

**Report to the Secretary on an Application for a Site Compatibility Certificate  
State Environmental Planning Policy (Housing for Seniors or People with a Disability)  
2004 (the SEPP)**

**SITE:** 567A Koorungal Road (Lot 2, DP 1049218), Wagga Wagga (Tab Location Map – aerial photo)

**APPLICANT:** Motel Links Pty Ltd.

**PROPOSAL:** Proposed retirement village consisting of a seniors living serviced, self-care housing development of nineteen single storey dwellings as shown on the Site Plan No. 12083-S6 dated 17-12-2015 (Tab 1A – proposal).

**LGA:** Wagga Wagga

**PERMISSIBILITY STATEMENT**

The site is zoned R5 Large Lot Residential under the Wagga Wagga LEP 2010 and dwelling houses are permitted with consent in the zone (Tab 2 – zoning map). The land immediately to the north of the subject site is zoned R1 General Residential, the land to the west is zoned R5 Large Lot Residential and land to the south and east is zoned RE1 Public Recreation. As such, the land does adjoin land zoned for urban purposes (Tab Location Map).

The proposal has been lodged with Council under 'Clause 17 Development on land adjoining land zoned for urban purposes' of the SEPP as serviced self-care housing provided as a retirement village (within the meaning of the *Retirement Villages Act 1999*). The *Retirement Villages Act 1999* defines a retirement village as a complex containing residential premises that are predominately occupied by retired persons who have entered into village contracts with an operator of the complex. The Act does not provide any definitions or guidance on the form/design/layout of a retirement village i.e. communal areas and facilities and provision of services. A retirement village may be subdivided through a strata or community title scheme.

It is considered that the proposal is consistent with Clause 17 of the SEPP as a retirement village for serviced self-care housing.

**CLAUSES 24(2) AND 25(5) of the SEPP**

*A site compatibility certificate must not be issued unless the Secretary:*

- (a) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the General Manager of the council within 21 days after the application for the certificate was made; and*
- (b) is of the opinion that:*
  - (i) the site of the proposed development is suitable for more intensive development; and*
  - (ii) the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the criteria specified in clause 25(5)(b).*



### **Comments from Council (clause 25(5))**

Wagga Wagga City Council provided comments on the proposed development on 15 March 2016 (Refer to Tab 3 - Council letter). Council raised no concerns with the proposal. Council did provide comment about the potential flood impact, which it noted can be satisfactorily addressed. A summary of the comments received is provided below:

- The site is capable of being serviced by utilities. No further investigations have been undertaken to determine what upgrades to sewer or stormwater infrastructure may be required.
- Council notes that the site is affected by overland flow flooding. The Flood Impact Assessment undertaken by WMA Water, dated 7 December 2015, was based on the current version of the model. The report demonstrates that the serviced self-care development will occupy less of the flood affected portion of the site and hence is more suitable for the site when compared to the already approved 72 bed aged care facility. The northern portion of the site fronting Koorringal Road is not affected by the 1% AEP. The report has also indicated that the proposed development is located in a provisional hydraulic hazard category of LOW. Based on the report provided, Council has no issues from a flooding perspective.
- Council did not object to the proposal at this concept stage, but requires further detail at later stages of the development process to make a full and comprehensive assessment.

### **Suitability of Site for More Intensive Development (clause 24(2)(a))**

The site of the proposed seniors housing development consists of one lot – 567A Koorringal Road (Lot 2, DP 1049218), Wagga Wagga.

The Wagga Wagga Spatial Plan 2013/2043 does not identify the site for future urban development due to its existing R5 Large Lot Residential zoning.

The proposal to intensify the site with single storey villa style houses as part of a seniors housing development is compatible with the residential development to the north and the recreation area to the east and south. It is not considered incompatible with the rural residential development to the west, due to the residential land to the north and south.

The site has been approved for more intensive development twice before with the approval of a 50 seniors living development and then a 72 bed aged care facility on the subject land – neither of which has been developed.

The site of the proposed development is considered to be suitable for more intensive development for the following reasons:

- Its proximity to the adjoining suburban environment.
- It will have minimal impact on other adjoining land uses which includes a public reserve, electrical sub-station and community hall.
- It is well located to access a range of services and facilities as well as the main town centre.
- Environmental constraints and design issues can be managed.
- The proposal is for a lower impact development than is already approved on the site.

### **Compatibility with the Surrounding Environment and Surrounding Land Uses (clauses 25(5)(b) and 24(2)(b))**

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



- The subject land is approximately 9,600m<sup>2</sup> in area.
- The site's northern boundary adjoins Koorungal Road, a local arterial road, and the established suburban area of Koorungal.
- To the west of the site are 14 R5 Large Lot Residential Zoned lots. These lots and the subject land have a minimum lot size of 6,000m<sup>2</sup>.
- To the east and south of the site is an area zoned RE1 Public Recreation. It includes Steve O'Halloran Park, an electrical sub-station, a girl guides hall, a community centre and a drainage reserve. This area leads directly to Lake Albert (200m to the south) – a major recreational area in Wagga. The 125ha lake is surrounded by parks, walking trails, a golf course, and on-water sports activities.
- The subject land is affected by overland flow flooding. The proposal will occupy less of the flood affected portion of the site than the already approved 72 bed aged care facility. The northern portion of the site fronting Koorungal Road is not affected by the 1% AEP. The proposal sites all 19 units on this part of the site. Therefore, flooding is not a significant issue on the site.
- The subject land is almost completely cleared of vegetation.
- There are no natural features that would make the site unsuitable for seniors housing development.

**2. The impact that the proposed development is likely to have on the uses that, in the opinion of the Secretary, are likely to be the future uses of that land (clause 25(5)(b)(ii))**

The land is currently zoned R5 Large Lot Residential with a minimum lot size of 6,000m<sup>2</sup>. A 72 bed aged care facility has been approved on the site as seniors housing and site works have commenced under that consent.

If this current proposal were not successful, the approved 72 bed aged care facility could proceed. That development is likely to have a higher impact on the adjoining residential area than the current proposal, particularly in relation to traffic, visual impact, design and flood effects.

**3. The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision (clause 25(5)(b)(iii))**

The applicant advises that the site is able to be serviced by all necessary utilities.

The subject land is 5.5km from Wagga Wagga City centre. Based on the information provided by the proponent, the development will be reliant on outside services to support its residents.

The applicant supplied in-principle agreements, dated 12 February and 18 February 2016, identifying that the required services (being personal care, home nursing, assistance with housework and home delivered meals) can be provided to the proposal (Tab 4A and 4B – emails).

The development will be relying on the existing medical services in the area to support the needs of residents.

The subject site is serviced by public transport as there is a major bus stop opposite the site. A local convenience store with food services is also located five minutes' walk (450m) from the site.

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 and special uses in the vicinity of the development (clause 25(5)(b)(iv))

Not applicable

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 (clause 25(5)(b)(v))

The proposed development is in keeping with the suburban development opposite the site. While it is more intensive residential development than the lots adjoining the site to the west, the proposal is not incompatible with the scale of development in the area. The existing R5 Large Lot Residential development in this area is effectively sandwiched between suburban scale development to the north and south.

The proposal will have reduced scale and bulk compared to the 72 bed aged care facility already approved on the site.

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 (clause 25(5)(b)(vi))

Not applicable.

## CONCLUSION

The information provided by the proponent is sufficient to allow assessment of the impact of the development especially in regard to the key issues relating to the suitability of the site for this form of development.

An assessment of the proposal based on the information provided indicates that this site is suitable for the development proposed subject to adequate contractual arrangements being made with relevant service providers as indicated in the information provided in support of this proposal. Environmental/flooding issues can be resolved. The site is essentially suburban in character and the use would not be out of place with existing adjoining and adjacent land uses.

## RECOMMENDATION

It is recommended that the Deputy Secretary, Planning Services as a delegate of the Secretary:

- **notes** this report;
- **considers** any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the relevant General Manager within 21 days after the application for the certificate was made as set out in this report and provided at (Tab 3);
- **forms the opinion** that the site of the proposed development is suitable for the proposed intensity of development;



- **forms the opinion** that the proposed development for the purposes of seniors housing is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
- **forms the opinion** that the proposed development for the purposes of seniors housing is compatible with the surrounding land uses; and
- **determines** the application for a site compatibility certificate under clause 25(4)(a) by issuing a certificate (Tab B) for 567A Koorringal Road, Wagga Wagga, NSW.

 24 April 2016  
Steve Murray  
Acting Executive Director, Regions

  
Marcus Ray  
Deputy Secretary  
Planning Services 26/04/2016

Approved / Not Approved / Noted

 8/4/16  
Contact Officer: Linda Davis  
Acting Director Regions, Southern  
Phone: (02) 4224 9455 Mobile: 0417262035