Clause 4.1 Minimum Subdivision Lot Size	Minimum lot size: 100ha	Subdivision is not proposed as part of this application.	N/A
Clause 4.3 Height of Buildings	Max Height: 9m	Building heights vary across the site, from RL169.5 – RL176.3, being approximately 9m – 18.6m. The proposed heights are consistent with the existing buildings within the Mt Gilead Estate.	No
Clause 5.10 Heritage Conservation	The site is in the vicinity of several heritage items, as follows: <ul style="list-style-type: none"> ▪ State Heritage Item: I01389 – Sugarloaf Farm 	The subject site is not identified as a heritage item, nor is it located within a Heritage Conservation Area. However, the adjacent lot to the north is identified as having	Yes

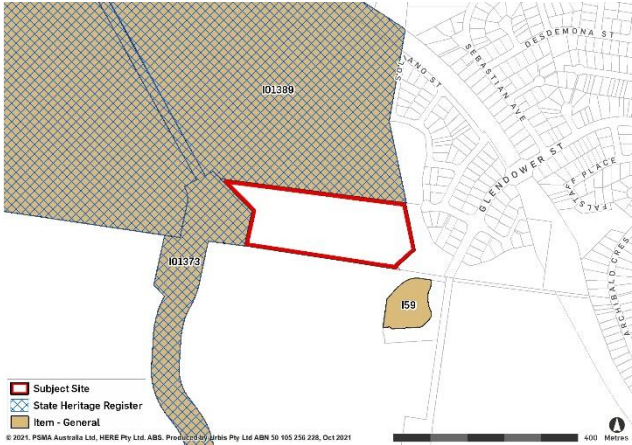
Clause	Provision	Proposed	Complies
	<ul style="list-style-type: none"> State Heritage Item: I01373 – Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) 	<p>State heritage significance, being 'Sugarloaf Farm' (SHR #I01389).</p> <p>No works are proposed within these lands and, as demonstrated in the Heritage Impact Statement (HIS) submitted with this application, the proposed future development is not considered to have any adverse impacts on these heritage items or their curtilage.</p>	
Clause 7.5 Preservation of the Natural Environment	<p><i>(3) Despite any other provision of this Plan, development consent must not be granted to the removal of soil or bush rock from any land to which this clause applies.</i></p> <p><i>(4) Subclause (3) does not prevent the relocation of soil or bush rock within the same site.</i></p>	<p>Future development will require a degree of cut and fill on the site.</p> <p>Development can be designed to retain soil on site. This will be a matter for consideration at the DA stage.</p>	Yes
Clause 7.20 Terrestrial Biodiversity	<p><i>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider—</i></p> <p><i>(a) whether the development is likely to have—</i></p> <p><i>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</i></p> <p><i>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</i></p> <p><i>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</i></p> <p><i>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</i></p> <p><i>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p>	<p>The site is mapped as containing terrestrial biodiversity.</p> <p>It is noted that the mapping extends over a portion of the site that is relatively cleared with only fragmented patches of vegetation.</p> <p>The building footprint is located predominately within the unmapped and / or cleared portion of the site.</p> <p>The proposal does include the removal of 121 PKFT and encroaches into the peripheral of the terrestrial biodiversity zone.</p> <p>However as this is at the edge of dense vegetated portion of the site, this does not result in the fragmentation of the biodiversity, nor does it disrupt habitat connections.</p> <p>Any future DA will be accompanied by a Biodiversity Development Assessment Report that will include the required offsets associated with the</p>	Yes

Clause	Provision	Proposed	Complies
		removal of vegetation. A vegetation management plan will also accompany a future DA to ensure that appropriate measures are included to mitigate and minimise the development impacts.	

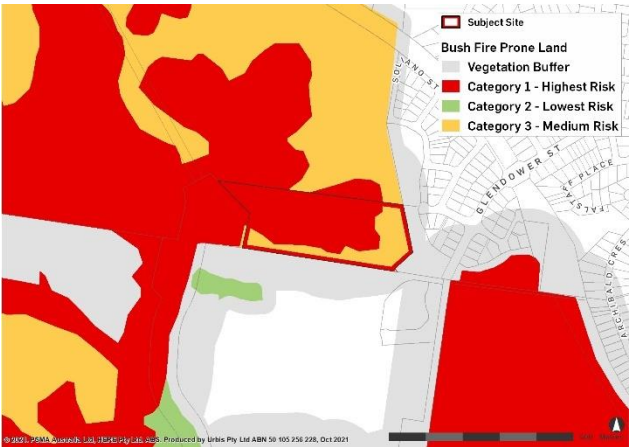
Figure 13 Campbelltown LEP Maps



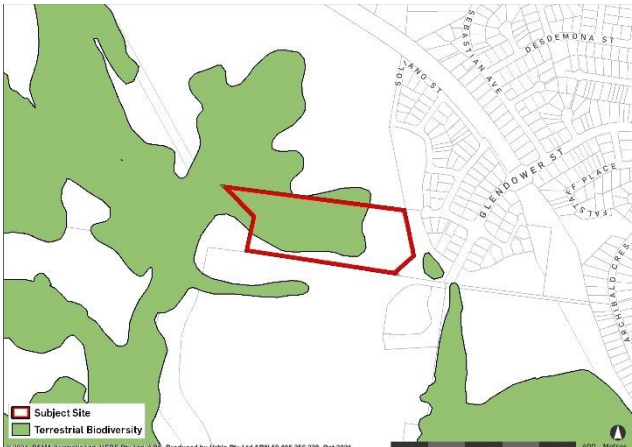
Picture 7 Land Zoning Map



Picture 8 Heritage Map



Picture 9 Bushfire Map



Picture 10 Terrestrial Biodiversity Map

Source: Urbis

7. SITE COMPATIBILITY CERTIFICATE

7.1. PERMISSIBILITY STATEMENT

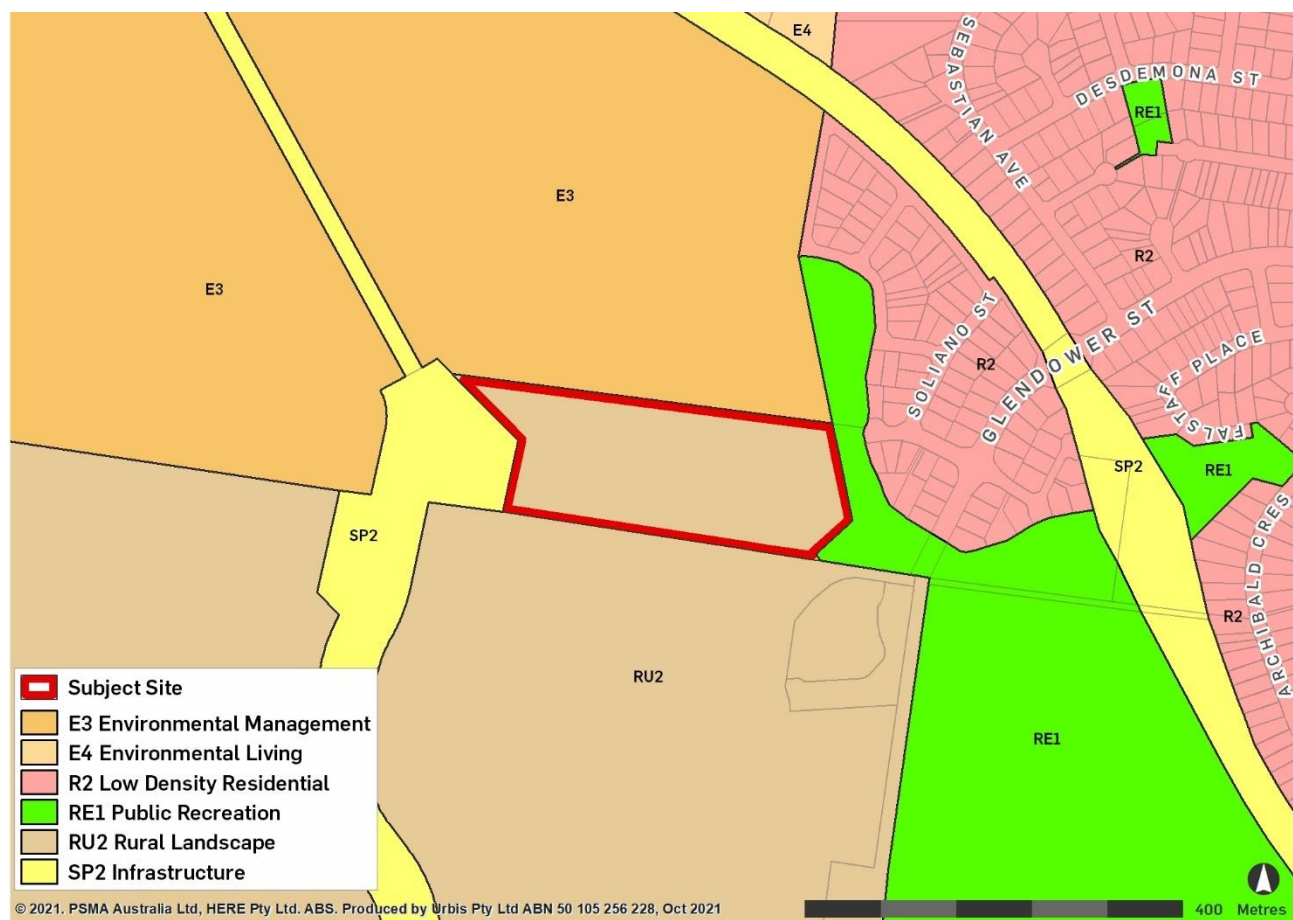
The site is owned by William Kennedy Holdings Pty Ltd, who own and operate the Mt Gilead Estate Retirement Village to the south of the site. The Mt Gilead Estate is a registered retirement village under the *Retirement Villages Act 1999*.

The site is zoned RU1 Rural Landscape under the CLEP 2015 (Figure 14). Seniors housing is prohibited within the RU1 zone, however dwelling houses are permitted with consent.

To the east of the site is land zoned RE1 Public Recreation and adjoining that, is land zoned R2 Low Density Residential, being land zoned primarily for urban purposes.

Pursuant to Clause 24 of the Seniors SEPP, this site compatibility certificate has been prepared on the basis that the site adjoins land zoned primarily for urban purposes.

Figure 14 Land zoning map, illustrating the site in relation to the RE1 and R2 land



Source: Urbis

7.1.1. Does the Seniors SEPP apply to the subject site?

The Seniors SEPP applies to land that is zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if (clause 4(1)):

- (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

(b) the land is being used for the purposes of an existing registered club.

Dwelling houses are permitted within the RU2 zone and therefore the Seniors SEPP applies.

7.1.2. Is the site zoned 'primarily for urban purposes' or does it 'adjoin land zoned primarily for urban purposes?'

The site is zoned RU2 Rural Landscape and therefore is primarily zoned for rural purposes. However, as described in the submitted legal advice prepared by Mills Oakley, the site adjoins land zoned primarily for urban purposes.

The advice summarises the relevant caselaw pertaining to seniors housing developments on site's, akin to that of the site, where there is a road and / or RE1 zoned land that separates the site from the immediately adjoining urban land.

The relevant caselaw authority has determined that "*it is not necessary for land to have a common boundary with or to immediately adjoining land zoned primarily for urban purposes for it to be said to be adjoining such land.*"

In the context of the site, the RU2 zoned land is separated from the R2 zoned land by a strip of RE1 zoned land, that is approximately 30m – 82m wide. This is similar to the circumstances described in *Wirrabara Village Pty Ltd v The Hills Shire Council NSWLEC 1187 (Wirrabara)* which was stated to be 71.7m from urban zoned land. The findings in that case determined that *the site immediately adjoined the urban precinct, but for the park and the lane.*

Another important factor, aside from the distance, is the consideration of the character of RE1 land itself. In regards to the public recreation land adjoining the eastern boundary, it is neither characterised as urban or rural land and therefore "*takes on a neutral character.*"

The legal advice provided by Mills Oakley concludes that the site is in sufficient proximity to be *said to be adjoining land zoned primarily for urban purposes, in the context of the SEPP* and the relevant requirements under Clause 24(1)(a)(i).

7.1.3. Development on land adjoining land zoned primarily for urban purposes.

As established in Section 7.1.2 above, the site is land adjoining land zoned primarily for urban purposes.

Part 5 of the Seniors SEPP lists specific requirements regarding the type of seniors housing, transport services and availability of facilities and services which must be provided in order for a consent authority to grant development consent.

42 Serviced self-care housing

The application for SCC is for development of 156 'serviced self-care' housing, which is defined under the Seniors SEPP, as

Serviced self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.'

The proposal satisfies the provisions of Clauses 13, 17 and 42 of the SEPP Seniors for the following reasons:

- All dwellings are designed to be self-contained, with required personal kitchen, laundry, storage, living and sleeping spaces.
- Meals, cleaning services, personal care and nursing care can be provided to residents as requested, and as per the written evidence submitted with this application.

- All residents will be provided with access to home delivered meals, personal care and home nursing, and assistance with housework if desired. These services will be provided through dedicated on-site management and service providers to be appointed to the development by the Proponent.
- The Proponent accepts the requirement at the time of applying for Development Approval to confirm the satisfaction of the provisions of the SEPP Seniors supported by appropriate plans and written confirmation.

Written evidence is submitted with this SCC from the Mount Gilead Estate General Manager of Operations, confirming that the requirements are currently provided as part of the existing development, and further additional services will be provided by way of the future redevelopment of this site.

43 Transport services to local centres

Clause 43 of the Seniors SEPP states that:

(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development—

(a) that will drop off and pick up passengers at a local centre that provides residents with access to the following—

- (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,*
- (ii) community services and recreation facilities,*
- (iii) the practice of a general medical practitioner, and*

(b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.

Written evidence is submitted with this SCC from the Mount Gilead Estate General Manager of Operations, confirming that a 14 seat passenger bus operates on site, providing residents with the necessary transport services to the local shops, retail outlets, banks and medical facilities as required.

44 Availability of facilities and services

Clause 44 requires that any facilities or services provided as part of the proposed development must be available to residents when the housing is ready for occupation.

The existing Mount Gilead Estate is currently operating and the services associated with the existing estate are available for the future residents of this site.

7.1.4. Is the land excluded under Schedule 1 Environmental Sensitive Land?

Clause 4(6)(a) of the SEPP describes land that, regardless of the permissibility under Clause 4(1) and 4(2), the SEPP does not apply to. This land is identified as environmentally sensitive land and includes the following characteristics:

- *Coastal protection*
- *Conservation (but not land identified as heritage conservation)*
- *Critical habitat*
- *Environment protection*
- *Open space*
- *Escarpment*
- *Floodway*
- *High flood hazard*

- *Natural hazard*
- *Scenic*
- *Water catchment*
- *Natural wetland.*

Whilst the site is encumbered with biodiversity features, bushfire hazards, and contains a mapped water course, these are not features that are identified as “environmentally sensitive land,” as described under Schedule 1 of the Seniors SEPP.

For the purpose of the Seniors SEPP, the site is not considered to be environmentally sensitive land.

7.1.5. Previously issues SCC on the land.

No SCCs have previously been issued on the land.

7.1.6. Proximity of site to which there is a current SCC or an application has been made but not yet determined.

There are no current SCC’s or pending applications for SCCs for land within a 1km radius of the site. As such, a cumulative impact study has not been provided.

7.2. SUITABILITY FOR MORE INTENSE DEVELOPMENT - CLAUSE 24

To issue a SCC, the Sydney Western Planning Panel must form the opinion that, *‘the site of the proposed development is suitable for intensive development, and development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in Clause 25(5)(b)’*.

The site forms an extension of the existing Mt Gilead Estate Retirement Village, which is a village-style resort community within a rural bush setting, 10 minutes drive from Campbelltown.

The site is separated from the low-density residential estate to the east by a strip of RE1 zoned land which is used as public recreation by the residents of the surrounding community. The site enjoys expansive views to the west of lush bushland.

The proposal is largely located on land that is vacant and cleared, albeit a confined cluster of CPW which is centrally located in the site and has been fragmented from the predominant bushland within the western portion of the site, in addition to those trees along the northern boundary. Collectively, the proposal will require a removal of 121 PKFT, including those within the APZ.

In summary, this SCC submits that the site is suitable for more intensive development, as:

- There is sufficient space within the site to accommodate the scale and proportion of the proposal, relieving pressure on the existing site to accommodate the planned yield that has been approved by way of the existing master plan;
- Is located 10 minutes drive from Campbelltown centre;
- Is located in close proximity to the Rosemeadow market place shopping mall
- Is readily accessible to services and facilities within the existing Estate. The onsite transport arrangements ensure that residents have the necessary transport to access the services they require.
- The proposal seeks to utilise the latent development that was approved under the existing master plan and therefore, there will be no net increase on the demand of local infrastructure and services, beyond that already contemplated by the existing approvals.
- The proposal will require removal of CPW however any future development application will be accompanied by a BDAR which sets out the relevant biodiversity offset requirements. The DA will also be accompanied by a vegetation management plan and agreements by the land owner to manage and maintain the RE1 zoned land to the east and parts of the lot to the north, providing a benefit to the public.

7.3. COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES – CLAUSE 25(5)(B)

The Panel must not issue a certificate unless it is of the opinion that the proposal is compatible with the surrounding environment and land uses, having regard to the following criteria:

7.3.1. The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land in the vicinity of the proposed development – Clause 25(5)(b)(i)

7.3.1.1. Ecology

A comprehensive assessment of the ecological impacts of the proposal has been prepared by Travers Bushfire and Ecology has been submitted with this SCC (Amended Biodiversity Report_Dec 21). This assessment includes an ecological survey undertaken on site in accordance with all relevant legislation including the *Environmental Planning and Assessment Act 1979* and the *Biodiversity Conservation Act 2016* amongst others.

The assessment identified the main findings in relation to flora and fauna species at the site:

- No threatened flora species have been observed.
- Preliminary fauna survey has recorded the presence of three (3) threatened fauna species including Koala (*Phascolarctos cinereus*), Little Lorikeet (*Glossopsitta pusilla*) and Greyheaded Flying-fox (*Pteropus poliocephalus*).
- In respect of the Koala records, advice by consultants Biolink revealed they “*generally agree with the premise preferred by the Koala Management Plan that Potential Koala Habitat exists on site, and that there is little in the way of evidence to indicate the presence of Core Koala Habitat as defined by the SEPP 2021. It also appears clear that connectivity values for koalas across the landscape are primarily concentrated in areas adjacent to the site (e.g. Menangle Creek riparian zone), rather than including the Site itself*”.
- Native vegetation within the study area is commensurate with Cumberland Plain Woodland (CPW) which is listed within the BC Act as a Critically Endangered Ecological Community (CEEC). It is also commensurate with Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest which is also listed within the as a Critically Endangered Ecological Community (CEEC). Extensive weed mapping indicates the significant extent of African Olive within the CPW community.
- Removal of CPW is a potential Serious and Irreversible Impacts (‘SAII’), although OEH have not published any thresholds to determine what meets the criteria for determining an SAII. A biodiversity assessment of the additional impact assessment provisions for SAII entities will need to be completed in accordance with Section 10.2.3 of the Biodiversity Assessment Method (BAM 2017).
- Pursuant to the BC Act, the threshold test for biodiversity offsets as a result of clearing is triggered by either an area trigger or a Sensitive Biodiversity Values Land Map trigger.
- Biodiversity Values Land has been mapped within a portion of the development area, however this is **predominantly outside the location of the building footprint**.
- The development area comprises approximately 1.56 ha. Within the development area, approximately 60% is currently cleared and regularly mowed or subject to goat grazing; whilst approximately 40% of that area has trees commensurate with CPW. Therefore, as per the BOS scheme the assessment will be based on the loss of CPW within that 40% portion. The area required to be cleared accounts for **approximately 0.62ha**.
- A future development proposal will need to be assessed in accordance with the Significance of Impact Test of the BC Act to determine if the proposal constitutes a significant impact upon threatened species, endangered populations or threatened ecological communities.
- As Koala is listed under the EPBC Act, a referral to the Commonwealth Department of Agriculture, Water and the Environment would likely be required at the DA stage.

The below diagram maps the presence of CPW on the site, comprises approximately 3.08 hectares. As the southern zone of the site is subject to an approved APZ, that extends for a width of 50m into the site, clearing of vegetation within this zone is already approved.

The red hashed outline indicates the approximate area of vegetation that will require clearing in support of the proposal. Whilst any clearing of CPW is identified as a SAIL, the proposed extent of vegetation required to be removed is not extensive and can be appropriately mitigated through proposed offsets. **The building footprint has been reduced and limited to an area of the site which is relatively disturbed and contains fragmented areas of vegetation.**

As part of the DA, the applicant would seek to enter into an agreement to revegetate and manage the surrounding lands to counter balance the loss of vegetation on the site.

Figure 15: Mapping illustrating the extent of CWP over the site and within the development area



Source: *Biodiversity Constraints Assessment*

7.3.1.2. Koala Habitat

Biolink, the authors of the Campbelltown Koala Plan of Management, were engaged by the applicant to undertake a study of the site. Biolink have prepared a Koala Occupancy and Habitat report for the site, which is submitted in support of this SCC.

The report is based upon desktop analysis, field work and site surveys to ground truth the native vegetation on the site and the presence of koala habitat.

The onsite investigations confirmed that, within the developable area of the site, Preferred Koala Food Tree (PKFT) accounted for 78.5% of the species mapped, with the highest density located along the northern boundary of the development site. The majority of vegetation was identified as small or medium species.

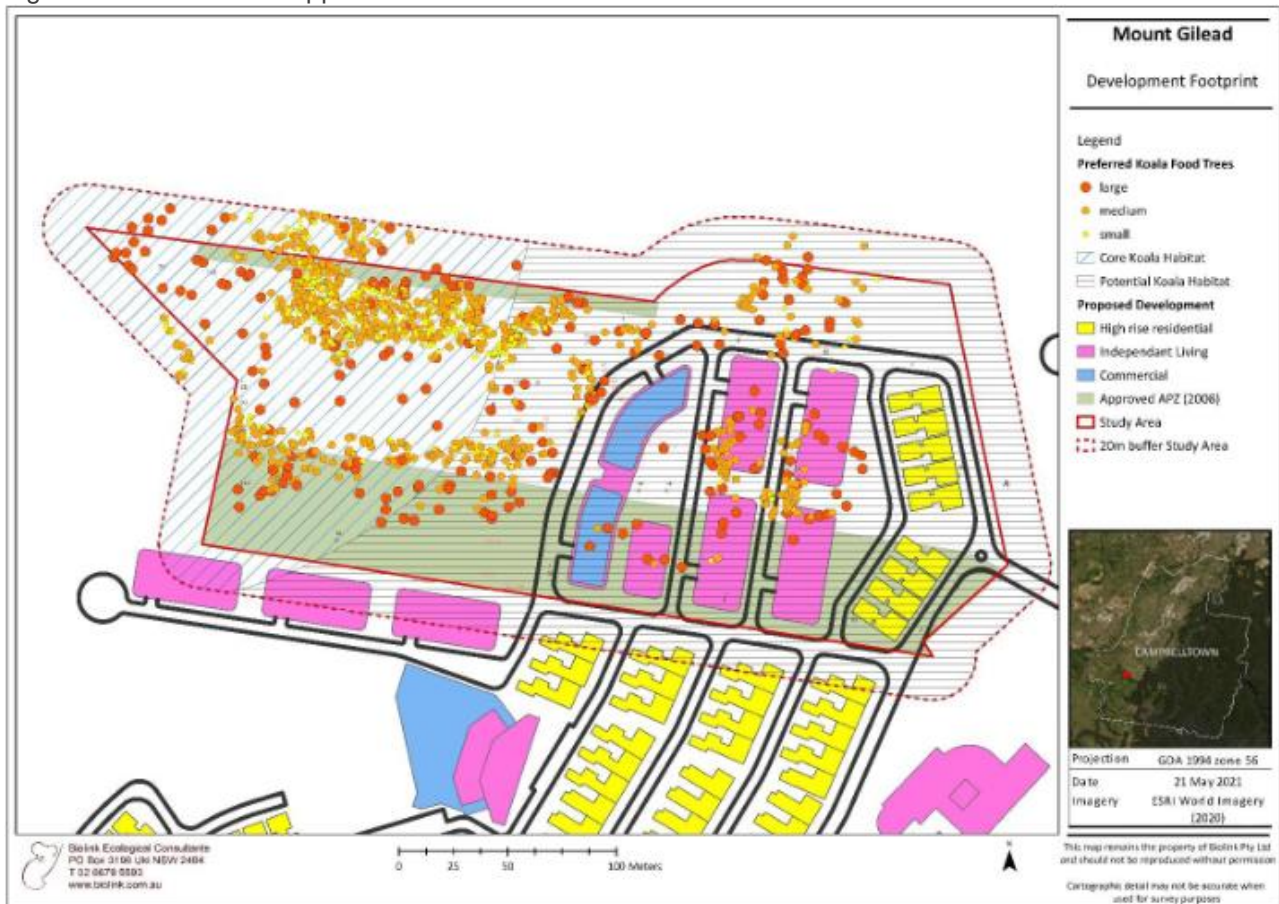
The investigation confirms that there are no koala shelter trees identified within the study area, as defined by the Campbelltown Koala Plan of Management (CKPM). And that **the development area does not contain core koala habitat.**

The onsite data obtained has helped inform the positioning of the building envelopes on the site and mitigation measures have been proposed to ensure that any future development on the site can occur, in a safe and environmentally sensitive manner.

The mitigation measures include the preparation of a Vegetation Management Plan, compensation guarantees to offset the loss of PKFT within the development area and rehabilitation works.

The following diagram illustrates the location of mapped core koala habitat in relation to the proposed building footprints. As evident below, the core koala habitat is substantially separated from the developable area and the proposed building footprints.

Figure 16: Location of mapped core koala habitat shown in blue hatch



Picture 11: Mapped areas of core and potential koala habitat (based on original scheme)

Source: Biolink



MOUNT GILEAD LOT 21 EXISTING SITE

The site in part has been mapped as containing terrestrial biodiversity as demonstrated on the above site plan.

Additionally and with reference to Biolinks site assessment, core and potential Koala habitat has also been mapped on the above site plan.

TERRESTRIAL BIODIVERSITY 
CORE KOALA HABITAT 
POTENTIAL KOALA HABITAT 

Picture 12 Mapped areas of core and potential koala habitat, in relation to revised building scheme

Source: Benson McCormack

7.3.1.3. Bushfire Risk

An amended Bushfire Assessment (Dec 2021) has been prepared by Travers Bushfire & Ecology accompanies this application. The assessment was undertaken in accordance with the controls and principles identified within Planning for Bushfire Protection 2019 ('PBP 2019').

The assessment includes the following measures which have been adopted as part of the master planned approach to the site (refer to Figure 17):

- Provision of peripheral asset protection zones ('APZs') for a depth of 38m to the north.
- Provision of 63-73m APZ to the west, from the dense vegetation.
- Provision of minimum 8m wide perimeter fire trail road and access / egress road connecting to Glendower Street.

The results of the assessment conclude the proposed APZs provide the required level of defensible space in order to achieve less than 10 kWm2 impact upon the residential structures. All other bushfire protection measures, as required by PBP 2019, were considered in reference to the performance standards of PBP 2019 and found to fully comply with those standards.

Figure 17 Approved and proposed APZ's (approved in darker green)



Source: Travers Ecology

7.3.1.4. Mapped watercourse

As illustrated in Figure 18, the site is mapped as containing two first order watercourses and a second order water course. Accordingly, Strategic Environmental and Engineering Consulting (SEEC) were engaged to assess the fluvial geomorphology of the features on the site. The report is submitted in support of this SCC.

Future development on the site may result in the removal of the existing farm dam on the site and will also alter the site's topography, in the location of the mapped water course, identified as stream B to C.

The onsite investigation confirmed, that whilst it is a mapped feature, it is not a "watercourse because it lacks fluvial features. There is no defined channel, no stream bed and no defined stream banks. This is a depression only."

The report confirms that works within the sections from A to C and B to C do not require a Controlled Activity Approval.

It is noted that any future landscaping strategy will seek to "reinterpret" the mapped waterway and dam feature on the site through the inclusion of a bio-swales.

Figure 18 mapped watercourse



Figure 1 – Hydrolines from NSW Government online spatial portal. Site boundary is shown in yellow. Existing features and key locations are marked.

Source: SEEC, Assessment of Fluvial Geomorphology

7.3.1.5. Heritage

Whilst the site is not identified as a heritage listed item nor is it located within a heritage conservation area, the land to the west and north are both identified as State and locally listed heritage items.

The land to the west, zoned SP2 electricity substation, is identified as heritage item I01373 - upper canal system (Pheasants Nest Weir to Prospect Reservoir) and is owned by Water NSW. The development site is approximately 160m west of this land and is suitably screened by the dense vegetation. In this regard, the proposal is considered to have a negligible impact on this heritage item.

The land to the north is identified as having State significance, being *Sugarloaf Farm* (SHR #01389) and identified in Schedule 5 of the Campbelltown LEP 2015 as the *sugarloaf farm, homestead group and rural landscape setting* (#100389) and is owned by the Office of Strategic Lands (OSL).

A preliminary Heritage Impact Statement (HIS) has been prepared by Urbis and is submitted in support of the SCC.

The HIS concludes that the development is both physically and visually separated from the Sugarloaf Farmstead complex and makes minimum contribution to the overall cultural heritage significance of the site.

Any future DA would be accompanied by a HIS and would be subject to approval under the *Heritage Act 1977*. It is recommended that the design of landscaping, the fence treatment and overall detailed design be done in consultation with a heritage specialist.

7.3.1.6. Contamination

A Phase 1 Preliminary Site Investigation (PSI) has been prepared by ADE Consulting Group and is submitted in support of the SCC.

ADE conducted both a site walkover and a desktop study. The findings note that there is a low to moderate risk of contamination occurring on the site, with any potential contamination contained within the south-eastern and central portions of the site, where past activity has occurred.

This includes:

- Former shed and market garden footprint in south eastern portion of site
- Former market garden / crop field footprints in the central portion of Lot 21
- Stockpile footprint located in the south eastern area of Lot 21
- Demolition Waste footprint located in south eastern area of Lot 21

The PSI recommends that targeted soil sampling should be implemented within these areas of concern. Ultimately, the site can be made suitable for the proposed seniors housing, subject to further detailed testing and if required, remedial works.

7.3.1.7. Geotechnical hazards

A Geotechnical Assessment Report has been prepared by ADE Consulting Group and is submitted in support of the SCC.

The report provides a preliminary assessment of the site and in particular the proposed development area.

The report confirms that there is no evidence of previous landslide activity on the site and that the site does not present any geotechnical issues that would preclude the issuing of a SCC. A detailed geotechnical site investigation will be undertaken at the DA stage.

7.4. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES, THAT ARE LIKELY TO BE FUTURE USES OF THAT LAND - CLAUSE 25(5)(B)(II)

The land has minimal capacity for rural / agricultural land uses given the constraints of the land. Previous land uses were limited to low intensity grazing.

The land is not currently used for any purpose other than a temporary carpark and storage of a small amount of construction site sheds, machinery and equipment associated with the ongoing Mt Gilead Retirement Village building construction activity.

It is not considered that the current or previous land uses are an impediment to more intense development such as that being proposed.

It is unlikely that the site would be developed for any other purpose aside from development associated with the existing Mt Gilead Estate.

7.5. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE PROPOSED DEVELOPMENT AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISIONS - CLAUSE 25(5)(B)(III)

7.5.1.1. Services

Future residents will have access to the existing services currently provided within the Mt Gilead Estate. Whilst the proposed SCC seeks to permit seniors housing on this site, the overall density approved as part of the Mt Gilead Estate remains unchanged, with the application effectively seeking to transfer the latent development potential. Therefore, the facilities and services within the existing development can accommodate the needs of the future residents within Lot 21.

In addition, the current operations provide a private mini-bus service, that runs from 8am – 6pm daily. That provides residents with direct access to nearby retail shops, hospitals and banks, as required.

7.5.1.2. Infrastructure

An infrastructure services report has been prepared by Beveridge Williams and accompanies this SCC.

Reticulated water and sewer services (by Sydney Water) and electricity supply (by Endeavour Energy) are provided to the locality, including the existing Mt Gilead Estate Retirement Village, Killbride Nursing Home and low-density residential housing areas within Gonzalo Street and Glendower Street.

If the site were to be developed, site infrastructure that services the existing Estate can be augmented to service the site.

As the proposal does not seek to intensify the overall use (i.e. increase the yield from that approved), the demand on the infrastructure network associated with the residential population has already been considered as part of the master plan and associated approvals for the Mt Gilead Estate.

Preliminary investigations confirm that there is ample capacity within the existing site infrastructure to accommodate the future development over the site.

7.5.1.3. Access

An accessibility report has been prepared by MGA in support of this SCC. The report confirms that the proposal is capable of complying with the required gradients within the site, as identified within the Seniors SEPP.

7.5.1.4. Traffic and Transport

A Traffic Impact Assessment has been prepared by GTA in support of the SCC. The report notes that the approved development was forecasted to generate 210 two-way vehicles trips per the AM and PM Peak periods.

Given that the proposed development does not increase the latent development potential, it is considered that any associated traffic generated would have a negligible impact. The traffic report confirms that the surrounding road network has sufficient capacity to accommodate the additional trips generated by the future development.

7.6. IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES – THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE – CLAUSE 25(5)(B)(IV)

Not applicable. The site is zoned RU2 Rural Landscape.

7.7. THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND LIKELY FUTURE USES – CLAUSE 25(5)(B)(V)

7.7.1.1. Bulk and scale

The indicative design comprises 2 storey buildings along the eastern edge, separated by a series of 6 storey buildings within the centre of the site.

As stated within the submitted architectural concept report, the building envelope has been positioned to step down the site, following the natural east-west fall of the land. Along the eastern edge, the buildings have been designed to have at-grade pedestrian entries allowing for basement and sub-basement carparking, to be entered along the western frontages.

The proposed design not only reduces the perceived bulk and scale impacts along the eastern approach but also limits the degree of cut and fill required across the site.

Whilst the proposed 6 storey buildings within the centre of the site may contrast with the surrounding and nearby two storey built forms, the height of the proposal is consistent with the maximum RL of the approved mid-rise ILU buildings within the existing Mt Gilead Estate.

The design philosophy and intent seeks to carry over the built form typologies from the existing estate, extending them through to the site.

7.7.1.2. Visual Bulk impacts

A view analysis has been included in the concept plans to illustrate the compatibility of the bulk and scale of the proposal with the adjacent Mt Gilead Estate buildings and as viewed from the neighbouring residential properties to the east.

The view analysis confirms that whilst the built form is visible from within the existing estate and from the residential properties to the west, the visual impacts are of a bulk and scale that is generally consistent with the pattern of development within the existing environment.

Due to the sloping topography, view impacts would be seen to be more severe from the western edge of the site however this area is not visible to the general public domain and would only be seen by private residents within the estate.

Further, the views and outlook from residents within the estate are generally facing west, taking advantage of the scenic qualities along the lower ridge line. Therefore, the buildings would be more readily perceived from their eastern aspect, which have a much lower scale and form.

Finishing of the building envelopes will be undertaken at the detailed DA stage to ensure that the final design results in a suitable urban outcome, that is well integrated into the surrounding landscaped setting.

7.7.1.3. Overshadowing impacts

Overshadowing diagrams have been provided within the Concept Architectural Plans. The diagrams confirm that the existing residential properties to the south will maintain full solar access from 12pm onwards, therefore confirming that any future development of the site, in accordance with the master plan, will not result in adverse overshadowing impacts.

7.8. IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003 – THE IMPACT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION – CLAUSE 25(5)(B)(VI)

The *Native Vegetation Act 2003* was repealed on 25 August 2017. Current legislation governing the clearing of native vegetation is the *Biodiversity Conservation Act 2016*.

As outlined herein, the proposed development will require clearing of approximately 0.7 hectares of native vegetation.

A Biodiversity Development Assessment Report will be prepared to accompany the Development Application, which will calculate the biodiversity offsets required, as a result of the proposed development.

8. CONCLUSION

The proposal has been assessed against the required criteria as stipulated in Clause 25(5) of the SEPP (Housing for Seniors and People with a Disability) 2004 within this report. It has been demonstrated, as summarised below, that the proposal is compatible with the surrounding land uses. It is considered that an SCC should be issued for the site on the basis that:

- The use of the site for seniors housing will ensure that the development yield planned for this area is capable of being delivered;
- Provide for housing diversity for the seniors population;
- The site is suitable for more intensive use and for the purpose of seniors housing, having regard to the criteria set out in clause 25(5)(b) of the Seniors Housing SEPP and more detailed design considerations being undertaken as part of any future development application;
- The existing onsite operations include transportation services, which provide residents with direct access to the local shops within Rosemeadow and within Campbelltown centre, which is located 10 minutes drive from the site. The site and the residents therefore have access to health services, retail, banking and other facilities, as required by clause 26 of the Seniors SEPP;
- Matters regarding biodiversity, bushfire, heritage, visual bulk impacts, traffic and site access arrangements have been identified within the SCC and can be suitably addressed and mitigated at the development application stage;
- The proposal seeks to include a variety of biodiversity offsets, revegetation of the surrounding land and potential embellishment of the RE1 public recreation zone, all which provide a public benefit; and
- The environmental issues can be suitably mitigated and it is considered that in this regard, it does not preclude the issuing of a SCC.

DISCLAIMER

This report is dated 23 December 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HT BUILDING (**Instructing Party**) for the purpose of SCC (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

