

OCTOBER 2016

SITE COMPATIBILITY REPORT

FOR

PROPOSED SENIOR LIVING DEVELOPMENT

AT

**PART LOT 100 DP 751279 AND LOTS 1 & 2 DP 1165344 AND
KNOWN AS 43 OLD SADDLEBACK ROAD, KIAMA**

This report has been prepared to be read as a supporting document for the State Environment Planning Policy (housing for Seniors or People with a Disability) 2004 Site Compatibility Certificate application form. It covers Part C.

Report prepared by Alison Stephens of Coble Stephens Architects, October 2016.

C1 DEVELOPMENT PROPOSAL INFORMATION

1. CONTEXT

- **Description of the site and the surrounding environment (including all adjacent lands).**

- location, zoning of the site, existing and approved uses, built form, and past land uses

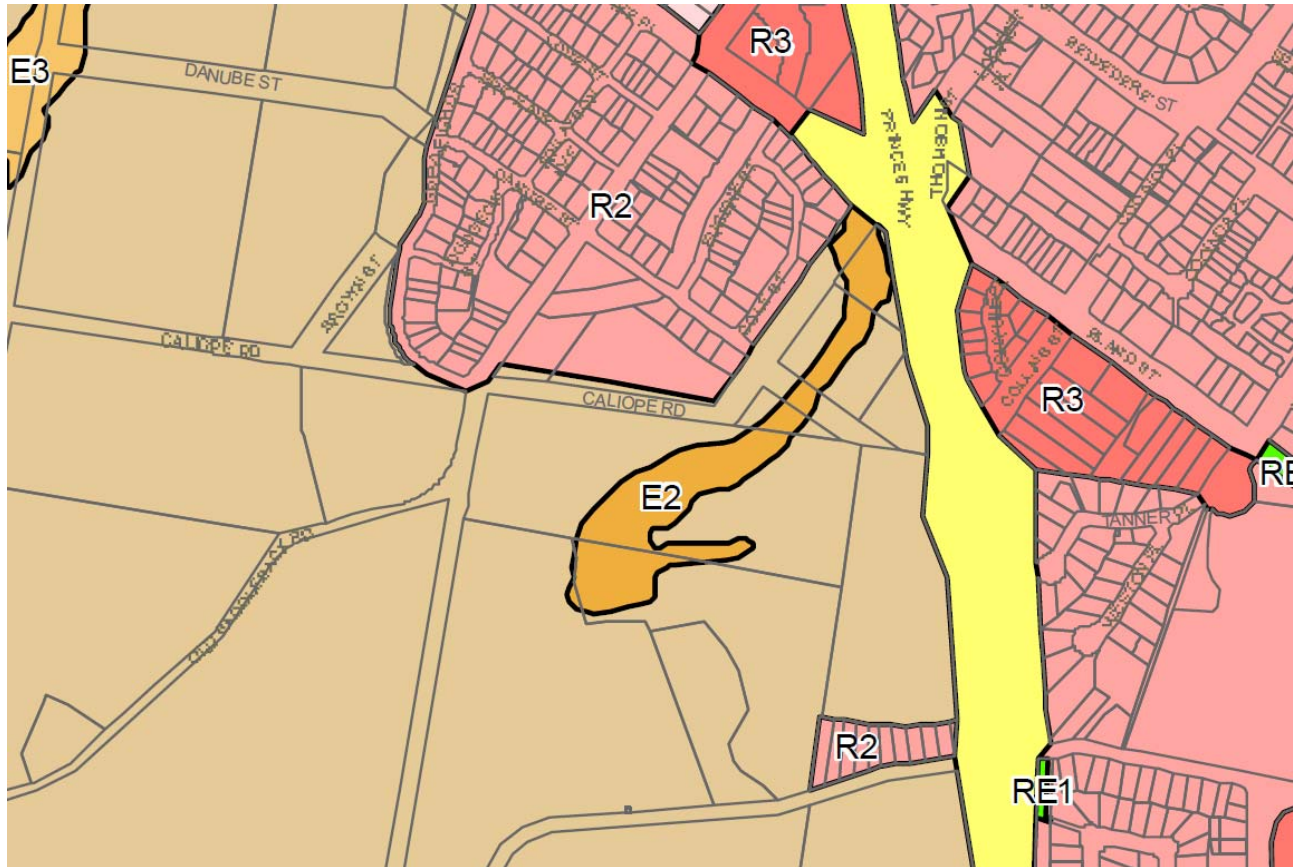
The site is located on the land identified as Lot 100 in DP 751279 and Lots 1 & 2 DP1165344 the corner of Old Saddleback Road and Caliope Street, Kiama. This property is on the fringe of existing medium density housing developments to the north of the site, existing low density residential development to the north west, approved Seniors Living development to the west, and rural land to the east and south of the site.

Local government area is Kiama Municipal Council.

There are no structures existing on the site.

The majority of the site is zoned rural land and has been farmed in the past. It is currently left as managed open land.

The site is zoned RU2 and E2. Excerpts from the Kiama LEP 2011 are included below:



Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To increase the supply of secondary dwellings for affordable rental housing stock.
- To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To ensure adequate environmental buffers are provided, maintained or rehabilitated in the vicinity of high ecological value areas and waterways.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Environmental facilities; Recreation areas; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone RU2 Rural Landscape

1 Objectives of zone

- 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 protect agricultural land for long term agricultural production.
- To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing and integrates with tourism.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Agricultural produce industries; Air transport facilities; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dairies (restricted); Dwelling houses; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Intensive plant agriculture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3

Surrounding zoning classifications are R2 low density residential housing and rural land zoned both RU2 Rural Landscape and E2 Environment Conservation.

See locality map below.



- zoning, current land uses and built form of surrounding lands

The surrounding built form in the vicinity of the site is mainly of two types – low and medium density residential subdivision and housing on rural land.

The low density development to the north east is characterised by freestanding houses and single and two storey dual occupancy development. These houses are predominantly brick veneer construction with concrete tile or Colorbond sheet roofs. There are minimal street setbacks and side setbacks. This has resulted in a high density environment dominated by the built form. The minimal setbacks do not allow for major planting of trees in front yards – the current landscaping to the majority of residences in this area is lawn and garden beds with low plantings.

The surrounding area has experienced extensive development in recent years with new dwellings completed on the adjoining residential subdivision. A medium density estate of 19 townhouses, which consist of groups of attached single and two storey houses have been constructed on the adjoining property situated on the corner of Caliope Street, Old Saddleback Road and Danube Street on land adjoining the north boundary of the subject site. A residential subdivision of 16 lots has been approved and is under construction on 15 Caliope Street, immediately to the north of the subject site. A Seniors Living Development for 30 houses has been approved to the west of the site on rural land 58 Old Saddleback Road, Kiama and the majority of dwellings are now constructed. The land to the south and east is rural zoned land with some isolated rural buildings.

Attached are plans for the medium density comprising 19 dwellings on Lot 498 Old Saddleback Road and the 16 lot subdivision on Lot 20 DP1151501 which is situated immediately to the north of the subject property.

See following photos of the surrounding streets which illustrate the built form, and an aerial photo taken in 2016 which show the surrounding subdivision, 19 townhouses referred to above, and the subject site.



Aerial photo showing the subject site, surrounding existing housing development, and proposed housing development. (Note: the approved 30 Seniors Housing Estate now under construction).



Residence on the northern side of Greyleigh Drive immediately to the north west of the subject site.



View from the north south run of Dudgeon Street looking South showing two storey dual occupancy housing. The subject site is in the background.



View of houses built fronting the eastern end of Danube Street, backing on to the north east boundary of the subject site.



19 unit townhouse development now completed on Lot 498 which adjoins the northern and western boundaries of the subject site.



19 unit townhouse development viewed from the subject property.

The rural land has a built form characterised by single dwellings on large parcels of land. This is shown in the following photos.



Aerial photo of the site and surrounding lands.

The proposed development is consistent with the residential development in the vicinity of the site, either existing or approved.

- areas or items of cultural heritage significance on site or within surrounding lands (including Aboriginal cultural heritage and other cultural heritage)

There are no known items of cultural Heritage significance on the site of surrounding lands.

- natural environment on site and of surrounding lands (including significant environmental values and natural resources)

The site contains a mixture of managed grassed areas and remnant natural vegetation. The cleared land has been used for farming activities in the past. The land surrounding the existing stone cottage is domestic gardens expanding out to the rural landscape. The area along the escarpment contains remnant natural vegetation due to the slope of the land making it unsuitable for farming development. There are several significant ficus trees on site and these have nominated Tree Protection Zones which are shown on the plans after consultation with our arborist, Andrew Horton.

Surrounding lands to the north of the site have been developed into urban subdivisions containing houses which include single and double storey, dual occupancies and multiple unit development. To the east and south of the land the dominant form is rural with some scattered farm dwellings. The west of the site is rural zoned land with construction underway on a seniors living development consisting of 30 single storey self-care dwellings.

The following photograph captures the context of the subject site.



The approved site layout for the 30 Senior Living dwellings at 58 Old Saddleback Road, to the west of the site

- **Access to services and facilities.**

- **access to transport infrastructure and services, accessible pedestrian routes**

These issues are covered in the attached report prepared by Mark Relf.

- **provision of utilities including water, sewage, electricity and gas**

These issues are covered in the attached correspondence from Sydney Water and Dial Before You Dig.

- **access to social infrastructure including hospitals and on-site medical and care services, schools, community services, shops, banks, open space and cultural and recreational facilities (where relevant)**

These issues are covered in the attached Agreements with South Coast Home Health Services and Kiama Mini Coaches and letter from Terralong Street Surgery.

- **location and description of available shops and other business services (where relevant)**

These issues are covered in the attached report prepared by Mark Relf.

2. PROPOSAL

- **Description of the proposal including the type(s) of development proposed on the site, including any mixed-use proposal (e.g. residential subdivision with open space)**

The overall proposal for the subject land will seek development consent for:

- The development of part Lot 100 DP 751279, Lots 1 and 2 DP 1165344 (zoned RU2) as a seniors living estate comprising self contained dwellings pursuant to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The proposal is for 21 seniors living dwellings designed as serviced self-care housing in compliance with Clauses 13 and 17 of the SEPP, and communal facilities.

The proposed Seniors Estate will be situated entirely on that part of the land zoned RU2. No part of the proposed estate will be situated on that part of the land zoned E2.

The attached legal opinion dated 9 June 2016 provided by Geoff Farland, Barrister, supports the proposition that the SEPP applies to the proposed Seniors Estate which is to be located on the RU2 zoned land.

The northern boundary of the property adjoins land zoned R2 Residential so the subject site satisfies the test in Reg 4 of the SEPP in that it adjoins land zoned primarily for urban purposes. Furthermore, "dwelling houses" are permissible on the RU2 zoned portion of the land fulfilling the requirement of Reg 4(1)(a)(i) of the SEPP.

The proposed serviced self-care housing will be operated as a Retirement Village (pursuant to the *Retirement Villages Act 1999*), as required by Reg 17(2)(c) of the SEPP.

Subdivision and Village Contracts

The *Retirement Villages Act 1999* is not prescriptive about the title scheme for a retirement village only the nature of residents who can occupy the residential premises within the Village. Retirement

villages throughout NSW are operated under various title or occupancy arrangements including tenancy, loan/licence arrangements with deferred management fees, registered long-term leases, company title schemes and strata or community title. Based on the applicant's observations, most retirement villages are operated under a loan licence arrangement where the developer or operator retains ownership of the complex and residents (in consideration of payment of an occupation fee) have a contractual right to occupy defined premises during their lifetime or until they cease to be capable of living independently (albeit with support services). Upon vacating the premises, the resident is refunded a portion of their occupation fee and their licence to occupy the premises ceases. In these circumstances, the operator retains title to the premises at all times and the resident acquires no interest in the title. The nature of the title and the residents' rights of occupation are defined in Village Contracts (otherwise known as Residents Contracts).

Apart from their contractual rights under their Village Contracts with the operator, the statutory rights of residents are defined by the *Retirement Villages Act*, in particular s66 to s80. The operator has obligations under the Act to provide certain services to residents including transport and home care services. In relation to the proposed seniors estate on 43 Old Saddleback Road, Kiama, the applicant has formalised contracts with a local home care provider and bus company to ensure services are provided to residents in accordance with the requirements of the SEPP and the *Retirement Villages Act*. See Items 6 & 7 in the Attachments listed on Page 19 of this Report. The rights of residents and the obligations of operators apply under the Act, regardless of the nature of the "title" offered to residents.

The applicant submits that there is no requirement to subdivide the land in order to sell units with separate title in the retirement village to residents, and that the issue of *subdivision* of the land for the purposes of the retirement village is not a matter that needs to be resolved in the context of an application for a Site Compatibility Certificate pursuant to the SEPP. Reg 24(2) of the SEPP requires the Director-General (now the Secretary) to determine two issues:

- (a) Whether the site of the proposed development is suitable for more intensive development; and
- (b) Whether development for the purposes of seniors housing of the kind proposed is *compatible* with the surrounding environment based on certain criteria.

This Site Compatibility Report demonstrates that all of the *compatibility* criteria have been satisfied.

The question of *subdivision* of a seniors estate is a matter for the Council as the *consent authority* (see Reg 21 of the SEPP) and is not a matter which relates to *compatibility*, which is the scope of the assessment of the Secretary under the SEPP.

The applicant's discussions with Kiama Council staff have indicated that subdivision of the village under strata or community title would be possible as subdivision of that type is different to subdivision of *land* and is thus not subject to the same minimum lot size constraints as apply under the LEP (see Reg 4.1(4) of Kiama LEP 2011). See the last bullet point on the first page of the **DAU Minutes** dated 31 August 2016 (Attachment 13 to this Report).

Conclusion

For the reasons stated above, strata or community title subdivision of the proposed seniors estate is possible to allow creation of separate lots for each of the dwellings in the estate pursuant to Reg 21 of the SEPP and the provisions of Kiama LEP 2011. (The adjoining retirement village at 58 Old Saddleback Road, Kiama has been subdivided as community title.)

Regardless of the potential to subdivide the land, it is open to the developer to operate the retirement village under contractual arrangements with residents in compliance with the *Retirement Villages Act* without the need to subdivide the land to confer separate title on residents.

Accordingly, it is not necessary to determine whether the applicant has the ability to subdivide the land for the Secretary to issue a Site Compatibility Certificate under the SEPP.

Management of Residue Land

Whether or not the proposed seniors estate is subdivided, the operator appointed by the developer in accordance with the requirements of the *Retirement Villages Act 1999* will assume responsibility for maintenance of the Residue Land (including the E2 zoned land) as part of its obligations to residents. The developer has maintained the land since purchasing it in 2008 and will continue to do so via the operator. The developer, by its contract of appointment of the operator, will provide funding for the operator for this purpose entirely separate to the budget for the retirement village to be compiled by the operator as the basis for setting recurrent charges payable by residents for ongoing services. Residents will be permitted to have access to the Residue Land for recreational purposes but this land will not comprise part of the seniors estate.

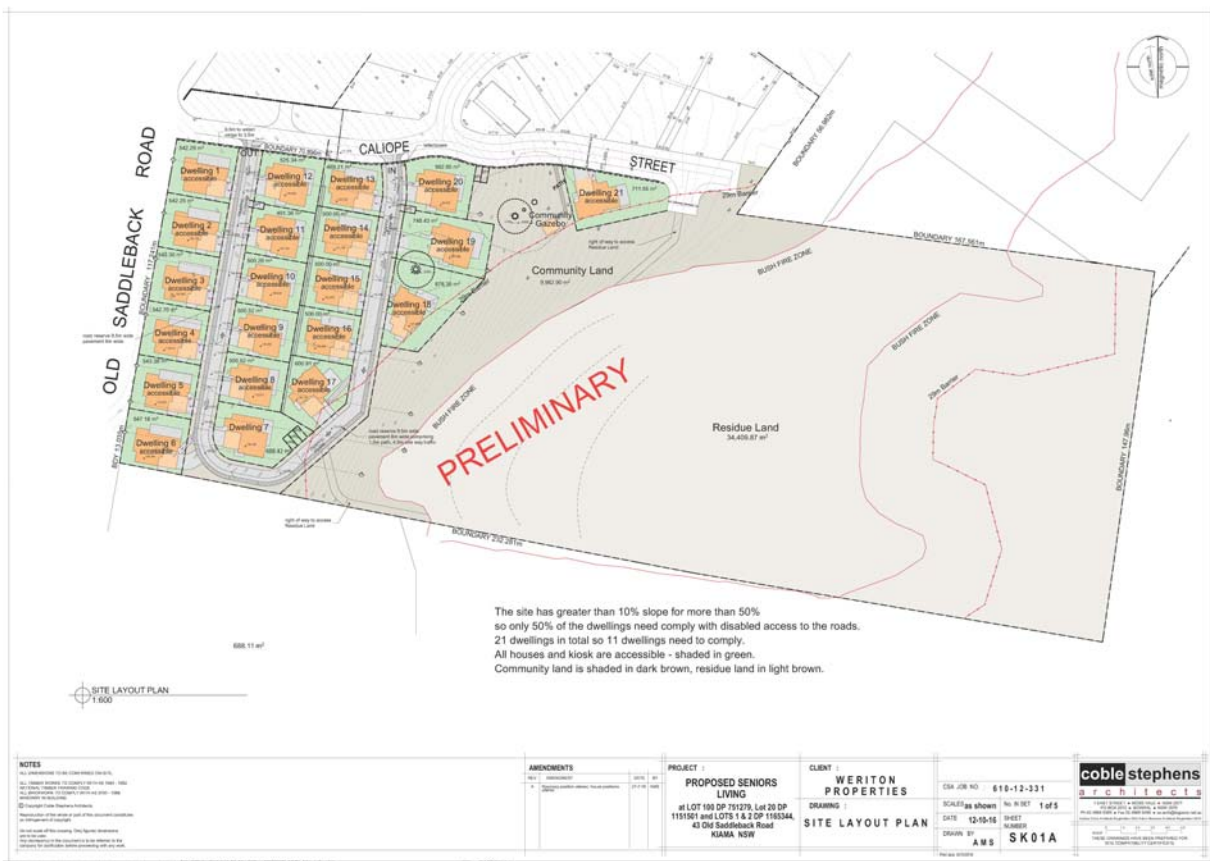
Layout of the Estate

The configuration of the dwellings will be single storey buildings comprising 3 bedrooms, 2 bathrooms and attached double garage.

Car parking throughout will be via a combination of attached enclosed double garages, with 7 open hard stand areas.

Community space will comprise open space and a community gazebo, and picnic area with BBQs. This area will be landscaped and will provide outdoor recreation areas for future residents and their visitors to utilise.

See attached site layout plan below for indicative locations of these structures and footprint sizes.



- Proposed site layout and relationship to the surrounding environment including any areas or items of cultural heritage significance, the natural environment, and hazards and natural constraints.

The site has been laid out to take advantage of the natural features and constraints of the site.

The 6 dwellings along the western frontage to Old Saddleback Road match the type of residential development seen along the edge of the existing urban development fronting Greyleigh Drive and Old Saddleback Road opposite.

The dwellings have been located along contours which allow connection to Caliope Street via an accessible path of travel. This means roads have a flat or less than 1:14 gradient allowing full disabled access along their length and out to Caliope Street.

The dwellings are laid out to provide parcels of land which enjoy access to the road system, allow for retention of the existing significant trees on site, and enjoy solar access and views over the Pacific Ocean and the Escarpment.

- Building envelope (footprint and height) relative to any adjoining development/uses; indicative layout of proposed development in relation to adjoining development/uses; floor space ratio and setbacks; other relationships between the proposed development and the existing built environment.

The designs of the houses are all single storey, with a building height in all instances less than the 8m height restriction of the SEPP. The RU2 zoned portion of the site has an area of 21,989m.

The area of the footprints of the dwellings in total equate to 4,184.91m².

House number	Footprint area	Total area
Dwelling 1	212.90m ²	542.29m ²
Dwelling 2	212.90m ²	542.25m ²
Dwelling 3	212.90m ²	542.30m ²
Dwelling 4	212.90m ²	542.7m ²
Dwelling 5	212.90m ²	543.38m ²
Dwelling 6	212.90m ²	547.18m ²
Dwelling 7	226.01 m ²	633.21m ²
Dwelling 8	226.01 m ²	500.52m ²
Dwelling 9	226.01 m ²	500.52m ²
Dwelling 10	226.01 m ²	500.26m ²
Dwelling 11	226.01 m ²	491.36m ²
Dwelling 12	226.01 m ²	525.60m ²
Dwelling 13	212.90m ²	469.21m ²
Dwelling 14	212.90m ²	500.00m ²
Dwelling 15	212.90m ²	500.00m ²
Dwelling 16	212.90m ²	500.00m ²
Dwelling 17	197.77m ²	604.02m ²
Dwelling 18	195.26m ²	878.35m ²
Dwelling 19	226.01 m ²	733.56m ²
Dwelling 20	226.01 m ²	568.16m ²
Dwelling 21	209.76 m ²	711.55m ²
Community	30m ²	9,971.59m ²
TOTAL FOOTPRINT AREA	4,569.87m²	21,847.93 m²
FSR	4,569.87: 21,847.93	0.20:1

The proposed development has an FSR of 0.20:1, well under the maximum FSR of 0.5:1 pursuant to Reg 50 of the SEPP. This density is markedly less than the adjoining 19 townhouse development, or the adjoining residential lots, and is consistent with the 30 Senior Living houses across Old Saddleback Road to the west of the subject site.

3. STRATEGIC JUSTIFICATION

- **Consistency with regional and local strategies.**

The proposed development does not conflict with objectives outlined in Illawarra Regional Environmental Plan or Kiama Local Environmental Plan (both of which are in any case subordinate to SEPP (Housing for Seniors or People with a Disability) 2004.

- Minimal impact on natural environment and no removal of trees (site currently predominantly denuded).
- No impact on water catchment areas, eco systems or watercourses, or wildlife corridors.
- No appreciable diminution in productive capacity of prime crop and pasture land.
- No flood risk.
- Respect for scenic attributes of rural areas.

▪ **Adequacy of services and infrastructure to meet demand.**

The subject site has the following services and infrastructure available:

- Reticulated town water.
- Electricity supply.
- Sewer connection.
- Stormwater connection.

The proximity to existing medium density housing and existing subdivisions ensure convenient and accessible connection points for all services.

See attached letter from Landteam Engineers and Sydney Water regarding the availability of these services.

▪ **Environmental benefits and appropriate management of constraints.**

The Proposed Seniors Living Development will be carried out on cleared land and would not require the removal of any vegetation. The location of built form has respected the tree preservation zones for the existing mature ficus trees on the site.

▪ **Public benefits from developing the site for the proposed purpose.**

- Views in all directions enhances resident amenity and wellbeing.
- Good solar access to the site.
- Gently sloping topography facilitating easy vehicle, pedestrian and disabled access.
- Contribution to local economy and employment by increased population and expenditure on goods and services in the district.
- Availability of existing infrastructure services, medical services, rail and transport, shopping and retail outlets in the locality.
- Demonstrable existing and prospective demand by retirees to live in the district and inadequate supply of suitable housing. (See Stan Manning report attached).
- Whilst the proposed development will be visible from surrounding farms, there are only several neighbouring farms affected whereas a significant number of residents will benefit from living in a seniors village in this location. There is substantial net public benefit from having seniors housing in this locality.
- Increased supply of self-care accommodation for senior citizens in the area will facilitate an increase in the local population and a commensurate increase in demand for local goods and services which will promote the local economy.

4. ADDITIONAL COMMENTS

The single storey dwellings along the western boundary will be in direct proportion and a similar height to the approved neighbouring dwellings which are located on the opposite side of Old Saddleback Road.

The Community gazebo and picnic area will provide facilities for use by the seniors in the development, through a space for casual meetings, recreation, and use as a venue for events.

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA

19 Use of seniors housing in commercial zones

Development allowed by this Chapter for the purposes of seniors housing does not include the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes.

As no part of the subject site is zoned for commercial purposes Clause 19 is not relevant.

1. EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

The land to the north of the subject site currently supports a standard residential subdivision which fronts Danube Street, and adjoins a recently completed medium density townhouse development.

The land to the west across Old Saddleback Road has been approved for development of 30 Seniors Houses which are now under construction.

Land to the south and east is zoned RU2 rural land, and supports single dwellings on large allotments.

See following aerial map which shows the existing built form and approved development surrounding the site.



2. THE IMPACT THAT THE PROPOSED DEVELOPMENT (INCLUDING ITS BULK AND SCALE) IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND USES THAT ARE LIKELY TO BE THE PREFERRED FUTURE USES OF THE SURROUNDING LAND.

The likely future use of the land is either the continuation of the existing use as rural land or residential development. The land area of the accessible section of the site being approximately 2 ha is not of a size that makes crops or grazing a financial viability, and as such it has been used in the recent past for tenanted housing only. This use is the most foreseeable use.

The adjoining residential zoned land to the north of the subject site at 15 Caliope Street was until relatively recently zoned rural prior to the publication of the Kiama LEP 2011. Development consent has been granted by Kiama Council for a 16 lot residential subdivision on this property.

The site's proximity to the neighbouring medium density subdivision at 41 Old Saddleback Road with the availability of all town services to the site, also supports potential re-zoning of the site for residential development. This would result in small sized allotments with minimal front and side setbacks, and minimal landscaping. This fringe development is characteristic of the growth of suburban areas in the vicinity of the site.

The likely future use of the land (having regard to its context) is for standard low density or medium density residential development. The proposal is compatible with such likely future uses.

The character of the development will be congruous with the existing surrounding development. The built form on adjoining land is typified by single and two storey residential construction, with common materials being face brick, rendered brick and cladding for external treatments, and tile or sheet metal roofs. Due to the recent construction of houses on the adjoining residential estate, the architecture is contemporary and has typical coastal features.

The proposal will consist of rendered brick exteriors with some areas of feature cladding, and skillion or traditional pitched sheet metal roofs. The architectural style will be contemporary and in keeping with the local coastal built environment. In this regard the impact of the proposed development will be minimal, and will be compatible with the emerging contextual character of the built form in the surrounding vicinity.

The proposed development's site layout will allow major setbacks along the site boundaries which will be heavily landscaped with deep soil planting to reduce the developments impact on the existing landscape. This will ensure that when the site is viewed from other vantage points in the local area, it will have a softened, vegetated appearance. The landscaping will assist in reducing the impact of the scale of the buildings.

The proposal uses the gentle slope of the site to nestle the dwellings into the landscape, and reduces the overall perceived height of the development.

The extant mature vegetation in the E2 zoned section of the site will provide a visual buffer to vistas of the proposed seniors estate from the east.

The proposed seniors living development would occupy an area of approximately 2ha of RU2 zoned land which is too small for viable farming activity, and therefore will not result in diminution of land for productive agricultural purposes.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (E.G. COMMUNITY, HEALTH, EDUCATION, TRANSPORT AND RETAIL SERVICES).

See report prepared by Mark Relf attached to this submission which covers these items in detail, and supporting letters, agreements and reports from Terralong Street Surgery, Kiama Mini Coach Charters, South Coast Home Health Care, Morgan Stanbury Traffic Engineers, Bushfire Report prepared by Bushfire Protection Planning & Assessment Services Pty Limited and Accessibility Solutions.

4. THE LIKELIHOOD OF THERE BEING ANY ADVERSE EFFECT ON THE ENVIRONMENT OR UNACCEPTABLE ENVIRONMENTAL RISKS TO THE LAND. CONSIDER THE NATURE OF THE SURROUNDING ENVIRONMENT, INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES OR HAZARDS.

There will be no adverse effects on the environment. The proposed development is consistent with the development existing along the fringe of the urban area – this proposal will continue that use. During construction precautions will be taken to prevent runoff and erosion of the site and surrounds. Standard construction practices will be used for the construction of the houses, so there will be no unusual building works that would increase the risks normally associated with residential building works. The proposed buildings are to be constructed outside of the bushfire hazard zone, therefore require no specific bushfire construction techniques.

In conclusion, the development as a whole will not impact on the existing uses, approved uses or future uses of land in the vicinity of the development. The reasons for this can be summarise from the points above:

- Traffic access is available to Caliope Street and Old Saddleback Road with good sightlines and low traffic volume.
- The architectural character of the proposal is in keeping with the existing surrounding residential development.
- The proposed landscaping buffers and planting clusters around the proposed structures will provide significant vegetation to what is currently a predominantly revegetated site, and reduce the impact of the built form on the amenity of the area.
- The transition to residential development from rural land is characteristic of development on the western fringe of the Kiama township.
- The landscaping area requirements included in the SEPP will provide more green space and vegetation than would otherwise be planted as part of typical medium density torrens title development.
- The existing infrastructure and services available to the site support the development of the site, and do not impact on future developments in the vicinity.
- All dwellings in the proposed seniors estate have been located in excess of 29m from the identified bushfire risk area in accordance with the report from Matthew Jones of Bushfire Protection Planning & Assessment Services Pty Limited.

ATTACHMENTS

- 1) Original Survey
- 2) Zoning Map
- 3) (a) Site plan for 19 townhouses on adjoining land at Lot 498 Old Saddleback Road, Kiama
 (b) Extract Development Consent and Subdivision plan for 16 residential lots on adjoining land at 15 Caliope Street, Kiama
- 4) Sydney Water Feasibility Letter dated 25 October 2012
- 5) Aerial photographic subdivision plan
- 6) Agreement with Kiama Mini Coach Charters regarding available transport services
- 7) Agreement with South Coast Home Health Care Pty Limited regarding the availability of home nursing care, meal preparation, cleaning, shopping and other home care services.
- 8) Letter from Terralong St Surgery addressing medical care for residents, both during business hours at the surgery, and after hours.
- 9) Preliminary Traffic Assessment from Morgan Stanbury Traffic Engineers dated October 2016 regarding the suitability of the proposed road layout for the site and traffic loads.
- 10) Report from Accessibility Solutions dated October 2016 regarding the suitability of the road gradients for pedestrian access, and the accessibility of house designs.
- 11) Report from Matthew Jones of Bushfire Protection Planning & Assessment Services Pty Ltd dated 18 August 2016.
- 12) Architectural plans SK01 Site Layout Plan – SK03 Sample Floor Plans dated 13-10-16.
- 13) Copy of Minutes of DAU Meetings with Kiama Council
- 14) Legal Opinion of Geoff Farland, Barrister, regarding siting of the seniors living estate on RU2 zoned land where the property has split zoning.
- 15) Tree Risk Assessment from Andrew Horton, Arborist (Unlimited Habitats) dated September 2016.

NB. The Reports and Agreements referred to above will be amended to specifically address the proposal for a seniors living estate comprising 21 dwellings or such number as may be approved by the Consent authority.