

IP INTERFACE PLANNING

Planning Report To support

Site Compatibility Certificate Application for Seniors Living – Retirement Village (Independent Living Units)

Property:

Address: 216-234 Pacific Highway, Charmhaven
Lot 332 DP 18234 and Lot 1 DP 335574

LGA:

Central Coast Council

Applicant:

Capital Property Solutions Pty Ltd

Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft	18/10/2021	CS	AS
B	Final	28/10/2021	CS	AS

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between Interface Planning Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by Interface Planning and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by Interface Planning or by any person involved in the preparation of this assessment and report.

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Introduction

The following report is to be read in conjunction with the Site Compatibility Certificate application (SCC) made in accordance with the provisions of Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors).

The proponent, Capital Property Solutions Pty Ltd, seeks to develop seniors housing upon the subject land being Lot 332 DP 18234 and Lot 1 DP 335574, 216-234 Pacific Highway Charmhaven ("Subject Land"), in the Central Coast Council LGA.

The land is located on the western side of the Pacific Highway, Charmhaven and is zoned RU6 Transition under the provisions of the Wyong Local Environmental Plan, 2013. The Pacific Highway is zoned SP2 Infrastructure (Roads & Traffic Facility). Land immediately opposite on the eastern side of the Pacific Hwy is zoned B1 Neighbourhood Centre and R2 Low Density Residential. Both zones B1 & R2 are zones primarily zoned for urban purposes. The fact that the two sites are separated by a road is anticipated and provided for under Clause 4(4) of SEPP Seniors – so that the subject land is considered to adjoin land zoned primarily for urban purposes, *but for the presence of a public road to which there is direct vehicular and pedestrian access from the adjoining land.*

The development will be wholly contained upon that part of the site zoned RU6.

The development will comprise;

- 70 serviced self-care dwellings, comprising a range of two (2) and three (3) bedroom villas;
- "Club House" Community Room;
- Ancillary community room;
- Administration/reception building;
- Swimming Pool;
- Bowling Green;
- Men Shed;
- Outdoor Gym;
- Herb Garden; and
- Internal roads, servicing, visitor car parking, and extensive landscaping.

The development will operate as a *retirement village* (within the meaning of the Retirement Villages Act 1999).

This report will provide an explanation as to how the future proposed development would be compatible with surrounding land uses and will also address the criteria and provide the relevant information as identified under the SCC application form.

Part A - Applicant and Site Details

A1 Applicant for the Site Compatibility Certificate (SCC)

Interface Planning has been engaged by 'Capital Property Solutions Pty Ltd' ("the Applicant") to prepare and lodge the subject SCC. Full details have been provided via the Planning Portal.

A2 Site and Proposed Development Details

Name of Proposal

N/A

Street Address

The street address of the subject site is 216-234 Pacific Highway, Charmhaven NSW 2263. The subject site is located within the Central Coast Council Local Government Area.

Name of Property

N/A

Real Property Description

The subject site is comprised of two allotments identified as Lot 332 in Deposited Plan 18234 and Lot 1 in Deposited Plan 335574 Pacific Highway, Charmhaven. A copy of the deposited plans are provided as **Appendix 1**. Copies of the Certificate of Titles are provided as **Appendix 2**.

The consent of the owners to the lodgement of the SCC is provided via the Planning Portal.

The subject land is irregular in shape and is located on the western side of Pacific Highway. The site has an area of approximately 6.19ha and a frontage to Pacific Highway of approximately 268 metres.

The subject site is located on the western fringe of the suburb of Charmhaven on the NSW Central Coast. The majority of Charmhaven is low density residential. A locality plan with aerial overlay is provided as **Figure 1** (over page).



Figure 1: Aerial Image of Site (Source: Six Maps)

Description of Proposed Development

The development will comprise;

- 70 serviced self-care dwellings, comprising a range of two (2) and three (3) bedroom villas;
- “Club House” Community Room;
- Ancillary community room;
- Administration/reception building;
- Swimming Pool;
- Bowling Green;
- Men Shed;
- Outdoor Gym;
- Herb Garden; and
- Internal roads, servicing, visitor car parking, and extensive landscaping.

The development will operate as a *retirement village* (within the meaning of the Retirement Villages Act 1999).

Encompassed within this development will be all internal roads and servicing, visitor car parking, and extensive landscaping.

Draft concept plans for the proposed development are provided in **Appendix 3**.

The submitted concept plan also details potential future conventional residential subdivision on the outer perimeter of the proposed retirement village, in the event that the subject land and surrounding land located in Precinct 9 of the North Wyong Shire Structure Plan (NWSSP) is rezoned at a future date. This potential future residential does not form part of this current application and is only included to demonstrate optimization of the site for future residential purposes, consistent with an adopted strategy.

Part B – Proposal’s Consistency with The SEPP

Part B1 The Proposed Site

1.1 Is the subject site land zoned primarily for urban purposes?

No

1.2 Is the subject land adjoining land zoned primarily for urban purposes?

Yes.

The land is located on the western side of the Pacific Highway, Charmhaven and is zoned RU6 Transition under the provisions of the Wyong Local Environmental Plan, 2013. The Pacific Highway is zoned SP2 Infrastructure (Roads & Traffic Facility). Land immediately opposite on the eastern side of the Pacific Hwy is zoned B1 Neighbourhood Centre and R2 Low Density Residential. Both zones B1 & R2 are zones primarily zoned for urban purposes. The fact that the two sites are separated by a road is anticipated and provided for under Clause 4(4) of SEPP Seniors – so that the subject land is considered to adjoin land zoned primarily for urban purposes, *but for the presence of a public road to which there is direct vehicular and pedestrian access from the adjoining land.* (see **Figure 2**).

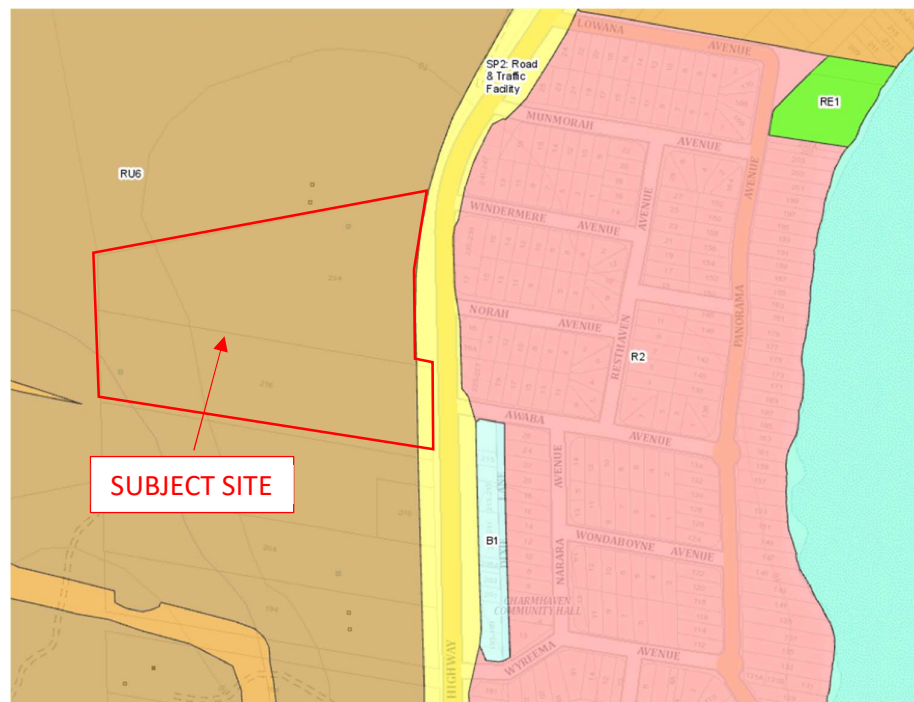


Figure 2: WLEP 2013 Zoning Map (Source: EPlanning Spatial Viewer)

1.3 Are dwelling houses, residential flat buildings, hospitals or special uses permitted?

Yes - Dwelling houses are permitted with consent on the subject site (See **Figure 3**).

The screenshot displays the 'Wyong Local Environmental Plan 2013' website. The page title is 'Wyong Local Environmental Plan 2013' with a subtitle 'Current version for 14 July 2021 to date (accessed 28 September 2021 at 21:05)'. The breadcrumb trail shows 'Part > pt-cg1.Zone_RU6'. A 'Timeline' button is visible in the top right. The main content area is titled 'Zone RU6 Transition' and contains a table of land use permissions. The table is organized into four sections: '1 Objectives of zone', '2 Permitted without consent', '3 Permitted with consent', and '4 Prohibited'. The '3 Permitted with consent' section lists various land uses, with 'Dwelling houses' highlighted in yellow.

Wyong Local Environmental Plan 2013
Current version for 14 July 2021 to date (accessed 28 September 2021 at 21:05)
Part > pt-cg1.Zone_RU6

Zone RU6 Transition

1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation in the North Wyong Shire Structure Plan or Wyong Settlement Strategy.

2 Permitted without consent

Nil

3 Permitted with consent

Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; **Dwelling houses**; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Home occupations; Horticulture; Information and education facilities; Oyster aquaculture; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Tank-based aquaculture; Waste or resource management facilities; Water recreation structures; Water supply systems

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

Figure 3: WLEP 2013 RU6 Land Use Table

1.4 Is the land being used for the purposes of an existing registered club?

No

1.5 Is the subject site excluded from the application of the SEPP under Clause 4(6)?

Environmental Sensitive Land (Schedule 1)

No - the land on which the proposed development will be located is not described as any of the expressions listed within Schedule 1 within any Environmental Planning Instrument. It is noted the front portion of the site is mapped as being within a **coastal environment area** under *SEPP (Coastal Management) 2018*. The mapping of *coastal environment area* provides a standard buffer from a coastal feature.

In this instance, the *coastal environment area* extends onto the subject site from Budgewoi Lake which is located to the east across Pacific Highway and to the other side of the R2 Low Density Residential zoned area approximately 400 metres away. Given the existing infrastructure and development between the subject site and Budgewoi Lake, the development of the site, an assessment against Clause 13 of *SEPP (Coastal Management) 2018* would not raise any concerns and the site is not excluded from the application of the SEPP.

Land that is zoned for industrial purposes (except Warringah LGA)

No

Land in Warringah LGA located in localities identified in Clause 4(6)(c) of the SEPP

No

Land to which Sydney Regional Environmental Plan No 17 - Kurnell Peninsula 1989 applies

No

1.6 Has a SCC been previously issued for any of the land to which this application applies?

No

1.7 Has a cumulative impact study been submitted with this application?

No - The site is not next to proximate site land (being 2 or more sites within a 1km radius of the subject site that have a current or proposed Site Compatibility Certificate). A cumulative impact study is therefore not required.

Part B2 – Site Compatibility Certificate Required for Certain Development Applications

2.1 Is the proposed development or the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument?

No - Seniors housing is not permissible with consent within land zoned RU6 Transition under the WLEP 2013.

2.2 Is the proposed development staged development of a kind saved under the savings provisions of the SEPP?

No

2.3 A Site Compatibility Certificate is required because?

The land adjoins land zoned primarily for urban purposes

Yes - The site adjoins land zoned *R2 Low Density Residential* along its eastern boundary (see **Figure 2**).

The land is within a zone that is identified as ‘special uses’

No

The land is used for the purposes of a registered club

No.

The proposed development application involves building having a floor space ratio that would require the consent authority to grant consent under Clause 45

No

Part B3 – Types of Seniors Housing

The proposed *seniors housing* development will comprise 70 serviced self-care dwellings.

Part B4 – ‘Gateway’ for Serviced Self-Care Housing on Land Adjoining Urban Land

N/A

Part C – Site Compatibility of Proposed Development

Part C1 – Development Proposal Information

1. Context

Location, zoning of the site and representation of surrounding uses

The subject land is known as Lot 332 in Deposited Plan 18234 and Lot 1 in Deposited Plan 335574, 216-234 Pacific Highway, Charmhaven, is irregular in shape and is located west of the intersecting roads Awaba, Norah and Windermere Avenue.

The subject site is located on the urban fringe adjacent to the low density residential area in the eastern part of the suburb of Charmhaven on the NSW Central Coast. The majority of the suburb to the west of the low density residential area is characterised by sparse rural-residential development.

The site has a total area of approximately 6.19ha, of which the majority is zoned RU6 Transition (6.6ha) with part of the frontage zoned SP2 Infrastructure (0.13ha), under the Wyong Local Environmental plan 2013 (WLEP 2013). Importantly, the site adjoins land zoned residential R2 Low Density Residential to the eastern boundary across Pacific Highway.

The site is located within *Precinct 9* of the *North Wyong Shire Structure Plan, 2012*. This Precinct is identified as future residential (including the subject land), Scheduled release for this land under the 2012 plan is 'medium term' being a period of 15 years.

The area is serviced with a variety of retail and commercial opportunities, including:

Name	Distance (km)	Distance (Car – approx. time)	Services
Charmhaven Shops	0.045km	1mins	Grocery store and variety of specialty shops.
Northlakes Shopping Centre	1.2km	3mins	Supermarket and variety of specialty shops.
Lakehaven Centre	1.5km	4mins	Supermarket, variety of speciality shops, medical, banking and other facilities.

Other nearby facilities include Wyong Public Hospital (5km) and schools.

Improvements to the subject land include existing residences and a number of scattered outbuildings.

The majority of the site is vacant land with pockets of scattered trees. A mapped natural watercourse runs through the south western most corner of the site.

Figure 4 below provides an overview of the site in context of the broader locality.



Figure 4: Location Plan

Description of surrounding environments

Built form

Adjoining to the south is predominantly vacant land with built-form being characterised by scattered outbuildings, residences, and a service station.

Adjacent to the east is the low density residential area of Charmhaven characterised by single and two storey residences between Pacific Highway and Budgewoi Lake.

Adjacent to the south-east is a strip of single storey retail and commercial shops fronting Pacific Highway.

Potential land use conflicts

The site is located within an area identified for future urban development. There are no land-uses in the immediate area (such as poultry operations, heavy or potentially hazardous or offensive industries) which could be considered as a potential land use conflict.

Natural environment (including known significant environmental values and resources or hazards)

The site contains a mapped natural watercourse running through the south west corner of the site. The site is also mapped bushfire prone land with the western part of the site designated Category 1 Vegetation and the remainder of the site within the 100 metre buffer zone. The southern adjoining land is similarly mapped. The northern and western adjoining land is mapped Category 1 Vegetation.

The current design process has taken the above risks into consideration and has responded in the following ways;

- An indicative Asset Protection Zone of the following distances from bushland:
 - 74m to the north;
 - 79m to the west; and
 - 40m to the south
- Proposed future buildings have been situated at least 10m from the top of bank of the natural watercourse.

Preliminary ecological investigations and bushfire risk threat assessments have been undertaken in order to address & respond to the above matters.

A copy of the Preliminary Bushfire Assessment is provided as **Appendix 4**.

A copy of the Preliminary Ecological Assessment is provided as **Appendix 5**.

Further detailed reports for these and other elements will be commissioned for a future development application process upon receipt of a Site Compatibility Certificate.

The natural elements of the site are described in greater detail within Section 2.2 below.

Access to services and facilities and access

Accessibility and interrelationship with the surrounding area – transport infrastructure and services, accessible pedestrian routes

The site is serviced by Central Coast Taxis and Busways bus service. There is a south-bound bus stop approximately 20m to the east of the site and a north-bound bus stop approximately 150m to the south of the site.

A number of routes run the same loop bus route which would provide access to all the retail and commercial facilities listed within proximity of the site. An example of the local bus route map is provided in Figure 5 below. A copy of the relevant timetables is provided in **Appendix 6**. The frequency of service is consistent with the requirements of Clause 43 of SEPP Seniors.

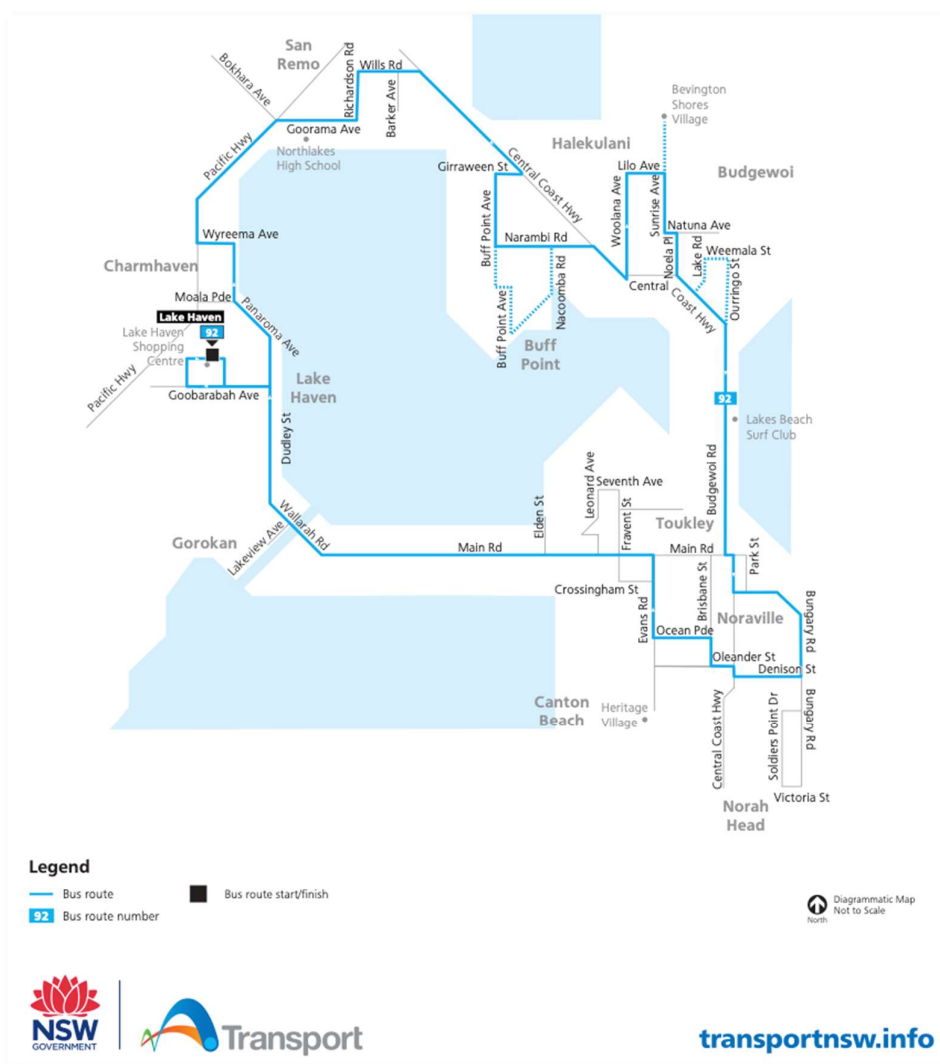


Figure 5: Example Bus Route Map

Location and description of available shops, banks and other retail and commercial services, community services, recreational facilities and medical facilities.

The area is serviced with a variety of retail and commercial opportunities, including:

Name	Distance (km)	Distance (Car – approx. time)	Services
Charmhaven Shops	0.045km	1mins	Grocery store and variety of specialty shops.
Northlakes Shopping Centre	1.2km	3mins	Supermarket and variety of specialty shops.
Lakehaven Centre	1.5km	4mins	Supermarket, variety of speciality shops, medical, banking and other facilities.

Lake Haven Shopping Centre is a much larger shopping centre and is located approximately 1.5km from the site. It offers many more facilities and services including:

- Woolworths Supermarket
- Coles Supermarket
- ALDI Supermarket
- Medical Centre
- Several pharmacies, optometrists, and dental surgeries
- Post Office
- Various financial institutions
- Central Coast Council library and services

To the east of Lake Haven Shopping Centre are additional shops and services. Some of these services are Centrelink, Mission Australia DMS providing disability services and support, accountants and Lake Haven Recreation Centre.

Wyong Public Hospital is located approximately 5km from the site. The hospital offers a range of medical services including emergency department, coronary care, geriatric assessment, maintenance renal dialysis, oncology, psychiatric and rehabilitation units. In addition to the Public Hospital, a new 20 bed private hospital is proposed on the corner of Craigie Avenue and Pacific Highway Kanwal.

Kanwal Medical Complex is located next to Wyong Public Hospital and offers additional medical and specialist services including: Women's Health; Pathology; Radiology including X-Ray, CT, Ultra Sound, MRI; Cardiologist; Orthopaedic; Gastroenterology; Dentist; Dermatologist; Geriatrics; Ear Nose and Throat specialist; General Surgeon; Hearing Care; Neurologist and General Practice.

Open space and special use provisions (if relevant)

The development will be provided with a community room, swimming pool, bowling green, mens shed, outdoor gym, herb garden and extensive passive open space availability.

Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes

The site has limited agricultural potential, given:

- It's current size of approximately 6.19ha;
- It is not in proximity to, or would form a continuation of, an established agricultural area; and
- Nomination as future residential land within *Precinct 9 of the North Wyong Shire Structure Plan, 2012*.

Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule of the Native Vegetation Act 2003

Vegetation communities present on site, including any significant natural features has been documented in the preliminary environmental assessment provided as Appendix 5. This report concludes:

The vegetation to be removed as a result of future development comprises of non-threatened low-moderate condition Narrabeen Doyalson Coastal Woodland (NDCW)

& low condition vegetation “Cleared Land with Scattered Trees” (CST) and “Landscape Gardens” (Figure 4). The project site contains some land mapped upon the NSW biodiversity values map as such the future development application will require the preparation of a biodiversity development assessment report (BDAR) to be submitted with the development application.

2. Proposal

Description of the proposal

The development will comprise;

- 70 serviced self-care dwellings, comprising a range of two (2) and three (3) bedroom villas;
- “Club House” Community Room;
- Ancillary community room;
- Administration/reception building;
- Swimming Pool;
- Bowling Green;
- Men Shed;
- Outdoor Gym;
- Herb Garden; and
- Internal roads, servicing, visitor car parking, and extensive landscaping.

The development will operate as a *retirement village* (within the meaning of the Retirement Villages Act 1999).

Encompassed within this development will be all internal roads and servicing, visitor car parking, and extensive landscaping.

Draft concept plans for the proposed development are provided in **Appendix 3**.

Site description – natural elements of the site

Soils and Topography

There are no soil landscapes mapped at the site. In proximity to the site is Wyong (9131wy).

The site slopes gently west toward the swamp mahogany paperbark forest vegetation and natural watercourse located to the rear.

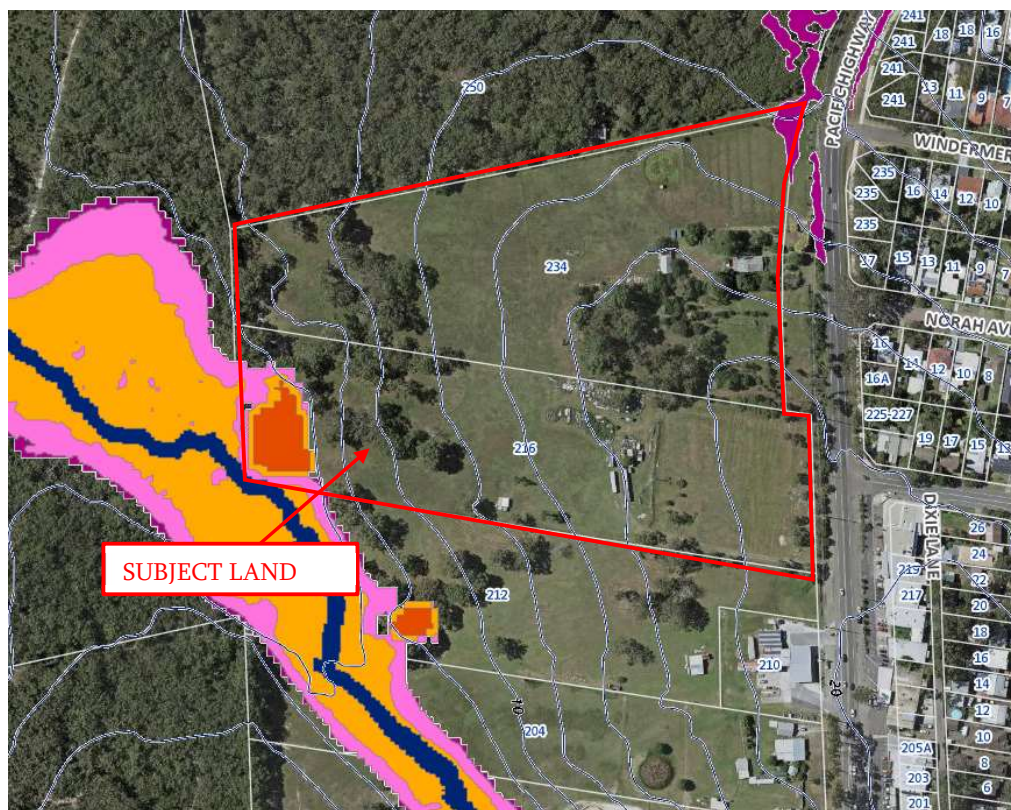
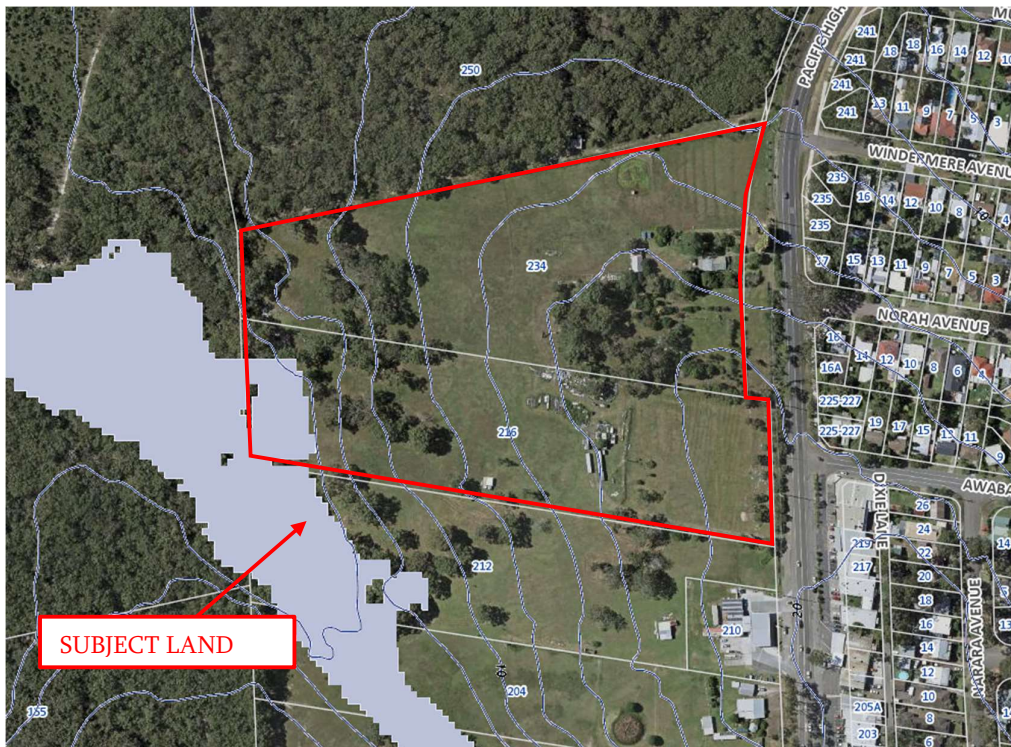
A copy of the detailed survey is provided as **Appendix 7**.

Drainage and Riparian Areas

The site contains a natural watercourse through the south-west corner of the site which may require a top of bank setback (20m) which has been incorporated into the draft concept plans.

The site is not mapped as containing or being within proximity to Coastal Wetlands pursuant to SEPP (Coastal Management) 2018.

Flora and Fauna



3. Strategic Justification

Relationship with regional and local strategies

The site is located within Precinct 9 of the North Wyong Shire Structure Plan, 2012 (NWSSP). This Precinct is identified as future residential. Scheduled release for this land under the 2012 Plan is 'medium term'.

In October 2016 the NSW Government released the Central Coast Regional Plan 2036 (CCRP2036). This document provides a 20 year blueprint for the future, and includes broad Goals, Directions and Actions considered necessary to balance expected population growth whilst ensuring the environment, social and community services are adequately maintained and provided for this growing population.

According to the CCRP2036, the Coast's population is expected to grow by approximately 75,500 by 2036. Of this, 55% will be people aged 65 and over. This equates to approximately 41,525 extra seniors living on the Coast in the next 20 years (until 2036). An excerpt from CCRP2036 is provided in **Figure 10** below.

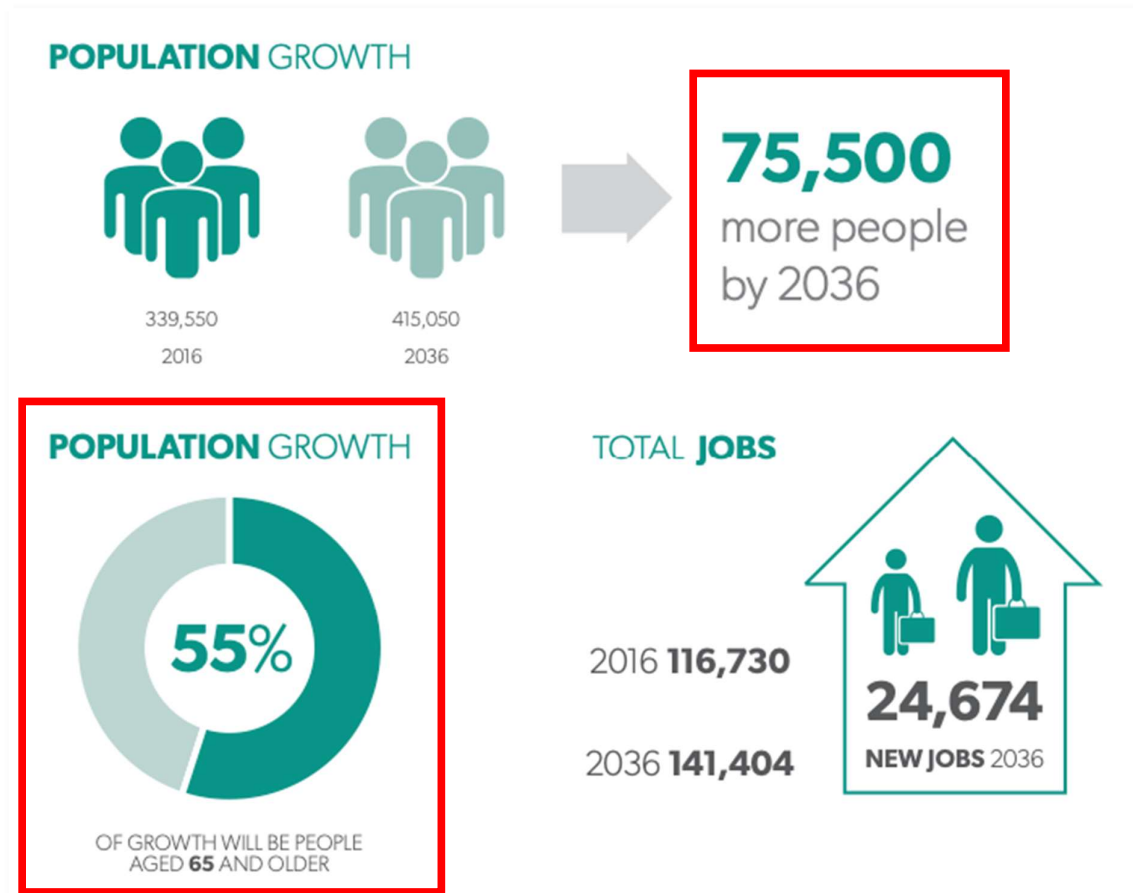


Figure 10: Excerpt from CCRP2036 (Page 5)

The NSW Government in 2019 released further population growth projections to 2041 that indicate the population growth is expected to meet or exceed the high population growth forecast in the CCRP2036 with a growth of 95,250 people to 2041 including a “sizeable retirement population”.

Public interest reasons for applying seniors housing in this locality

The locality is a desirable location for the establishment of a seniors housing development for a number of reasons, including:

- Favourable topography, being generally flat to mild slopes allowing for easy access within the development(s) and required under design standards applicable for this form of development;
- A zoning of RU6, being land not zoned as environmentally sensitive land as listed within Schedule 1 of the SEPP (note: in this case, that part of the site zoned E2 will not be developed);
- Proximity to retail, commercial, medical and other essential services;
- Proximity to essential infrastructure such as reticulated water, electricity and adequate ability to connect sewer; and
- Centrally located to an aging population.

Adequacy of services and infrastructure to meet demand

Water and Sewer

Central Coast Council is the water and sewer authority and has been consulted in relation to servicing the site. The Developer Services Plan shown in **Figure 12** includes future sewer lines through the subject site.

In consulting Council there are multiple agreed servicing options available including a temporary connection into the residential area to the east until such a time as the lead developer of this future urban release area provides the connection through the subject site. A copy of correspondence between the Proponent and Council in respect to future sewer services is provided as Appex

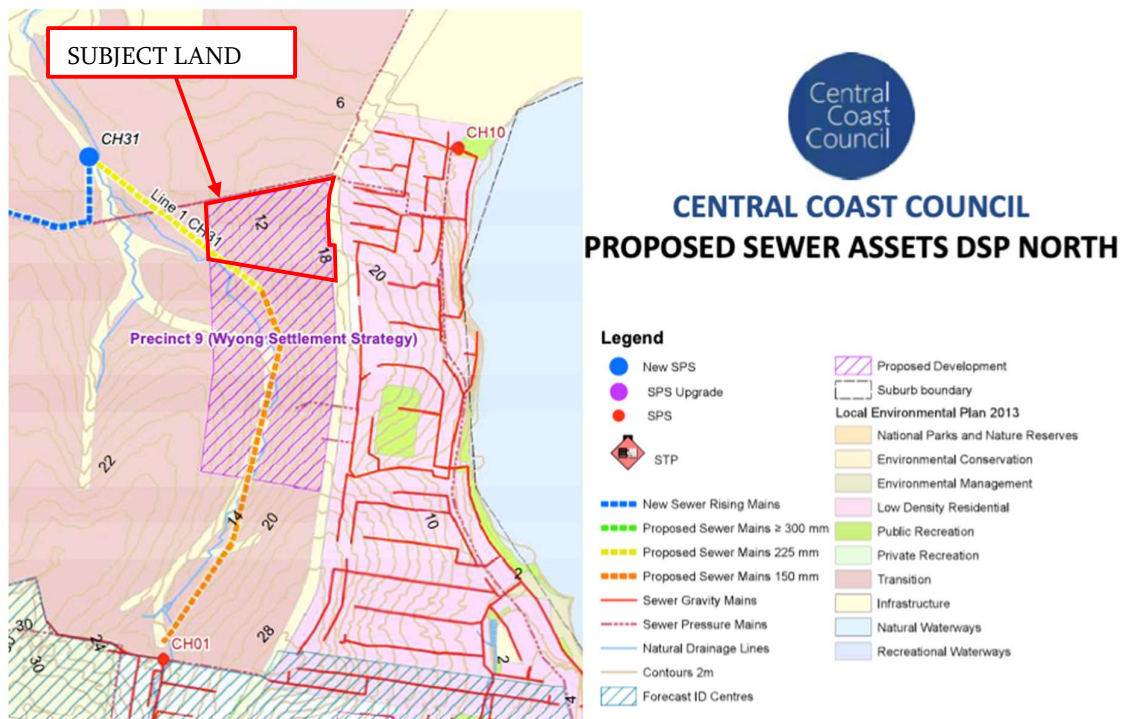


Figure 12: Developer Services Plan

Water and electricity are already provided and available for the site.

Roads and Traffic

A preliminary Traffic Assessment has been undertaken by Intersect Traffic which reviews current road conditions, likely traffic generated by the concept proposal and likely impacts of the development upon the current road network.

This report concludes;

1. There is sufficient spare capacity within the local and state road network to cater for the increase in traffic resulting from the development without that traffic adversely impacting on the effectiveness and efficiency of the nearby local and state road networks.
2. That a suitably safe vehicular access to the planning proposal can be provided off the Pacific Highway though it is likely that right turn movements out of the site will need to be prohibited with motorists using an alternative route via Windermere Avenue, Resthaven Avenue and either Norah Avenue or Awaba Avenue to adjust their route to head south.
3. The site access will need to be constructed as a minimum CHR / AUL(s) access due to the high traffic volumes on the Pacific Highway.
4. The development can provide sufficient and suitable on-site car parking for the site to meet Council, Australian Standard and SEPP requirements.
5. The site is well serviced by public transport with excellent access to services and infrastructure near the site. Notwithstanding it is likely the seniors living operator will look to provide its own shuttle bus for resident use and convenience.
6. Internal and external linkages to the existing pedestrian infrastructure in the area should and will be provided within and from the site. In this regard an external footpath along the site frontage will be required. The provision of pedestrian signals on the Pacific Highway at the shopping centre should also be investigated with Council and TfNSW as part of the future planning of the development.
7. The development is not likely to generate a high demand for cycle facilities therefore it is considered there is no nexus for the planning proposal to provide any external cycle facilities.

A copy of the Preliminary Traffic Assessment is provided as **Appendix 9**.

4. Pre-Lodgement Consultation with Council and Infrastructure/Service Providers

Central Coast Council has been consulted in respect to the provision of future sewer services. A copy of communications is provided as Appendix 8.

Due to the current staffing challenges within Central Coast Council due to its dire financial position, and the imminent implementation of the Housing Diversity SEPP wider consultation with Central Coast Council would be required.

It is noted that the proposal is consistent with both State strategies and Council's Local Strategic Planning Statement.

Part C2 – Statement Addressing SEPP Site Compatibility Criteria

1. The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.

As detailed earlier in this report, the site possesses few constraints and those which are present can easily be designed around without the need for detrimental works or an adverse impact on the surrounding environment.

The setting of the site, being on the urban fringe and within an identified future urban release area, presents a unique opportunity to provide seniors accommodation in a quiet, tranquil and semi-rural environment (at present) whilst still being within close proximity to services and infrastructure. To this end, care will be taken with the design to ensure that the built form will be of an appropriate scale and appearance which responds to the topography of the site and blends with the character of the surroundings area – both existing and planned.

The site is in vicinity of an approved and established low density residential area.

2. The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land in the vicinity of the development.

As noted previously in this report, the site is located within Precinct 9 of the North Wyong Shire Structure Plan - an area identified for future urban (residential) growth.

Future development in the vicinity will likely take the form of low density residential development.

This proposal is entirely consistent with the planned urban form in this locality.

3. The services and infrastructure that are or will be available to meet the demands arising from the development (particularly retail, community, medical and transport services having regard to the location and access requirements set out in Clause 26 of the SEPP) and any proposed financial arrangements for the infrastructure provision.

Clause 26 of the SEPP provides:

26 Location and access to facilities

(1) *A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to:*

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

(2) *Access complies with this clause if:*

(c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in sub clause (1), and*
- (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in sub clause (1)) complies with sub clause (3).*

Comment:

The site is located directly off the Pacific highway which has access to multiple and regular bus services heading to required services and facilities in both a northerly and southerly direction. Bus stops are located within close proximity to the site and where footpaths are currently inadequate can be conditioned for necessary upgrade works as part of a future development consent.

4. In the case of applications in relation to land that is zoned open space or special uses – the impact the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.

N/A

5. Without limiting any other criteria, 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 future uses of land in the vicinity of the development.

As previously noted, the low-rise scale of the development and the ability to integrate the design of the site (i.e. internal roads and earthworks) and built form of the dwellings into the topography and slope of the site will limit the potential visual of the development in terms of existing uses in the immediate vicinity and also when viewed from surrounding public areas.

6. If the development may involve the clearing of native vegetation that is subject to the requirements of Section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

The on-site vegetation is mapped on Council's Vegetation Mapping as disturbed underscrubbed vegetation (Refer **Figure 6**). The Preliminary Ecological Assessment submitted with this application (Appendix 5) notes the nature of the existing vegetation, also stating " *The project site contains some land mapped upon the NSW biodiversity values map as such the future development application will require the preparation of a biodiversity development assessment report (BDAR) to be submitted with the development application*

Future opportunity will exist to Replace, revegetate and enhance natural vegetation on site through future landscape works and can include replacement of limited habitat hollows which might be lost through future construction, and planting of flora that is beneficial to local wildlife As habitat or food source.

Part C3 – Additional Comments

From the preceding report, it has been demonstrated that the site is suitable for a seniors housing development given that it is located immediately adjacent to land zoned primarily for urban purposes. The site also exhibits few physical constraints that would preclude the development from being undertaken.

Additionally, the site can be serviced by all necessary infrastructure and is located in close proximity to a range of essential support services.

The proposed seniors housing development would allow for an early release of housing as consistent with the short to medium term strategic planning framework for the site.

On this basis, the Director-General is requested to issue a Site Compatibility Certificate for the proposed seniors housing development.