

Glenn Hornal

Subject: FW: Site Compatibility Certificate for 66 Wahrenonga Road, Kanwal (SEPP Seniors)
Attachments: Request for comments - Application for a Site Compatibility Certificate for 66 Wahrenonga Road, Kanwal (SEPP Seniors)

From: Louise Starkey
Sent: Thursday, 9 November 2017 10:15 AM
To: Emily Goodworth <Emily.Goodworth@centralcoast.nsw.gov.au>
Cc: Garry Hopkins <Garry.Hopkins@planning.nsw.gov.au>
Subject: RE: Site Compatibility Certificate for 66 Wahrenonga Road, Kanwal (SEPP Seniors)

Thanks Emily. I'll be in touch if I have any questions.

Louise

Louise Starkey

Planning Officer, Central Coast Region
Department of Planning and Environment | PO Box 1148 GOSFORD NSW 2250
T 02 4345 4410 E Louise.Starkey@planning.nsw.gov.au



From: Emily Goodworth [<mailto:Emily.Goodworth@centralcoast.nsw.gov.au>]
Sent: Thursday, 9 November 2017 9:36 AM
To: Louise Starkey <louise.starkey@planning.nsw.gov.au>
Cc: Vicky Cummings <Vicky.Cummings@centralcoast.nsw.gov.au>
Subject: Site Compatibility Certificate for 66 Wahrenonga Road, Kanwal (SEPP Seniors)

Your Reference: 17/01559
Our Reference: D12808838

Application for site compatibility certificate -66 Wahrenonga Road Kanwal

Dear Louise,

My sincerest apologies for the delay in responding to the Department's request for comment on the issuing of a site compatibility certificate for a proposed seniors housing development at 66 Wahrenonga Road, Kanwal.

Council recognises the need to cater for ageing persons within the community and acknowledges the importance of this type of development in catering for an ageing population. The former Wyong Council Settlement Strategy identified key planning considerations for aged housing which included a mix of housing types and smaller household sizes that will accommodate an ageing population, and ensuring aged housing is well designed and located in relation to community facilities and services.

The subject site is identified in the North Wyong Shire Structure Plan as being in a residential development precinct that is anticipated to be developed in the short to medium term and is identified in the Central Coast Regional Plan 2036 as part of the urban release area within the Wyong hospital precinct. The

proposed seniors housing development would align with the proposed future use of the area which already contains a number of seniors living/aged care developments.

Having regard for the provisions of clause 25(5)(b), it is considered that the proposed use of the site for Seniors Housing is compatible with surrounding land uses and the desired future uses and character of the area. With regard to the specific requirements of clause 25(5)(b) the following comments are provided:

(i) 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,

Ecology

The site comprises habitat for threatened species. This includes numerous hollow bearing trees located in the proposed development area. The survey effort and timing undertaken for the Ecological Assessment (EA) is not adequate to determine the presence or absence of cryptic threatened flora.

Schedule 1: The site does not comprise environmentally sensitive land in accordance with Schedule 1 of SEPP Seniors.

Council's Ecologist has reviewed the *Ecological Assessment for Site Compatibility Certificate* (EA)(Keystone Ecological, 20 June 2017) and has provided more detailed comments as follows:

Existing Environment

The EA identifies native vegetation at the site as Narrabeen Spotted Gum-Ironbark Forest, which does not comprise an endangered ecological community (EEC). Council's vegetation mapping supports this conclusion.

The site comprises potential habitat for the following threatened flora:

- *Rutidosia heterogama* (Heath Wrinklewort);
- *Grevillea parviflora* subsp. *parviflora* (Small-flower Grevillea); and
- *Thelymitra adorata* (Wyang Sun Orchid).

None of these species were recorded during surveys, however, surveys were not undertaken during the flowering season for the Wyong Sun Orchid. As this species is cryptic, its presence cannot be determined unless surveys are undertaken during its peak flowering season (September – October).

The following threatened fauna species have been recorded at the site:

- *Pteropus poliocephalus* (Grey-headed Flying-fox); and
- *Mormopterus norfolkensis* (Eastern Freetail-bat).

There was a potential recording of *Falsistrellus tasmaniensis* (Eastern False Pipistrelle) or *Scoteanax rueppellii* (Greater Broad-nosed Bat). A further seven threatened fauna species were considered likely to occur.

The majority of the site is included in the Biodiversity Values Map and therefore, any future DA would require survey, reporting and offsetting in accordance with the Biodiversity Assessment Methodology. The applicant for any future DA would be required to demonstrate that impacts to biodiversity have been avoided as much as possible.

Flooding

The site is not flood affected.

(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,

Strategic Planning for the subject site and surrounding area identifies the land as being in an urban release area for residential purposes. The proposed seniors housing development is for residential purposes and will therefore not conflict with the likely future uses of the land and surrounding area.

(iii) 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,

There is a 150 water main on the opposite side of the road that will service the proposed development.

Council's proposed sewer strategy is to extend the sewer main from the northern side of Wahroonga Road to the south which will be located 2 properties to the west. The existing sewer main is to be extended to the east over the intervening lots as there is no allocation within the road reserve for the sewer main. In this regard, discussions will need to take place with the adjoining land owners for the extension of the sewer main through their property and agreement in writing will need to be provided. The extension of the sewer main will be at the developer's cost.

(iv) 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,

The land is zoned RU6 Transition therefore this clause does not apply.

(v) 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,

- Greater setbacks should be provided for units 27, 28, 29 and 30 having regard for existing adjoining development on the eastern boundary.
- The proposed street elevation is considered commensurate with the bulk, scale, built form and character of existing development and would be compatible with any future uses of land in the area.
- The design of the proposed development, in the form of two or four townhouses in a set, has allowed for a lesser impact than that of a large building on the site.
- Materials proposed will be in keeping with existing and desired future character of the area.

(vi) 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 *Native Vegetation Act 2003* (NV Act) has now been repealed and replaced by amendments to the *Local Land Services Act 2013* (LLS Act). The EA was prepared prior to the repeal of the NV Act and therefore, includes discussion of this Act. Clearing associated with a DA is now assessed in accordance with the *Biodiversity Conservation Act 2016* and would not require consideration of the LLS Act. The EA concludes there would not be any ecological impediment to issuing of a Site Compatibility Certificate if clearing of vegetation is offset pursuant to the NV Act or its successor legislation. Council notes the presence of cryptic threatened species (such as the Wyong Sun Orchid) cannot be determined based on the survey effort and timing undertaken for the EA. If a threatened species (such as the Wyong Sun Orchid) occurs onsite, and if

a proposed development is considered to result in a Serious or Irreversible Impact (SAII), Council must refuse the DA.

Other matters for consideration:

- A drainage/water course is located 2 properties to the west of the subject site. As such, On Site Detention (OSD) will be required for the development until such time as the ultimate drainage strategy is in place.
- Council will require the road frontage to be formalised for the full frontage of the development.
- Site distance appears adequate for the proposed access to/from Wahrenonga Road.
- The number of accesses from Wahrenonga Road is considered excessive and could also lead to confusion for residents and visitors to the site. The main entry to the rest of the development is not readily identifiable. Additionally, the location of the garages for proposed units 26 and 27 have the potential to create internal conflict within the development. Reversing of vehicles directly onto Wahrenonga Road is not desirable and may create a safety issue.

Should there be any amendments to the proposed design we would be happy to provide further comment if required.

If you have any questions or require clarification on the above please contact me. Once again I apologise for the delay in responding to the Department's correspondence.

Regards,

Emily

Emily Goodworth

Section Manager Development Assessment North
Development Assessment North

Central Coast Council

P.O. Box 20, WYONG NSW 2259

t: 02 4350 5436

m: 0439 603 850

e: Emily.Goodworth@centralcoast.nsw.gov.au



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