



## SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Site compatibility application no. \_\_\_\_\_

### LODGEMENT

#### Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

A site compatibility certificate is required under section 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) for contact details.

### PART A — APPLICANT AND SITE DETAILS

#### A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

ST BASILS HOMES / C- STB Planning (NSW) Pty Ltd

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Postal address  
(or mark 'as  
above')

PO Box or Bag

Suburb or town

State

Postcode

Daytime telephone

Fax

Email

SBARWICK@STB.COM.AU.

Mobile

#### A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

ST BASILS HOMES HARROW ROAD, BEXLEY

STREET ADDRESS

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area

BEXLEY

2207

ROCKDALE

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

Lot 174 DP 715 467.

**Attach**—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

RESIDENTIAL CARE FACILITY WITH 150 BEDS COMPRISING 75 HOSTEL HIGH CARE BEDS AND 75 SERVICES SELF CARE BEDS WITHIN 27x1 BED DWELLINGS AND 24x2 BED DWELLINGS ALL OVER BASEMENT CARPARKING AND SERVICES BY ON-SITE SUPPORT FACILITIES.

**Attach**—copy of proposed site layout.

## PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP

### BY THE PROPOSED SITE

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

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

☐ Yes ☒ No

**OR**

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

☒ Yes ☐ No

**Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site?

☐ Yes ☒ No

**Attach**—copy of development control table.

**OR**

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

☐ Yes ☒ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

- Environmentally sensitive land (Schedule 1). ☐ Yes ☒ No
- Land that is zoned for industrial purposes (except Warringah LGA). ☐ Yes ☒ No
- Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP. ☐ Yes ☒ No
- Land to which Sydney Regional Environmental Plan No. 17—Kurnell Peninsula (1989) applies. ☐ Yes ☒ No

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

### SECTION B1 — SUMMARY CHECK

Continue to fill out this application form **only** if you have answered:

- ☐ Yes to questions 1.1 and 1.2, **and**
- ☐ Yes to questions 1.3 and 1.4, **and**
- ☐ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

**B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS**

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

- 2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No
- 2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to **either** question 2.1 **or** question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- ☒ the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- ☐ the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- ☐ the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- ☐ the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to **all** subsections in question 2.3, your proposal does not require a site compatibility certificate.

**SECTION B2 — SUMMARY CHECK**

Continue to fill out the application form **only** if you have answered:

- ☐ No to **both** question 2.1 and question 2.2, **and**
- ☐ Yes to **any** subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

**B3 TYPES OF SENIORS HOUSING**

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- ☒ A residential care facility ☒ Yes ☐ No  Beds
- ☒ A hostel ☒ Yes ☐ No  Dwellings
- ☐ Infill self-care housing (urban only and not dual occupancy) ☐ Yes ☒ No  Dwellings
- ☒ Serviced self-care housing ☒ Yes ☐ No  Dwellings
- ☒ A combination of these ☒ Yes ☐ No  Beds  Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

**B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND**

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- ☒ for people with a disability? ☒ Yes ☐ No
- ☒ in combination with a residential care facility? ☒ Yes ☐ No
- ☐ as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☐ Yes ☒ No

If you answered **no** to **all** questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

**PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT**

In this Part, please **attach** documentation to describe the development proposal, its context and strategic justification.

**C1 DEVELOPMENT PROPOSAL INFORMATION****1. CONTEXT**

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses
- Description of surrounding environment:
  - built form
  - potential land use conflicts
  - natural environment (including known significant environmental values and resources or hazards)
- Access to services and facilities and access (clause 26):
  - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
  - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities
- Open space and special use provisions (if relevant)
- Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes
- Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003. (nb: separate Guideline available for further information)

**2. PROPOSAL**

The proposal can be presented through photos, maps and written evidence

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses
- proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003

**3. STRATEGIC JUSTIFICATION**

Brief description of the proposed development—10 pages limit

- Relationship with regional and local strategies
- Public interest reasons for applying for seniors housing in this locality
- Adequacy of services and infrastructure to meet demand

**4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS**

Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

**C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA**

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following matters for consideration outlined under clause 25(5)(b) of the SEPP:

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.

Refer to ATTACHED SUBMISSION.

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.

Refer to Attached

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 INFRASTRUCTURE PROVISION.

Refer to Attached

4. 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 OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

Refer to Attached

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.

Refer to Attached

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 (NB: *THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003*).

Not Applicable

### CS ADDITIONAL COMMENTS

**PART D — CHECKLIST, PAYMENT AND SIGNATURES**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No



I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

- Map and detailed description of land
- A copy of proposed site layout
- A copy of zoning extract or other evidence
- A copy of development control table
- Proposal information—context, proposal and strategic justification
- Additional information for statements against site compatibility criteria (optional)

☒  
☒  
☒  
☒  
☒  
☒

I have addressed the following SEPP site compatibility matters in **section C2** of the form.

☒ Yes ☐ No

1. Existing environment and approved uses
2. Impact on future uses
3. Availability of services and infrastructure
4. Impact on open space and special uses provision
5. Impact of the bulk and scale of the proposal
6. Impact on conservation and management of native vegetation

☒  
☒  
☒  
☒  
☒  
☐ N/A



I have provided **three** hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5000.

Number of beds or dwellings

75 HOSED HIGH CARE BEDS AND 51 DWELLINGS

Estimated project cost

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

*Scott Brewick*

In what capacity are you signing if you are not the owner of the land

PLANNING CONSULTANT

Name(s)

Scott Brewick

Date

6.7.2012

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature

*Revfr. Nicholas Stavropoulos*

Signature

Name

Name

REVFR. NICHOLAS STAVROPOULOS

Date

04/07/2012

CEO/SECRETARY ST BASIL'S HOMES

APRN 47 1082 585 988.



Director-General  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Attn: Juliet Grant, Sydney Region East

6 July 2012

**Re: Proposed Redevelopment of the former Bexley Bowling Club, 62-82 Harrow Road, Bexley**

Dear Juliet,

We act on behalf of St Basils Homes, a not-for-profit provider of aged care accommodation services.

The attached information has been provided in support of the application for a SEPP (Housing for Seniors or People with a Disability) 2004 Director-General's site compatibility certificate.

It is our view that the site compatibility certificate is triggered by the provisions of clause 24(1)(a)(i) as the site is land that adjoins land zoned primarily for urban purposes, being surrounded by land zoned R2 Low Density Residential.

The compatibility certificate is sought in support of a development of the site for 27 x 1-bed and 24 x 2-bed serviced self-care dwellings, and 51 x 1-bed and 12 x 2-bed hostel/high care accommodation rooms. The total number of beds accommodated on-site will be 150.

The specified application form has been completed, and further detail is provided to address:

- The real property description of the subject lands;
- Location description and map;
- Required zoning extracts;
- Brief description of the site context;
- Description of the proposed development;
- Brief review of the strategic justification considered against the South Subregion Draft Subregional Strategy; and
- Assessment against Site Compatibility Certificate criteria.

The document includes preliminary plans of the proposal. A cheque to the sum of \$5,580, being the application fee, and owners consent letter are enclosed.

Your earliest consideration of this matter would be appreciated.

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Should you wish to discuss the application, please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Scott Barwick', with a stylized flourish at the end.

Scott Barwick  
Associate Director

Encl.

- Attachment 1: Site Compatibility Considerations
- Attachment 2: Extracts from Rockdale LEP comprising the land use tables for the RE2 Private Recreation Zone
- Attachment 3: Architectural Plans prepared by Tony Owen & Partners
- Attachment 4: Stormwater Advice from Rockdale Council

## Attachment 1: Site Compatibility Considerations

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# Site Compatibility Considerations

## 1.0 Site Details

The land owned by St Basils Homes is the former St George Bowling Club. The land is known as 62-82 Harrow Road, Bexley and has a legal description of Lot 174 in DP 715467.

The site has an area of 8,305m<sup>2</sup> and enjoys frontages to Harrow Road, Bowlers Avenue and Goyen Avenue. The frontages are:

- 70.52m to Harrow Road;
- 114.88m to Bowlers Avenue;
- 95m to Goyen Avenue; and
- 57.58m to the rear of properties fronting Frederick Street.

## 2.0 Site Context

The site is located at 62-82 Harrow Road, Bexley. The site has a northern boundary to Bowlers Avenue, an western frontage to Harrow Road and a southern boundary to Goyen Avenue. The rear eastern boundary abuts properties fronting Frederick Street (refer Figure 1 below).

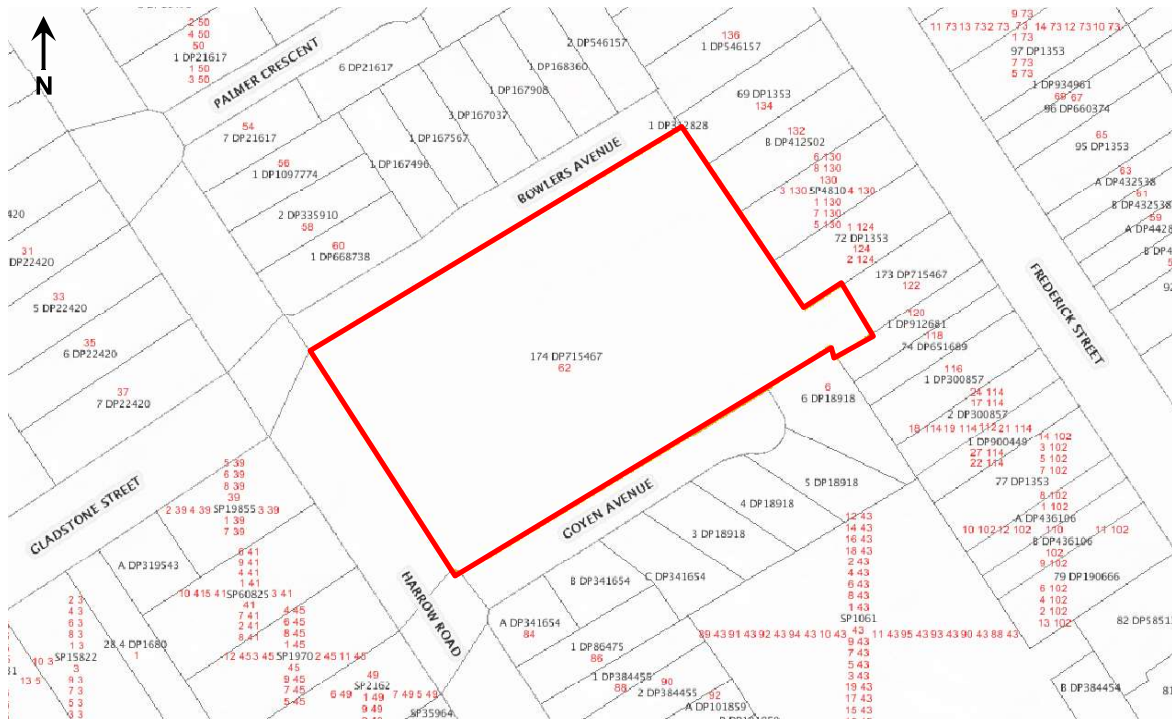


Figure 1: Cadastral view of subject site (indicated by red line) (Source: <http://imagery.maps.nsw.gov.au/>)



Figure 2: Aerial view of subject site (indicated by red line) (Source: <http://imagery.maps.nsw.gov.au/>)

The site is the former St George Bowling Club. The land is no longer utilised as a registered club.

The site is largely clear of vegetation and buildings are limited to the northeast corner of the site comprising the former bowling club clubhouse. The balance of the site has been utilised for bowling green or car parking purposes.

The site is surrounded by predominantly residential uses comprising single dwellings. Medium density housing forms of up to three (3) storeys are located to the southeast of the site, to the west in Harrow Road and to the east fronting Frederick Street.

The site is located approximately equidistant between Rockdale Station and Rockdale town centre to the southeast, and the Bexley village centre to the northwest. The walk to Rockdale station is approximately 700m, while the walk to Bexley would be approximately 500m.

## 2.1 Land Use Zoning

The subject land is zoned RE2 Private Recreation under the Rockdale LEP 2011. Attachment 1 provides an extract of permissible uses in this zone. An extract of the zone map is at Figure 3 below with the site identified by a blue border.

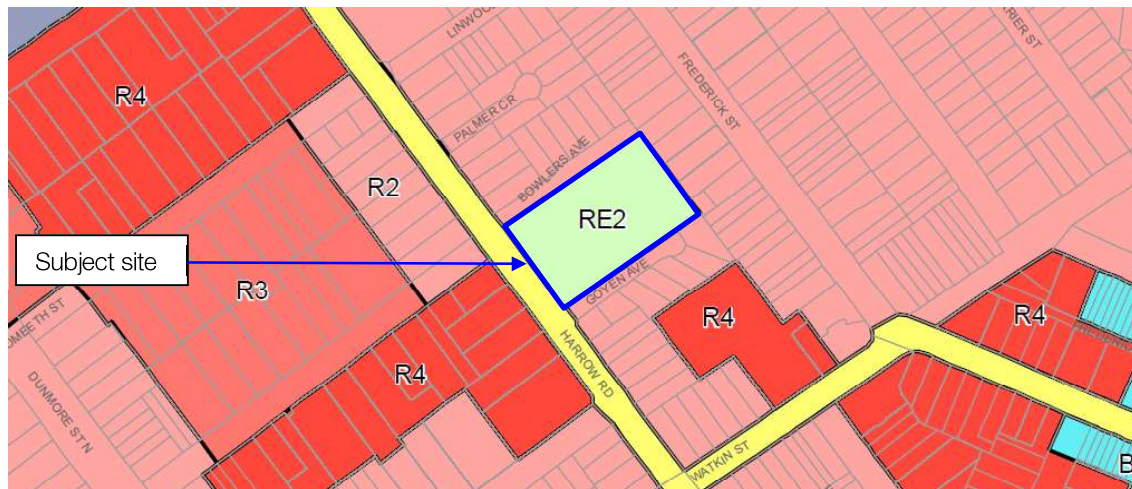


Figure 3: Zone Map extract from Rockdale LEP 2011

The site is also identified as a Heritage Item (I146), subject to a minimum lot size of 450m<sup>2</sup>, as Class 5 Acid Sulfate Soils, and as a Flood Planning Area.

The site is not subject to a height of buildings standard nor a maximum floor space ratio standard under the Rockdale LEP 2011.

The adjoining land is subject to a maximum FSR of 0.5:1 and a maximum height of buildings of 8.5m.

## 2.2 Surrounding Land Uses

Development in the immediate vicinity is predominantly residential in use.

Opposite the site to the west are two (2) and three (3) storey residential flat buildings with landscaped front setbacks fronting Harrow Road.

To the north fronting Bowlers Avenue are single storey detached dwellings. Similarly to the south of the site fronting Goyen Avenue are single storey detached dwellings which at the eastern end of the street back onto 3-4 level residential flat buildings. Both Bowlers Avenue and Goyen Avenue are cul-de-sacs.

To the east of the site is residential development which fronts Frederick Street. This development includes one (1) and two (2) storey dwelling houses and two (2) to three (3) level residential flat buildings.

## 2.3 Existing Development

The site is largely accommodates the former bowling greens and car parking. The main building is a single storey pitched roof clubhouse building. This building fronts Bowlers Avenue and is located in the north-eastern corner of the site. A two (2) storey element of this building is located in the northernmost corner of the site.



Figure 4: View of site from the corner of Harrow Road and Goyen Avenue



Figure 5: View of the former clubhouse from the Harrow Road car park

## 2.4 Description of Proposal

Development of the site is proposed for a Residential Care Facility comprising a mix of hostel/high care accommodation and serviced self-care accommodation.

The proposal seeks to retain the former bowling club clubhouse and adaptively reuse the building. The former club building is proposed to house the administration and staff amenities along with communal passive recreation facilities and consulting room facilities.

The proposed development is a residential care facility comprising 75 hostel/high care beds and serviced independent living dwellings comprising 27 x 1 bed dwellings and 24 x 2 bed dwellings. The total number of beds proposed on-site is 150.

The development is a perimeter building approach, providing large internal landscaped open space areas and further site amenities such as the central chapel.

At grade accessible access to the dwellings is provided via all three (3) street frontages.

Lifts provide access to the basement car parking and within the residential care facility.

The preliminary development plans which accompany the application for the Site Compatibility Certificate have been prepared by Tony Owen Partners (refer Attachment 2).

## 2.5 Development Detail Summary

Provision	Proposed
Site Area	8,305m <sup>2</sup>
Gross Floor Area	7,718m <sup>2</sup>
FSR	0.93:1
Landscaped Area	4,548.9m <sup>2</sup>

Provision	Proposed
Parking	111 spaces
Private Open Space	Greater than 6m <sup>2</sup> / serviced self-care dwelling

Table 1: Development Detail Summary

## 2.6 Strategic Justification

The South Subregion Draft Subregional Strategy identifies Rockdale as a Town Centre and Bexley serves as a Village Centre.

The site is located midway between these two (2) centres, both of which are accessible by bus services traversing Harrow Road. Accessing Rockdale also provides linkage to the heavy rail passenger services operating from Rockdale station.

This provides access to a variety of retail and support services suitable to support the use of the site as a residential care facility. This access ensures a high level of amenity and access to necessary services.

In addition to the locational attributes of the site, the South Subregion Draft Subregional Strategy at C2.2 identifies that self-care housing provision is required for all local government areas within the South Subregion to address the continuing increase in the over 65 year old population.

The provision of a residential care facility by St Basils Homes is consistent with this identified action in the Draft Subregional Strategy.

## 2.7 Statement on SEPP Site Compatibility Certificate

***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.***

The subject land is free of natural environmental constraints and has no flora or fauna habitat values. The site is not adversely affected by any known natural hazards and is not known to contain any significant natural resources. The site is located within an urban environment that contains primarily residential uses. The site is well located to access existing public transport infrastructure and the retail and support areas of Rockdale and Bexley.

The site is identified in the Rockdale LEP 2011 as a flood planning area.

Council, by letter dated 26 March 2012 (refer Attachment 3), confirms that the site is not noted as being affected by the 1 in 100 year ARI, rather that the site may be affected by surface flows.

The site is therefore not considered to be a floodway or high flooding hazard area as defined under the Floodplain Development Manual (2005). Accordingly, the site is not considered to be excluded from the application of SEPP (HSPD) by virtue of the land being Environmentally Sensitive Land under Schedule 1 of the SEPP.

***Criteria 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.***

The Seniors Living development is part of a comprehensive redevelopment of the subject site. The proposed Housing for Seniors dwellings will be well located to benefit from the amenities and facilities available on the site and accessible from the site.

The development is a Residential Care Facility providing nursing home and serviced self-care accommodation. The site is fully self-sufficient with the provision of meals and support services provided by a long-standing and experienced operator. The site is well-served by transport and it is considered that the Residential Care Facility can be accommodated without adverse impact to surrounding residential land uses.

***Criteria 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 infrastructure provision.***

All of the dwellings will have an accessible path of travel to a public road as defined by AS 1428. The site has public transport access to routes along Harrow Road. These transport routes provide access to the Rockdale and Bexley centres and the bus stop is within 400m of the site (corner of Harrow Road and Bowlers Avenue – bus route 452). The area is serviced by all necessary utility infrastructure to support the Residential Care Facility.

***Criteria 4: 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 or special uses in the vicinity of the development.***

The land is zoned RE2 Private Recreation. The range of permitted uses includes registered clubs and recreation facilities (indoor).

The zoning of the land is “Private Recreation” and is not considered to constitute “open space” due to the range of uses permitted that feasibly could include a building accommodating a club and sport halls.

The proposed development is a coordinated comprehensive redevelopment of the existing site and is therefore not considered to have detrimental impact upon the provision of land for open space uses in the vicinity. The development includes large recreation and open space areas available to service the needs of the future residents without adversely impacting upon the existing facilities within the locality.

***Criteria 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.***

The approach to the redevelopment for the site has been subject to a comprehensive site analysis of the locality and surrounding development. This consideration of the surrounding land uses and built form has guided the approach to the allocation of built form on the site to provide the Housing for Seniors dwellings in a built form that responds to the single storey dwellings to the north and south and the residential flat buildings to the east and west. The accompanying plans demonstrate the responsiveness of the proposed design of the built form to these considerations.

The site is bound on three (3) sides by public roads, which further separates the development from residential development.

The buildings to the east of the site are located on land that is more elevated thus assisting in managing perceived building mass from this boundary of the site.

### 3.0 Conclusion

The site is well located to support a Housing for Seniors development and there are no environmental attributes that would preclude the proposed use. The issue of a Compatibility Certificate is recommended.

Attachment 2: Extracts from Rockdale LEP comprising the land use tables for the RE2 Private Recreation Zone

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## **Rockdale Local Environmental Plan 2011**

Current version for 5 December 2011 to date (accessed 6 July 2012 at 10:27)

### **Zone RE2 Private Recreation**

#### **1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

#### **2 Permitted without consent**

Roads

#### **3 Permitted with consent**

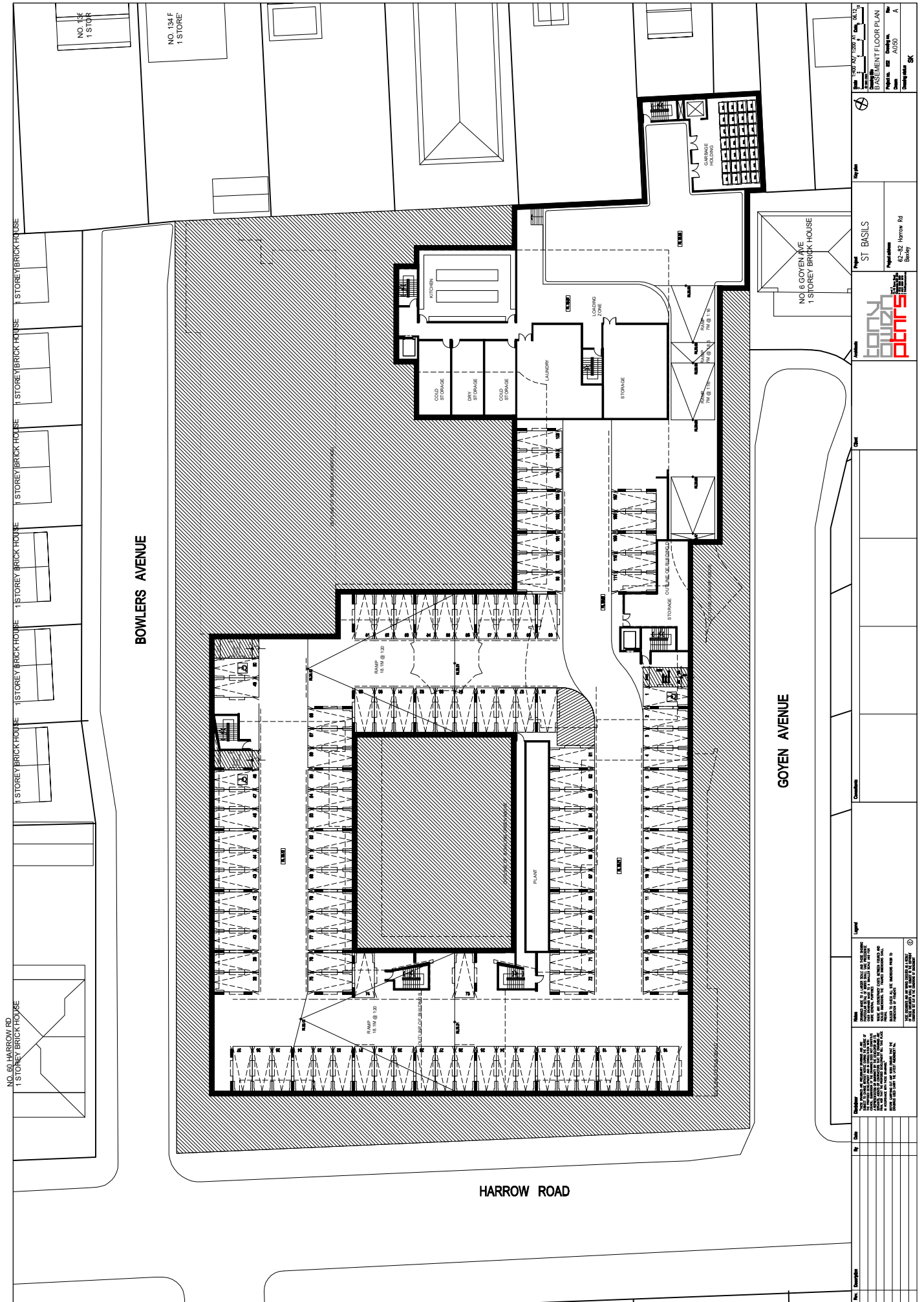
Boat launching ramps; Building identification signs; Business identification signs; Community facilities; Environmental facilities; Environmental protection works; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs

#### **4 Prohibited**

Any development not specified in item 2 or 3

## Attachment 3: Architectural Plans prepared by Tony Owen & Partners

6706\_11.2\_SCC Statement\_Final 120706.docx



BOWLERS AVENUE

GOYEN AVENUE

HARROW ROAD

NO. 6 GOYEN AVE  
1 STOREY BRICK HOUSE

ST BASILS

**plm**  
PLANNING  
LAND MANAGEMENT

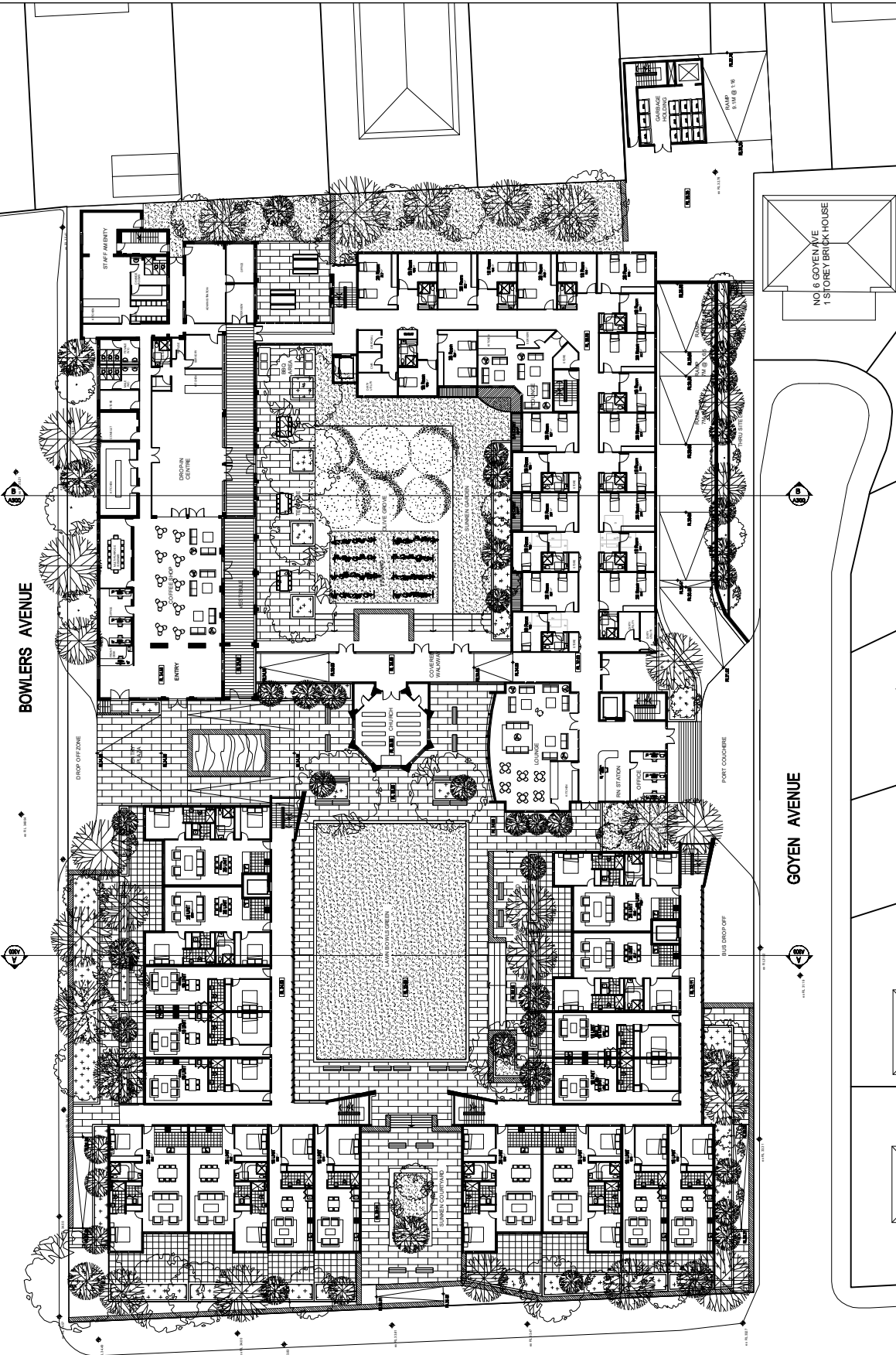
Project Name  
42-48 Harrow Rd  
Buckley

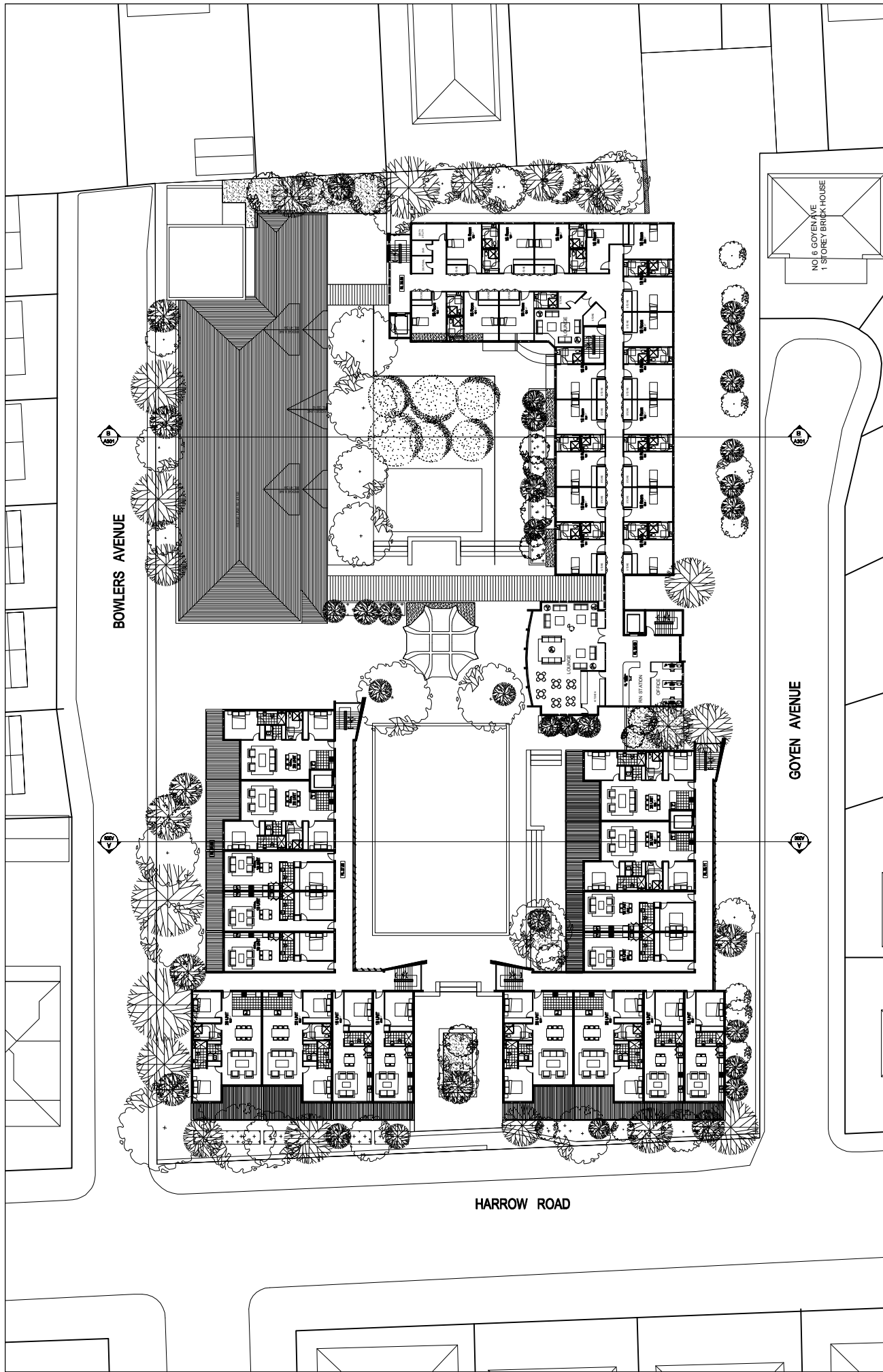
Scale  
1:500  
Date  
06.12.19  
Sheet  
A  
Drawing  
Ground Floor

Notes  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

Comments  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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Revisions  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.





<p>Project: ST BASILS          Location: 62-82 Harrow Rd          Drawing No: A101          Date: 08/10/10          Drawing Status: BK</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>	<p>ST BASILS          1 STOREY BRICK HOUSE</p>
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BOWLERS AVENUE

GOYEN AVENUE

HARROW ROAD

NO 6 GOYEN AVE  
1 STOREY BRICK HOUSE

Project: 62-82 Harrow Rd  
Drawing No: A102  
Drawing Date: 2023  
Drawing Scale: 1:100  
Drawing Title: LEVEL 2 PLAN

Client: ST BASIS

Project Address: 62-82 Harrow Rd

City: Sydney

Architect: **CHRS**

Architect Registration No: 123456789

Project Manager: J. Smith

Project Engineer: M. Jones

Project Designer: A. Brown

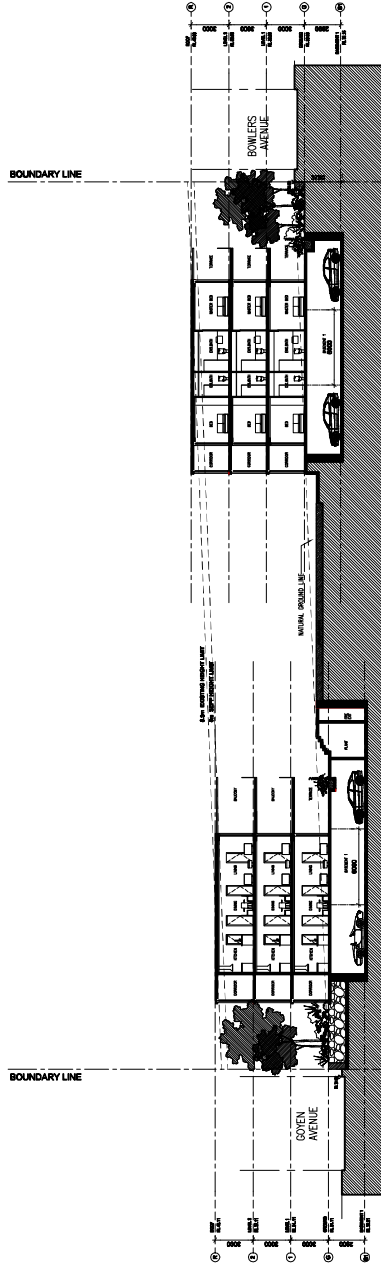
Project Checker: K. White

Project Approver: L. Black

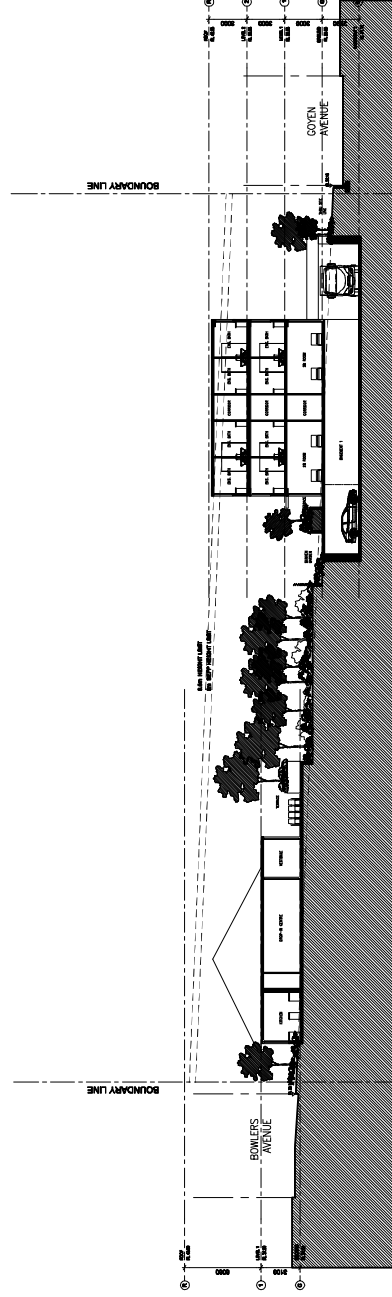
Project Description: 1 STOREY BRICK HOUSE

Project Location: 62-82 Harrow Rd

Project Status: 100% COMPLETE



SECTION A-A



SECTION B-B

[illegible]







HERITAGE  
GFA= 93.01sqm

BOWLERS AVENUE

BLOCK A  
GFA= 673.42sqm

BLOCK C  
GFA= 1022.96sqm

GOYEN AVENUE

BLOCK B  
GFA= 612.63sqm

HARROW ROAD

NO 6 GOYEN AVE  
1 STOREY BRICK HOUSE

Project: 1507 HWY 1000 1507 HWY 1000 1507 HWY 1000

Scale: 1:500

North Arrow

Project Name: LEVEL 1 PLAN FSR

Project No: 1507 HWY 1000

Client: A601

Design: A601

Drawn: A601

Checked: A601

Approved: A601

Project Location: 62-82 Harrow Rd

Project Status: Pending

Project Date: 2024

Project Name: LEVEL 1 PLAN FSR

Project No: 1507 HWY 1000

Client: A601

Design: A601

Drawn: A601

Checked: A601

Approved: A601

Project Location: 62-82 Harrow Rd

Project Status: Pending

Project Date: 2024

Project Name: LEVEL 1 PLAN FSR

Project No: 1507 HWY 1000

Client: A601

Design: A601

Drawn: A601

Checked: A601

Approved: A601

Project Location: 62-82 Harrow Rd

Project Status: Pending

Project Date: 2024

# Schedule of Areas

# Preliminary

Project:	St Basils	Project No.	863	Date:	28/06/12
Project Address:	62-82 Harrow Rd Bexley				
Site Area :	8305 sqm				
Consent Authority:	Rockdale Council				
Current Design & Issue No:	1				

Independent Living	BLOCK A (NORTH WEST)			BLOCK B (SOUTH WEST)		
LEVEL	1 Bed	2 Bed	Total	1 Bed	2 Bed	Total
Ground Level	5	4	9	4	4	8
Level 1	5	4	9	4	4	8
Level 2	5	4	9	4	4	8
Unit Total	15	12	27	12	12	24
Unit MIX	56%	44%	100%	50%	50%	100%

Hostel/High Care	BLOCK C (SOUTH EAST)		
LEVEL	1 Bed	2 Bed	Total
Ground Level	11	12	23
Level 1	20		20
Level 2	20		20
Unit Total	51	12	63
Unit MIX	81%	19%	100%

TOTAL	INDEPENDENT LIVING			HOSTEL/HIGHCARE			Total
LEVEL	1 Bed	2 Bed	Total	1 Bed	2 Bed	Total	Total
Ground Level	9	8	17	11	12	23	
Level 1	9	8	17	20	0	20	
Level 2	9	8	17	20	0	20	
Unit Total	27	24	51	51	12	63	114
Unit MIX			45%			55%	100%

FSR	HERITAGE				Block A		Block B	Block C	Total
LEVEL									
Ground Level	647.47	673.34	612.63	1,073.92	sqm		3,007.36	sqm	
Level 1	93.01	673.34	612.63	1,022.90	sqm		2,401.88	sqm	
Level 2	0.00	673.34	612.63	1,022.90	sqm		2,308.87	sqm	
Unit Total	740.48	2,020.02	1,837.89	3,119.72	sqm		7,718.11	sqm	

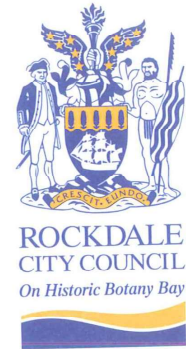
Site Area: 8,305.00 sqm

FSR of Proposal:	0.93 :1
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Landscape Area	4548.9
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## Attachment 4: Stormwater Advice from Rockdale Council

6706\_11.2\_SCC Statement\_Final 120706.docx



26 March 2012

Our Ref: F08/691, 12/020594  
Contact: Jamie Milner 9562 1645

Alan Denniss  
Craig and Rhodes  
PO Box 233  
**EPHING NSW 2121**

Dear Sir / Madam

**Re: Flood Advice Letter for 62-82 Harrow Road, Bexley**

**When lodging a Development Application you must enclose a copy  
of this letter with a separate Flood Study**

I refer to your application requesting flooding information for the above property. Council has not notated this property as being affected by a 1 in 100 year Annual Recurrence Interval (ARI) flow. The 1 in 100 year ARI storm means there is a 1% chance of a storm of this size, or higher occurring in a period of one (1) year. However Council has identified that this property may be affected by surface flows.

Council's most recent flood study for the area identified the following flows in Harrow Road :

Eastern side (adjacent to 62-82 Harrow Road)

- |                                       |                               |
|---------------------------------------|-------------------------------|
| • <b>1 in 100 year ARI flow:</b>      | <b>4.9 m<sup>3</sup>/sec</b>  |
| • <b>Probable Maximum Flood (PMF)</b> | <b>22.0 m<sup>3</sup>/sec</b> |

Western side (adjacent to 39 Harrow Road)

- |                                       |                              |
|---------------------------------------|------------------------------|
| • <b>1 in 100 year ARI flow:</b>      | <b>1.4 m<sup>3</sup>/sec</b> |
| • <b>Probable Maximum Flood (PMF)</b> | <b>5.7 m<sup>3</sup>/sec</b> |

The Flood Risk Exposure of the site varies and has been assessed as:

- **partly Overland Flooding : Flow Margin : Low Hazard**
- **partly above the flood planning level**

For the design of all new developments, alterations and additions on this land a civil/hydraulic engineer is to be engaged to assess the impacts of these overland flows before and after development using a Mannings Equation or model such as HEC-RAS. This flow is likely to travel through adjacent properties as well. The development is not to increase the water level or hazard on adjoining properties. Opportunities should be taken to design a development that is preferably clear of the overland floodway and acts to reduce the impacts of these flows, possibly by removing inappropriate travel paths and/or reducing the hazard.

The study will be required to assess the flows entering Goyen Avenue, and water level surface profiles in Goyen Avenue considering the potential blockage of the flow path from dwellings in Goyen Avenue.

The corresponding minimum habitable floor level will have a freeboard above the 1 in 100 year flow level. The freeboard will be at least the depth of flow with a minimum of 0.2m and a maximum of 0.5m. The minimum habitable floor level is referred to as the Flood Planning Level (FPL). The minimum unprotected garage, outbuilding, or parking level is the 1 in 100 year flow level, however levels lower than this are permitted providing they are physically protected to the Flood Planning Level. Where flow levels as determined by hydraulic modelling vary across the site, the highest flow level adjacent to the development is to be used in determining the minimum floor level.

Any pool, steps, rainwater tank, hot water system or similar obstructing the overland flow path is not to be constructed within the floodway.

All new internal or front fencing including the gates along the overland flow path are to have flow through fencing (lattice not permitted). Flow through fencing or louvers are to be extended for the full width of 1% flow and to a minimum height of 1% A.E.P. flood level.

The following conditions also apply.

1. Any portion of the building or structure lower than the FPL shall be built from flood compatible materials.
2. All services associated with the development shall be flood proofed to the FPL.
3. No filling is permitted on the site.

Council plans indicate that the property is impacted by an existing 750 mm diameter pipe. Council will not allow construction over the pipe and it will need to be relocated clear of the site along Harrow Road and down Goyen Avenue. Any Development Application will need to be accompanied by design documentation for the realigned route of the new pipe together with design calculations. Where computer modelling is used to assess the pipe this should be undertaken with DRAINS and a copy of the file provided with the submission.

The new pipe is to be designed to carry the 1 in 20 ARI (5% AEP) flow. The pipe design is to be assessed using Hydraulic Grade Line (HGL) analysis by:

1. Determining the equivalent 1 in 20 year ARI standard pipe size for the existing pipe based on the design 1 in 20 year flow with zero overflow;
2. Using the theoretical 1 in 20 year pipe size both upstream and downstream calculate the new pipe size for the now longer relocated pipe with turning pits such that there is no increase in HGL levels. This will usually require a pipe larger than the theoretical pipe to account for the additional pit and pipe losses.

Pits are required upstream and downstream of the new pipe to allow access for maintenance. HGL analysis is also required to assess the interaction of the new 20 year ARI pipe with the existing drainage system. Where this analysis indicates surcharge the pit lids are to be sealed and bolted down. All other pits are to be grated with child proof locks. An additional standard inlet pit with lintel is to be provided in Harrow Road near the corner in Goyen Avenue. Council has a DRAINS model of the catchment and this can be made available subject to the payment of a licensing fee in accordance with Council's adopted fees and charges.

Should you require any further information, please contact Council's Coordinator City Assets, Mr Jamie Milner on 9562 1645.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jamie Milner', with a stylized flourish at the end.

Jamie Milner  
**COORDINATOR CITY ASSETS**