



## SITE COMPATIBILITY CERTIFICATE APPLICATION

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Use Of The Site For Seniors or People with a Disability

58 Laitoki Road, Terrey Hills

Prepared for: Corner of The Roads Pty Ltd

REF: 0090/15

January 2017





# Contents

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<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
Project Synopsis .....	6
Permissibility Statement.....	6
Requirement for site compatibility statement.....	7
<b>1. INTRODUCTION .....</b>	<b>8</b>
<b>2. SITE ANALYSIS AND CONTEXT .....</b>	<b>9</b>
2.1 The Site .....	9
2.2 Existing Structures .....	10
2.3 Existing Vegetation .....	12
2.4 Zoning.....	13
2.5 Character of the Locality and Surrounds.....	14
2.6 Connectivity and Access to Facilities .....	15
<b>3. THE PROPOSAL.....</b>	<b>18</b>
3.1 Overview .....	18
3.2 Land Use and Built Form .....	18
3.3 Landscaping.....	19
3.4 Access and Parking .....	20
3.5 Demolition .....	20
<b>4. STRATEGIC JUSTIFICATION .....</b>	<b>21</b>
4.1 SEPP (Housing for Seniors or People with a Disability) 2004.....	21
4.1.1 Site Suitability .....	25
4.1.2 Environmental Constraints.....	25
4.1.3 Relationship to Adjoining Properties .....	28
4.1.4 Availability of Services & Infrastructure.....	28
4.1.5 Scale and Density .....	30
4.1.6 Public Interest.....	31
4.2 A Plan for Growing Sydney: North Subregion .....	32
<b>5. CONCLUSION.....</b>	<b>34</b>





## FIGURES

<b>Figure 1</b> Aerial Photograph.....	9
<b>Figure 2:</b> Site location.....	9
<b>Figure 3</b> View from dwelling looking north west down site .....	10
<b>Figure 4</b> View of existing dwelling and large garage .....	11
<b>Figure 5</b> View of rear of dwelling .....	11
<b>Figure 6</b> View of site from northern boundary looking west to stables.....	12
<b>Figure 7</b> Existing horse arena.....	12
<b>Figure 8</b> Site zoning (site outlined red) .....	13
<b>Figure 9</b> Aerial photo of wider locality.....	15
<b>Figure 10</b> Terrey Hills shops (view from Yulong Road) .....	17
<b>Figure 11</b> Terrey Hills shops (view from Yulong Road) .....	17
<b>Figure 12</b> Landscape masterplan .....	20
<b>Figure 13</b> Warringah Bush Fire Prone Land Map 2016 .....	26
<b>Figure 14</b> Constraints Mapping Plan .....	26
<b>Figure 15</b> Landslip Risk Map .....	27
<b>Figure 14</b> Walking distance to bus stop (Source: Google Maps).....	29

## TABLES

<b>Table 1</b> Project Summary .....	6
<b>Table 2</b> SCC Assessment Criteria.....	21





## ANNEXURES

Annexure A. Architectural Drawings – Calder Flower Architects .....	35
Annexure B. Survey Plan – Bee & Lethbridge .....	36
Annexure C. Landscape Concept Plans – Site Image Landscape Architects.....	37
Annexure D. Legal Advice (Clause 26 – Location and Access to Facilities) – Patrick Larkin - Nigel Bowen Chambers .....	38
Annexure E. Accessibility Statement – Philip Chun.....	39
Annexure F. Assessment of Traffic and Parking Implications – Transport and Traffic Planning Associates .....	40
Annexure G. Engineering Constraints Assessment – Martens Consulting Engineers .....	41
Annexure H. Preliminary Site Investigation – Martens Consulting Engineers.....	42

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# Executive Summary

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This application seeks consent from the Department of Planning and Environment for the issuing of a Site Compatibility Certificate (SCC) as required by the provisions of Clause 24 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

This Site Compatibility Certificate application relates to a high quality, well planned development for seniors or people with a disability at Terrey Hills. The proposal has been specifically designed to incorporate the needs and character of its unique surrounding area. This has been achieved through a design, layout and concept that, with the “aging in place” philosophy at its core, focuses upon putting in place the building blocks that are essential for the growth of a cohesive, functioning community. The proposal incorporates two levels of care with the range of accommodation for this project comprising both self - care dwellings and a residential care facility.

The built form context has been designed to respond to the existing character and natural topography. The self - care dwellings would be contained within 2 to 3 storey apartment style buildings separated by generous landscaped areas. The residential aged care facility would comprise a 3 storey structure located towards the western end of the site. All accommodation will be constructed within the already cleared, central part of the site whilst maintaining, supplementing and enhancing the densely vegetated perimeter. The orientation of the site, combined with additional advantage of having two road frontages and significant setbacks, mean that appropriate and satisfactory relationships with adjoining neighbours can be delivered. Due to the retention of the existing landscape vegetation, the ability to locate development away from the site edges and to follow the natural site topography, the development is compatible with the adjoining natural environment providing a suitable and compatible built form that will present as a scale that is consistent with its context.

The site itself has a primarily rural zoning, albeit one which permits a range of residential and urban uses, thus triggering the requirement for a Site Compatibility Certificate to be obtained. The site is ideally located in a position which immediately adjoins land which is zoned primarily for urban purposes, in this case an existing urban area which means that the site is able to provide future residents with all of the benefits of this established suburb. The suitability of the location is reflected in the recent issue of two Site Compatibility Certificates and subsequent granting of development consent for seniors or people with a disability in Booralie Road which is in the immediate vicinity of this site.

The development makes provision for practical and appropriate choice of facilities with services ranging from café, ‘corner shop’ for day-to-day purchases and hairdresser, to passive recreation, accessible loop walkways and a variety of garden areas. In addition, the site is located approximately 1km from a neighbourhood centre. Regular bus services within walking distance from the site offer access to centres such as Frenchs Forest, Forestway Centre, Glenrose Shops and the CBD (Wynyard). Although bus-stops are not within 400m of the site, the level gradients and ease of access together with the provision of community mini-bus service mean that, in the circumstances of this matter, strict compliance is unnecessary because the objectives of the relevant standard can readily be achieved.

Given the projected annual increase in numbers of the “over 55s age cohort” for the region and the existing shortage of facilities, this development (with two levels of care) will provide a much needed opportunity for seniors and people with disabilities to remain in their local area or for new residents to enjoy the semi-rural surroundings of this location. This proposal will provide future residents with the high standard of accommodation, facilities and lifestyle that the ageing in place philosophy of the SEPP is designed to achieve. And beyond that, by achieving these outcomes through a concept which is compatible with the existing context of surrounding development, it will also provide a positive contribution to the broader community.

## PROJECT SYNOPSIS

The proposal is to develop the site for seniors or people with a disability and ancillary purposes with associated facilities and services to support the housing on site. The proposal includes two levels of care across the site including 60 x self-care dwellings contained within 2 to 3 storey apartment style buildings and a residential aged care facility contained within a 3 storey building located towards the western end of the site.

Concept Architectural Plans, prepared by *Calder Flower Architects* are provided at Annexure A. The table below provides a summary of the proposed development.

**Table 1 Project Summary**

<b>Site Description</b>	58 Laitoki Road, Terrey Hills (Lot 368 DP 752017)
<b>Project Description</b>	Seniors Housing involving 60 self-care dwellings and a 102 bed residential aged care facility
<b>Applicant</b>	Corner of The Roads Pty Ltd
<b>Zoning</b>	RU4 Primary Production Small Lots
<b>Zoning of Adjoining Land</b>	R2 Low Density Residential
<b>Access to Services and Infrastructure</b>	Bus stop located 492m to the east of the site along Myoora Road for north bound services and further bus stop located approximately 530m for south bound services Bus services are routes 196, 197, 260, 270, 271, L70 and 284 which run along Myoora Road on a 7 days a week basis and offer access to facilities at Forestway shopping centre a, Glenrose Village Shopping Centre and Wynyard in the CBD.
<b>Proposed supporting services and facilities</b>	Mini-bus service which will provide regular daily trips to shopping centre and other facilities Community facility Café Hairdresser Physiotherapist Gym Theatre

## PERMISSIBILITY STATEMENT

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) applies to land that is zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes but only if development for the purpose of any of the following is permitted on the land:

- dwelling-houses,
- residential flat buildings,
- hospitals,
- development of a kind identified in respect of land zoned as special uses; or
- the land is being used for the purposes of an existing registered club.

Dwelling houses are permitted with development consent in the RU4 zone under WLEP 2012. As such SEPP (Housing for Seniors or People with a Disability) 2004 applies to the site. Chapter 3 (Clause 15) of the SEPP allows for development on land that adjoins land zoned primarily for urban purposes for the purpose of any form of seniors housing consisting of a hostel, a residential care facility or serviced self-care housing despite the provisions of any other environmental planning instrument.



## REQUIREMENT FOR SITE COMPATIBILITY STATEMENT

Pursuant to Clause 24 of the SEPP (Housing for Seniors or People with a Disability) 2004, a consent authority must not consent to a development application for the purposes of seniors housing to be carried out on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:

- (a) the site of the proposed development is suitable for more intensive development, and*
- (b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25(5)(b).*

This application for a Site Compatibility Certificate (SCC) is made pursuant to Clause 24 of the SEPP (Housing for Seniors or People with a Disability) 2004. The purpose of this report is to address the planning issues associated with the proposal and specifically to provide a response to the SCC assessment criteria specified by SEPP Seniors Housing.



# 1. Introduction

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This report has been prepared on behalf of *Corner of The Roads Pty Ltd* in relation to an application to the NSW Department of Planning & Environment (DP&E) for a Site Compatibility Certificate (SCC) as required by the provisions of Clause 24 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The site, known as No.58 Laitoki Road, is located in Terrey Hills and is bound by Laitoki Road and Cooyong Road. The land is currently zoned RU4 Primary Production Small Lots under *Warringah Local Environmental Plan 2011* (WLEP). The proposal seeks a SCC for use of the site as housing for seniors or people with a disability.

This application is accompanied by the following supporting information:

- Architectural Concept Plans - prepared by Calder Flower Architects (Annexure A);
- Survey Plan prepared by Bee & Lethbridge Pty Ltd (Annexure B);
- Landscape Masterplan – prepared by Site Image Landscape Architects (Annexure C);
- Legal Advice (Clause 26 – Location and Access to Facilities) – Patrick Larkin - Nigel Bowen Chambers (Annexure D)
- Accessibility Statement – prepared by Philip Chun(Annexure E);
- Assessment of Traffic and Parking Implications prepared by Transport and Traffic Planning Associates (Annexure F);
- Engineering Constraints Assessment prepared by Martens Consulting Engineers (Annexure G); and
- Preliminary Site Investigation prepared by Martens Consulting Engineers (Annexure H).

The purpose of this report is to address the planning issues associated with the proposal and specifically to provide a response to the SCC assessment criteria specified by the SEPP (Housing for Seniors or People with a Disability) 2004. The report addresses the matters outlined in the SCC Application Form and the requirements of Clause 25 of SEPP (Housing for Seniors or People with a Disability) 2004.



## 2. Site Analysis and Context

### 2.1 THE SITE

The site, known as No.58 Laitoki Road, is located in Terrey Hills and is bound by Laitoki Road to the east and Cooyong Road to the south. The site consists of land with a legal identification of Lot 368 in DP 752017. Refer to Figures 1 and 2.



Figure 1 Aerial Photograph



Figure 2: Site location



As indicated in Figures 1 and 2, the site is generally rectangular in shape, with a slight splay at the south western corner of the site. It has a street frontage to Laitoki Road of 76.43m and a street frontage to Cooyong Road of 237.64m. The rear (western) boundary is 83.14m and the northern boundary is 266.83m. The site has an area of 19,545m<sup>2</sup>.

The site slopes from the north east to south west with a fall of approximately 20 metres over 240m. A Survey Plan prepared by Bee & Lethbridge Pty Ltd is provided at Annexure B.

## 2.2 EXISTING STRUCTURES

The site is currently utilised for residential purposes and equestrian activities. Specifically, the existing structures on the site comprise:

- a large timber dwelling with a timber deck surrounding the perimeter of the dwelling and a swimming pool located at the rear of the dwelling. The dwelling is setback approximately 88m from Laitoki Road and 21m from Cooyong Road;
- a large metal garage to the north of the dwelling accessed via a driveway off Cooyong Road;
- a number of metal sheds setback approximately 33m from Laitoki Road;
- 2 x metal sheds utilised as stables and located in the north western portion of the site, setback approximately 9m from the northern boundary; and
- Large horse arena located in the western portion of the site, setback between 13m and 30m from the western boundary (due to the splay of the western boundary).

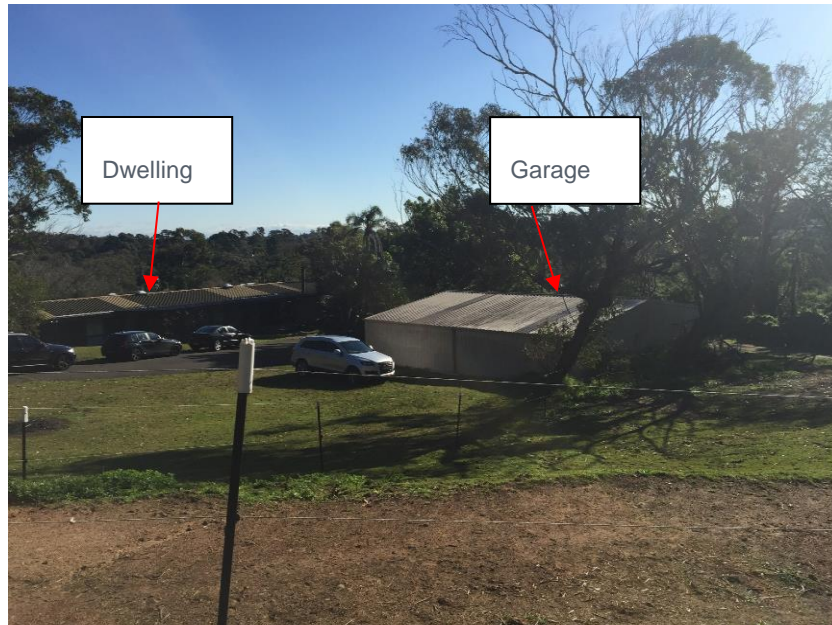
Photographs of the site are provided at Figures 3 to 7 below.



**Figure 3** View from dwelling looking north west down site







**Figure 4** View of existing dwelling and large garage



**Figure 5** View of rear of dwelling





**Figure 6** View of site from northern boundary looking west to stables



**Figure 7** Existing horse arena

## 2.3 EXISTING VEGETATION

The site is generally open grassed area and contains a scattering of native canopy trees and some exotic trees. The perimeter of the site is more densely vegetated with native trees and understorey vegetation as can be seen in the aerial photographs. The existing perimeter landscaping will be incorporated into the concept design layout for the site and will provide a buffer between the proposed development and the adjoining properties.



## 2.4 ZONING

As indicated in Figure 8, under the provisions of Warringah LEP 2011, the site is within the *RU4 Primary Production Small Lots* zone.

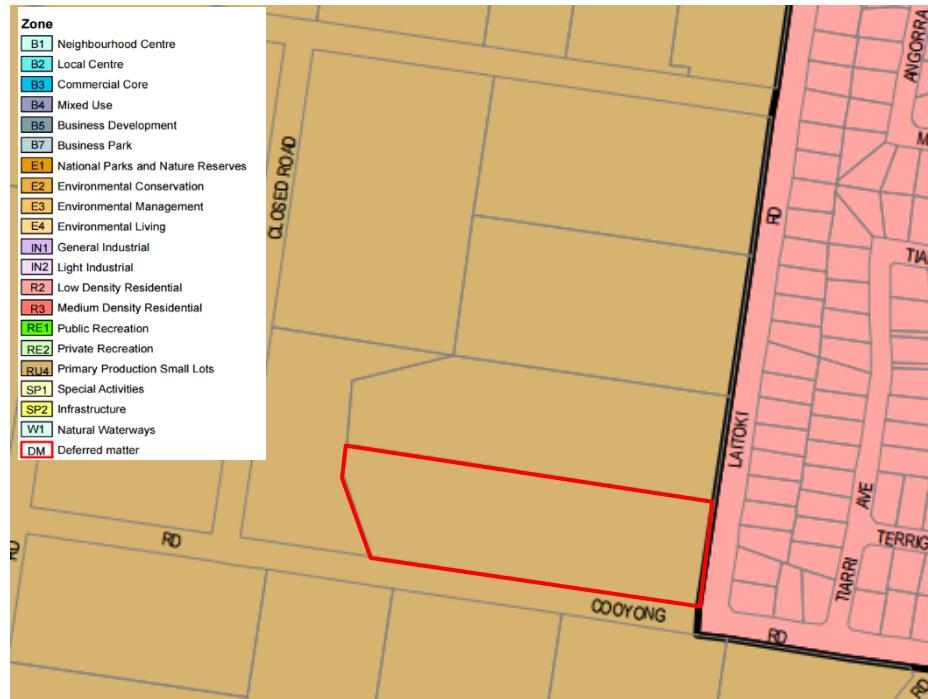


Figure 8 Site zoning (site outlined red)

The Land Use Table for the RU4 zone is provided below:

### “1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.
- To maintain and enhance the natural landscape including landform and vegetation.
- To ensure low intensity of land use other than land uses that are primary industry enterprises.
- To maintain the rural and scenic character of the land.

### 2 Permitted without consent

Home-based child care; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses;





*Environmental protection works; Extensive agriculture; Farm buildings; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural supplies; Veterinary hospitals*

#### **4 Prohibited**

*Any development not specified in item 2 or 3"*

It is noted that whilst the objectives and permitted land uses of the RU4 zone are principally focused on primary industry, the zone does permit non-rural uses including child care centres, bed and breakfast accommodation, community facilities and respite day centre. As further detailed in Section 3.5 below, a range of existing urban uses are prevalent throughout the adjoining area.

## **2.5 CHARACTER OF THE LOCALITY AND SURROUNDS**

The site is located approximately 1km to the west of the Terrey Hills shops, which provide a range of services and is directly connected to the site via local roads.

The site is located immediately to the west (on the opposite side of Laitoki Road) to the established residential area of Terrey Hills within a semi-rural precinct which is characterised by equestrian activities and large rural residential allotments but also interspersed with urban uses such as schools and child care centres. Dwellings located along Laitoki Road and Cooyong Road are setback beyond densely landscaped street verges, with the dwellings located within large cleared paddocks.

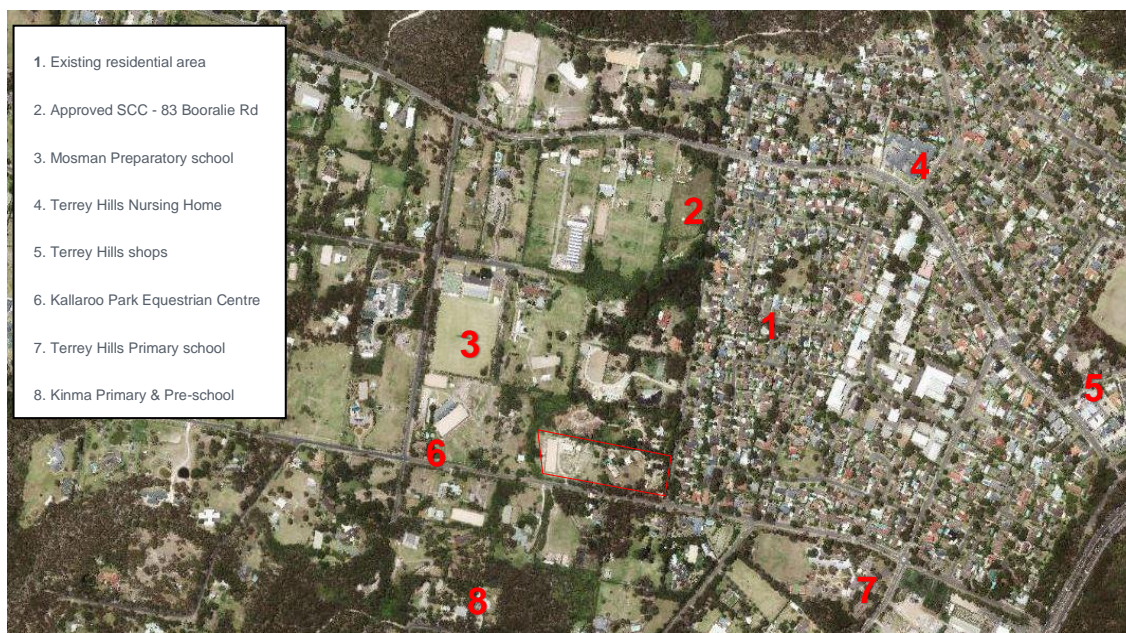
An aerial photograph is provided at Figure 9 which demonstrates the existing uses and characteristics of the locality. Notably, No.83 Booralie Road, to the north of the site (No.2 at Figure 9) was subject to the approval of a Site Compatibility Certificate in May 2013 for 50 serviced self-care dwellings and a further certificate was issued in December 2015 for 26 self-care dwellings. A Development Application for 50 serviced self-care dwellings on No.83 Booralie Road was approved by Council in December 2013 (Council Reference DA 2013/0796).

No.83 Booralie Road and the subject site share a number of similar characteristics, including both being zoned RU4 Primary Production Small Lots and being adjoined by land zoned R2 low density. The sites have both been largely cleared of vegetation with some remnants remaining adjacent to the street frontages and Neverfail Creek traverses both sites. The sites have a similar site area and are not constrained by bushfire prone land. Council found in its assessment of DA2013/0796 for 50 serviced self-care dwellings that:

*"Despite not being a use for primary production, the planning assessment found this manner of designing the proposed use does not substantially change the visual and residential nature of the area because the new residential buildings will be 2 storey in nature, with generous landscaped setbacks from the street and between the buildings, by the amount of landscaped area, and the retention and enhancement of the environmental area including Neverfail Creek within the southern part of the site."*

As detailed in Section 3 below, the subject proposal is similarly setback beyond generous landscaped street setbacks, and liberal landscaping separates the buildings. The proposal is substantially setback from Neverfail Creek and landscape works across the site seek to enhance the environmental attributes of the site.





**Figure 9** Aerial photo of wider locality

To the north of the site is No.60 Laitoki Road, a rural residential site of similar size to the subject site. The site contains a dwelling as well as a number of sheds and stored machinery. The eastern and southern boundary of No.60 Laitoki Road contain dense vegetation.

To the east of the site, on the opposite side of Laitoki Road is land zoned R2 Low Density and characterised by a number of single and 2 storey dwellings fronting Laitoki Road.

To the south of the site, on the opposite side of Cooyong Road are a number of rural residential lots containing large dwellings, swimming pools and tennis courts. The dwellings are generally setback between 15 metres and 30 metres from Cooyong Road.

To the west is No.56 Cooyong Road, a relatively smaller rural residential lot containing a dwelling and shed accessed off Cooyong Road.

## 2.6 CONNECTIVITY AND ACCESS TO FACILITIES

The site is located within walking distance of 2 bus stops, the closest being a bus stop located 492m to the east of the site along Myoora Road (bus stop No. 280416). The bus stop is located on the western side of Myoora Road (to the east of the site) and provides regular services to Duffy's Forest and Mona Vale and is an identified bus stop for return bus services from Forestway shopping centre, Glenrose Village Shopping Centre and Wynyard in the CBD.

A further bus stop is located on the eastern side of Myoora Road, approximately 530m to the east of the site (bus stop No.208454) and provides regular services to Forestway shopping centre a, Glenrose Village Shopping Centre and Wynyard in the CBD and is an identified bus stop for return bus services from Mona Vale and Duffys Forest.

Bus services are routes 196, 197, 260, 270, 271, L70 and 284 which run along Myoora Road on a 7 days a week basis.



The proposals relationship with Clause 26 – Location and access to facilities of the SEPP (Housing for Seniors or People with a Disability) 2004 is further discussed in Section 4.1.4. As part of any future development application a variation to Clause 26 will be submitted in regards to the site being further than 400m walking distance to a bus stop (i.e. the site is located 492m from a bus stop). As detailed in Section 4.4.1 of this report, the variation to Clause 26(2)(b) is considered appropriate in the circumstances as the quality of access (distance aside) is good with gradients being appropriate and compliant with SEPP (refer to Annexure E - Accessibility Statement). Whilst the walking distance to the bus stop exceeds the required 400m, the gradients of the path of travel are such that the additional 92m will be indiscernible to a resident

As part of the proposed development, a bus will be provided (capable of carrying at least 10 passengers) for residents of the proposed development. It is proposed that the private bus services will drop off and pick up passengers at local centres (which provide retail and commercial services, community services, recreational facilities and a general medical practitioner). The bus service will operate at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.

As outlined in Section 3 of this report, the proposed development will provide a range of services and facilities to residents including consulting rooms, gym, theatre and hairdressing.

The subject site is located within close proximity to a number of retail, community and recreational services and facilities. A small group of neighbourhood shops are located within the Terrey Hills shopping centre located approximately 1 kilometre to the north east of the site, on the corner of Booralie Road and Yulong Avenue. Photographs of the Terrey Hills shops are provided at Figures 10 and 11 below.

The site is also located within a 10km radius of the following shopping centres:

- Mona Vale - located 9.3km from the site and containing large supermarkets (Coles, Woolworths), chemists, restaurant, banks, bakeries and other retail services.
- Glenrose Village Shopping Centre – located 8.4km from the site and containing large supermarket, Glen Street theatre, restaurants, banks; and
- Forestway Shopping Centre – located 8.9km from the site and containing large supermarket, banks, post office, small retail shops.

Additionally, Westfield Warringah a sub-regional shopping centre is located 14km from the site and contains 2 supermarkets, cinemas, large department stores, banks and a post office.

Mona Vale Hospital is located 10km to the east of the site and the New Northern Beaches hospital which is currently under construction is located 9.5km from the site.







**Figure 10** Terrey Hills shops (view from Yulong Road)



**Figure 11** Terrey Hills shops (view from Yulong Road)



## 3. The Proposal

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### 3.1 OVERVIEW

It is proposed that via a *Site Compatibility Certificate*, the site be permitted to be used for seniors or people with a disability and ancillary purposes such as a community facility and café to serve residents and visitors. A future development proposal would then be lodged in respect of the site.

The estimated Capital Investment Value of the current proposal is approximately \$40 million and as such a future DA would be determined by the Sydney Planning Panel. The development will be constructed in stages, although will not be proposed as *Staged Development* in terms of Section 83B of the Environmental Planning & Assessment Act, 1979.

### 3.2 LAND USE AND BUILT FORM

The future development application will be for seniors or people with a disability and ancillary purposes with associated facilities and services to support the housing on site. The proposal includes self-care dwellings and a residential care facility.

Concept Architectural Plans, prepared by *Calder Flower Architects* are provided at Annexure A. The purpose of the plans is to demonstrate a potential development scenario for the site noting that the detailed design will continue to evolve. The design is premised on the built form requirements specified by SEPP (Housing for Seniors or People with a Disability) 2004.

The underlying design philosophy is to blend development with the natural and surrounding built environment by respecting site topography, maintaining significant perimeter planting and buffers and minimising impacts of appearance or use at site boundaries. The built form will be broken into separate buildings interspersed with significant planting. The retention of vegetation within the street frontage will significantly screen any future development with the footprint of the proposed seniors housing located within the cleared portion of the site. A buffer zone is proposed to be provided to Neverfail Gully Creek which traverses the western boundary.

The proposal includes two levels of care across the site including:

- Self - care dwellings contained within 2 to 3 storey apartment style buildings; and
- A residential aged care facility contained within a 3 storey located towards the western end of the site.

The buildings will range in height, with the buildings presenting as 2 to 3 storey buildings to the street, heavily screened by existing vegetation. The floor space ratio will be 0.68:1.



An outline of the proposed buildings is provided below:

Accommodation Type	Number of beds/dwellings	Height	Parking
Self-care dwellings	60 dwellings (across 8 buildings)	2 to 3 storeys	Separate basement parking areas (except for buildings C & D which share a basement).
Residential aged care facility	102 beds	3 storeys	At grade parking to the east and west of the building including ambulance drop off and mini bus parking

### 3.3 ANCILLARY SERVICES AND FACILITIES

The development of housing for seniors and people with a disability on the site includes the provision of a number of ancillary services and facilities including:

- private bus service;
- consulting rooms;
- theatre;
- gym;
- hair dresser;
- café;
- outdoor seating;
- dining rooms;
- lounge rooms; and
- staff areas.

The proposed private bus service will be available for all residents of the proposed development and will be provided in the form of a mini-bus capable of carrying at least 10 passengers. The bus will be wheelchair accessible and will drop off and pick up passengers at local centres (which provide retail and commercial services, community services, recreational facilities and a general medical practitioner). The bus service will operate at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.

### 3.4 LANDSCAPING

The development of housing for seniors and people with a disability on the site includes the provision of landscaping to enhance the existing setting. A Landscape Masterplan has been prepared for the site by *Site Image Landscape Architects*. The Landscape Masterplan adopts the following principles:

- Native indigenous trees and managed understorey to Cooyong Road and northern and eastern frontages;
- Boundary screen trees and shrubs to provide visual separation from residential houses opposite;
- Combination of private garden terraces and common open space garden areas with seating and shade;
- Garden transition to managed edge to VMP controlled riparian landscape;
- Riparian improvement in conjunction with WSUD/Stormwater design;
- Loop walkways around the site to provide residents passive recreation and access to variety of open space; and
- Central axis walkway provides accessible access with minor ramps.

An extract of the landscape masterplan is provided at Figure 12 below.



Figure 12 Landscape masterplan

### 3.5 ACCESS AND PARKING

The development of housing for seniors and people with a disability on the site will include construction of internal access roads with two x 6m wide ingress/egress driveways off Cooyong Road.

Parking for the residential aged car facility will be provided in the form of at-grade parking to the east and south of the building and will include ambulance bay and mini-bus parking. Parking for the self-care dwellings is provided in the form of a series of basement car parks.

An Assessment of Traffic and Parking Implications has been prepared by *Transport and Traffic Planning Associates* to accompany the application for SCC (see Annexure F).

### 3.6 DEMOLITION

The development of seniors housing on the site will require demolition of all existing structures including the dwelling, swimming pool and sheds.

## 4. Strategic Justification

### 4.1 SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

Provided in the table below is a response to the Site Compatibility Assessment Criteria contained within the SEPP (Housing for Seniors or People with a Disability) 2004.

Table 2 SCC Assessment Criteria	
Requirement	Response
<b>Part 1A Site compatibility certificates</b>	
<p><i>24 Site compatibility certificates required for certain development applications</i></p> <p><i>(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:</i></p> <p><i>(a) the development is proposed to be carried out on any of the following land to which this Policy applies:</i></p> <p><i>(i) land that adjoins land zoned primarily for urban purposes,</i></p> <p><i>(ii) land that is within a zone that is identified as "special uses" under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted),</i></p> <p><i>(iii) land that is used for the purposes of an existing registered club, or</i></p> <p><i>(b) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.</i></p> <p><i>(1A) Despite subclause (1), this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing if the proposed development is permissible with consent on the land concerned under the zoning of another environmental planning instrument.</i></p> <p><i>(2) A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:</i></p> <p><i>(a) the site of the proposed development is suitable for more intensive development, and</i></p>	<p>Adjoining land is zoned for urban purposes.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Seniors Housing is not permissible on the site under WLEP 2011.</p> <p>The site is considered suitable for more intensive development. See detailed discussion in Sections 4.1.1 and 4.1.2 below.</p>

**Table 2 SCC Assessment Criteria**

<p><i>(b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).</i></p>	<p>Future redevelopment of the site for Seniors Housing purposes is compatible with the surrounding environment. The provisions of Clause 25(5)(b) are considered below.</p>
<p><i>(5) The Director-General must not issue a site compatibility certificate unless the Director-General:</i></p> <p><i>(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:</i></p> <p><i>(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,</i></p>	<p>In our view, “compatible” does not promote “sameness” in built form but rather requires that development fits comfortably with its urban context. Of relevance to this assessment are the comments of Roseth SC in <i>Project Venture Developments Pty Ltd v Pittwater Council</i> [2005] NSWLEC 191:</p> <p><i>“22 There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.”</i></p> <p>In relation to the compatibility of the site with the natural environment, the central portion of the site is generally void of vegetation and the footprint proposed seniors housing is located within the cleared portion of the site. A buffer zone is proposed to be provided to Neverfail Gully Creek which traverses the western boundary. Due to the retention of the existing landscape and the ability to site development away from the site edges and follow the natural site topography, the development is compatible with the adjoining natural environment. The landscape Masterplan submitted with this application further demonstrates the relationship of the built form with the natural environment. Hazards are identified in Section 4.1.2 below. An Engineering Constraints Assessment has been prepared by Martens Consulting Engineers (see Annexure G). Further studies and reports can be provided at development application stage including geotechnical and arboricultural reports.</p> <p>In relation to existing use of land in the vicinity of the proposed development, it is noted that directly opposite the site, on the eastern side of Laitoki Road</p>



Table 2 SCC Assessment Criteria

*(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,*

is suburban Terrey Hills. As detailed in Sections 2.4 and 2.5, whilst surrounding land is zoned RU4 Primary Production Small Lots, the existing and permitted uses in the zone include a number of non-rural uses.

In relation to built form context, the perimeter of the site is densely vegetated including the common boundaries with the adjoining properties to the north and west. The site is shown in Figure 1, where it can be seen that retention of vegetation within the street frontage will significantly screen any future development. In our view, the proposal will provide a suitable and compatible built form that will present as a scale that is consistent with its context.

Land to the north, south and west is zoned RU4 Primary Production Small Lots whilst land to the east is zoned R2 Low Density Residential. The proposed scheme includes retention and embellishment of the existing perimeter landscaping which will provide a buffer between adjoining land uses and mitigate any potential conflicts.

In the "Report to the Secretary on an application for a Site Compatibility Certificate" for No.83 Booralie Road, Terrey Hills in December 2015 (File No.15/09288), the assessment of that proposal against Clause 25(b)(ii) stated:

*"The RU4 Primary Production Small Lots zone is for land which is to be used for commercial primary industry production, including emerging primary industries and agricultural uses that operate on smaller rural holdings. Under Warringah LEP 2011, the uses permissible in the RU4 zone include animal boarding or training establishments, bed and breakfast accommodation, child care centres, community facilities, dwelling houses, extensive agriculture, intensive plant agriculture, plant nurseries and veterinary hospitals.*

*The area immediately surrounding the site to the east is zoned R2 Low Density Residential, with a mix of one and two storey detached dwelling houses. Development to the north, south and west of the site comprises rural residential uses.*

*The site is currently vacant and has largely been cleared consistent with its former rural residential use.*

**Table 2 SCC Assessment Criteria**

<p>(iii) <i>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,</i></p> <p>(iv) <i>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,</i></p> <p>(v) <i>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,</i></p> <p>(vi) <i>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.</i></p>	<p><i>The proposed landscaping within the setback areas would help mitigate potential future conflict of land uses permissible under the adjoining RU4 zoned land.</i></p> <p><i>It is unlikely there would be adverse impacts upon the permissible land uses within the RU4 zone, as the proposal will be of low intensity and compatible with the permissible land uses on the site and the surrounding locality.”</i></p> <p>It is asserted that the above findings can also be made in relation to this site and the proposed development.</p> <p>Further discussion on the relationship of the proposal with adjoining development is provided in Section 4.1.3 below.</p> <p>Refer to discussion in Section 4.1.2 below. Existing and proposed services and infrastructure will meet the demands arising from the proposed development.</p> <p>The site is neither zoned, nor adjoins land zoned for open space or special uses.</p> <p>Refer to discussion in Section 4.1.3 below.</p> <p>The Native Vegetation Act 2003 does not apply to land within the (former) Warringah local government area.</p>
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Other matters raised by the SEPP (Housing for Seniors or People with a Disability) 2004 will be subject to further consideration and assessment as part of a DA submission to Northern Beaches Council. The requirements of the SEPP and supporting Guidelines (“A guide for Councils and applicants Housing for Seniors or people with a disability” and “Seniors Living Policy – Urban design guidelines for infill development”) are used to inform DA assessment. As demonstrated by concept plans, there is no impediment to future development complying with the provision of the SEPP (Housing for Seniors or People with a Disability) 2004.



#### 4.1.1 Site Suitability

As detailed in Table 2 above, Clause 24(2)(a) of the SEPP (Housing for Seniors or People with a Disability) 2004 the Director-General must not issue a certificate unless they are of the opinion that the site of the proposed development is suitable for more intensive development. The site is considered suitable for more intensive development for the following reasons:

- The site is adjacent to an existing urban area (on the opposite side of Laitoki Road);
- The site is located approximately 1km from a neighbourhood centre which offers a range of services to meet daily needs of the local community;
- The site is located within 492m of a regular public bus service. Whilst further than the 400m stipulated by Clause 26 of the SEPP, the distance is considered appropriate in the circumstances. Further discussion of this issue is provided at Section 4.1.4 below.
- Services and facilities can be accommodated onsite;
- There are no major environmental constraints which would deem the site unsuitable for more intensive development (see Section 5.1.2 below).

Notably, the above reasons are analogous to the reasons given by the Department of Planning in the issuing of the Site Compatibility Certificate for No.83 Booralie Road, Terrey Hills in December 2015 (File No.15/09288). As discussed in Section 2.5, No.83 Booralie Road is located 650m north of the site and shares a number of similar characteristics to the subject site, including site size, zoning, adjoining land uses, existing vegetation and traversal of watercourse across the site.

It is thus not unreasonable to conclude that given the similar characteristics of the two sites that the subject site is also suitable for more intensive development. The only point of distinction between the 2 sites is in respect of the distance to a bus stop. However, as discussed in detail in section 4.1.4, the variation to the 400m is considered appropriate given the over-complying gradient, the provision of an independent bus service for residents, and the provision of services on site.

#### 4.1.2 Environmental Constraints

The environmental constraints of the site are considered below. As detailed there are no major environmental constraints to development on the site.

##### 4.1.2.1 Bushfire

The bushfire prone land map is provided at Figure 13 below which shows the site is not affected by bushfire. The closest bush fire prone land is located approximately 120m to the south of the site.

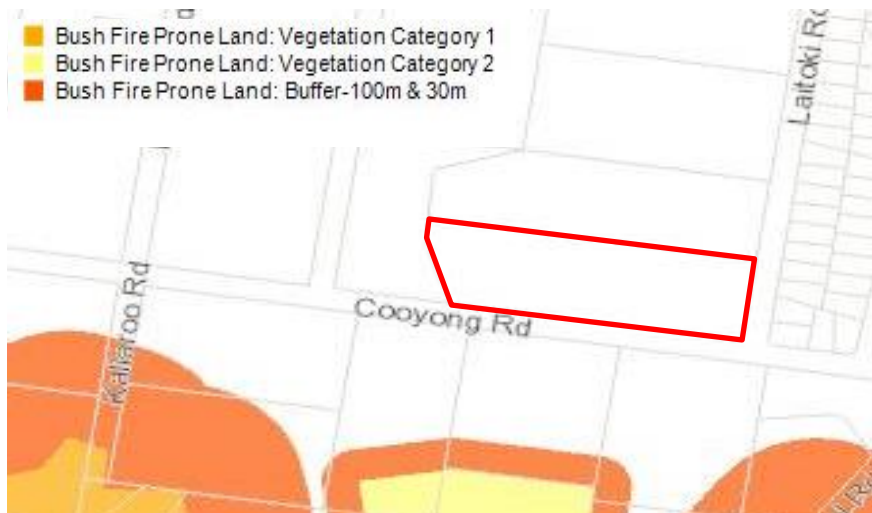


Figure 13 Warringah Bush Fire Prone Land Map 2016

#### 4.1.2.2 Flooding and Waterways

Neverfail Gully traverses the rear (western) boundary of the site. It is acknowledged that an appropriate buffer to the creek within this gully will be required for future development. An Engineering Constraints Assessment has been prepared by Martens Consulting Engineers (see Annexure G). The Assessment includes a constraints mapping plan, an extract of which is provided at Figure 13 below.

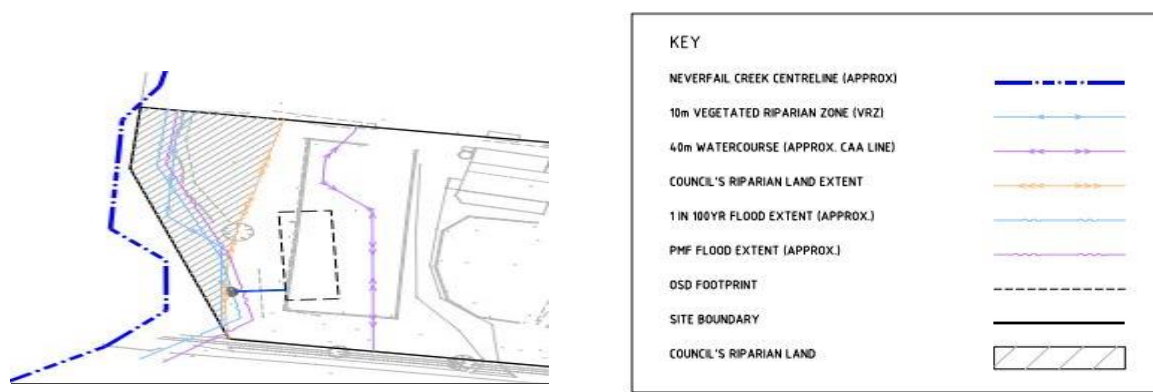


Figure 14 Constraints Mapping Plan

In relation to flooding the report states:

*"Flooding from the creek is restricted to the western (lower) portion of the site. Assuming site access for vehicles and pedestrians are located above and away from the 1 in 100yr ARI and PMF flood liable areas, flood evacuation is likely to be adequately addressed by an appropriate development layout."*

The Engineering Constraints Assessment recommends that

*"...the following engineering works are undertaken following receipt of the concept development layout and for the DA stage of the development:*

- Pre and post-development detailed flood modelling.
- Water quality analysis and concept stormwater treatment train details.
- Water quantity analysis and OSD requirements.
- Waterway impact statement”.

#### 4.1.2.3 Land Slip

The site is mapped as “Area B – Flanking Slopes from 5 to 25 degrees” on the Landslip Risk Map (see Figure 15 below). Geotechnical reports will be prepared as part of the future development application, however it is not anticipated that geotechnical conditions will cause any impediment to future development.

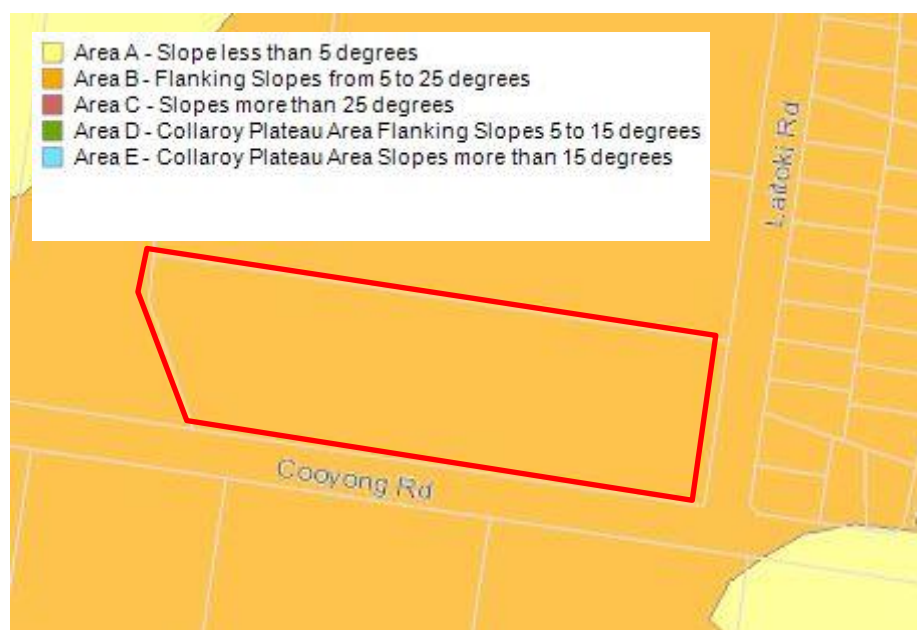


Figure 15 Landslip Risk Map

#### 4.1.2.4 Contamination

A Preliminary Site Investigation has been prepared by Martens Consulting Engineers for the site (see Annexure H). The report concludes that:

*“Results of the site history and walkover inspection indicate that the site has been used for either rural or rural residential purposes since at least 1955, and has the following potential contamination sources:*

- *Dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (as a construction material), pesticides (pest control) and heavy metals (paints, pest control).*
- *Existing and former sheds may have stored fuel, oils or other chemicals, leading to hydrocarbon contamination. Lead based paints or PACM (fibrous cement sheeting containing asbestos) may have been used during construction. The sheds may have been treated with pesticides and heavy metals for pest control.*
- *Fill material of unknown origin may have contained contaminants.”*

To address land contamination risks a detailed site investigation (DSI) can be provided at development application stage.

#### 4.1.3 Relationship to Adjoining Properties

The subject site only adjoins development to the north and west and is otherwise adjacent to street frontages. Directly adjoining the site to the north is No.60 Laitoki Road, which contains a dwelling as well as a number of sheds and stored machinery. The dwelling is setback approximately 35m from the northern boundary of the subject site with the eastern and southern boundary of No.60 Laitoki Road containing dense vegetation. Directly adjoining the site to the west is No.56 Cooyong Road, a relatively smaller rural residential lot containing a dwelling and shed accessed off Cooyong Road. The dwelling is setback approximately 18m from the western boundary of the subject site, beyond dense vegetation. Due to the large vegetated setbacks, large parts of the development will in fact be screened from nearby properties.

The sites relationship to the adjoining properties makes it highly suited to development of housing for seniors and people with a disability as amenity related impacts will be minimal.

Given orientation of the lot and distance to nearby properties, there will be no overshadowing of an adjacent property. In terms of aural and visual privacy, adjoining to the north and west are existing dwellings that share a common side boundary with the subject site. The dwellings are oriented towards their respective rear yards and also towards the street. In addition, as indicated on the submitted concept plans, adjacent to the neighbouring properties the proposed built form is setback a minimum of 10m from the common boundaries, which will be densely landscaped.

In any event, future development of the site would be subject to the DA assessment process and the specific controls of SEPP (Housing for Seniors or People with a Disability) 2004. On this basis, it is not considered necessary to incorporate any additional amenity related guidelines in the proposed Site Compatibility Certificate as the existing planning controls will ensure appropriate amenity outcomes. Notably, the relationship of the site with adjoining properties is comparable to that of No.83 Booralie Road which was found to be suitable for more intensive development as part of the Site Compatibility Certificate issued in December 2015.

#### 4.1.4 Availability of Services & Infrastructure

##### 4.1.4.1 Infrastructure

Given the age of the site and current low demand for services and infrastructure, upgrading and amplification of some existing services will be necessary, as follows:

- New substation;
- New telephone communications;
- New sewer connections;
- Upgrade to existing water supply is considered to be sufficient for future demand; and
- Any required OSD and/or water quality treatments will be covered as part of a future DA.

In regards to the surrounding road network and site access, the Assessment of Traffic and Parking Implications (see Annexure F) prepared to accompany the SCC concluded that.

*"The envisaged aged persons complex at Terrey Hills is providing for the aging population in the Northern Beaches Peninsula. Assessment of the potential vehicle access, parking, traffic and transport implications of the development scheme has concluded that:*

- *there will be no adverse or unsatisfactory traffic implications;*
- *the proposed parking provision will be adequate and appropriate;*
- *the provision and accessibility of public transport services will be satisfactory;*



- the proposed vehicle access, internal circulation and servicing provisions will be quite suitable and appropriate."

#### 4.1.4.2 Location and access to facilities

Clause 26 of the SEPP (Housing for Seniors or People with a Disability) 2004 requires that services and facilities be located within 400m of a site or accessed via public transport which is located no more than 400m from the site via a suitable access pathway. The closest bus stop to the site is located 492m from the site (bus stop No. 280416). The bus stop is located on the western side of Myoora Road (to the east of the site) and provides regular services to Duffy's Forest and Mona Vale and is an identified bus stop for return bus services from Forestway shopping centre a, Glenrose Village Shopping Centre and Wynyard in the CBD.

A further bus stop is located on the eastern side of Myoora Road, approximately 530m to the east of the site (bus stop No.208454) and provides regular services to Forestway shopping centre a, Glenrose Village Shopping Centre and Wynyard in the CBD and is an identified bus stop for return bus services from Mona Vale and Duffys Forest.

Bus services are routes 196, 197, 260, 270, 271, L70 and 284 which run along Myoora Road on a 7 days a week basis.

As detailed in the Accessibility Statement prepared by Philip Chun Access Pty Ltd (see Annexure E) the existing street footpath along Cooyong Road provides access to Myoora Road. The street footpath will need to be extended to the site entrance. The distance to the bus stop exceeds the required 400m by 92m. Provided in Figure 16 below is an extract from Google Maps showing the walking path, distance and estimated walking time to bus stop No.280416. In addition, the Survey Plan prepared by Bee & Lethbridge Pty Ltd (Annexure B) has surveyed the distance to bus stop No.208416 as 492 metres.



Figure 16 Walking distance to bus stop (Source: Google Maps)

This application has been made on the basis that Clause 26 of the SEPP (Housing for Seniors or People with a Disability) 2004 is a development standard which may be varied. We have attached legal advice from Patrick Larkin in this regards (See Annexure D). The legal advice refers to the recent case of *Principal Healthcare Finance Pty Ltd v Council of the City of Ryde [2016]* where the Court determined that the 400m provision is a "development standard" for the purposes of the Act. The legal advice also provides an examination of the implications of the decision in *Principal Healthcare* in regards to the role of the Director-General in considering whether to issue a Certificate under the SEPP.





As part of any future development application a variation to Clause 26 will be submitted. Notwithstanding, the variation to Clause 26(2)(b) is considered appropriate in the circumstances as:

- The quality of access (distance aside) is good with gradients being appropriate and compliant with SEPP (refer to Accessibility Statement);
- Whilst the walking distance to the bus stop exceeds the required 400m, the gradients of the path of travel are such that the additional 92m will be indiscernible to a resident. Notably, Clause 26(2) of the SEPP permits the following gradients along a pathway:
  - a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
  - a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
  - a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time
- A path of travel with the above steeper gradients could arguably require more (or a comparable amount of) exertion than the additional 92m proposed;
- There are no potential obstacles along the footpath. The pedestrian route is safe and direct (refer to Figure 16 above).
- Pedestrians can safely cross Laitoki Road and a pedestrian crossing is provided at the eastern end of Cooyong Road to cross to the southern side of Cooyong Road and onto Myoora Road;
- Due to level of footpath there is the ability for a resident to stop and rest if needed;
- The overall trip time to and from the bus stop is reasonable. As shown in Figure 16 above, a walking time of 6 minutes is estimated. Depending on age and physical fitness of the residents, this estimate may vary. However, would still be in an acceptable timeframe.

The proposed development will also supplement the public bus service by providing a courtesy bus service which will provide daily bus services to local centres. The bus would be capable of carrying at least 10 passengers and will drop off and pick up passengers at local centres (which provide retail and commercial services, community services, recreational facilities and a general medical practitioner). The bus service will operate at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day. This service will be available to all residents.

Given the above circumstances, the proposed access to services and facilities is considered appropriate and in accordance with the objectives of the SEPP (Housing for Seniors or People with a Disability) 2004 and the supporting Guideline ("A guide for Councils and applicants Housing for Seniors or people with a disability").

#### **4.1.5 Scale and Density**

Future development of the site would be subject to the height and density controls of the SEPP (Housing for Seniors or People with a Disability) 2004. The submitted concept design is in accordance with the controls contained within the SEPP including maximum FSR controls. The buildings are under the 8m height limit.

The number of storeys varies across the site and ranges from 2 to 3 storeys. Three storey building heights fronting Cooyong Road will not impact on any adjoining residential property as the buildings are setback 20m beyond a significant landscape buffer.

Adjacent to Laitoki Road, proposed self-care dwellings (Block A and B) will have a height of 2 storeys and this is consistent with the scale of buildings on surrounding properties. Blocks A and B are setback 10m from Laitoki Road beyond a landscape buffer.

In the “Report to the Secretary on an application for a Site Compatibility Certificate” for No.83 Booralie Road, Terrey Hills in December 2015 (File No.15/09288), the assessment of that proposal against the built form and character found:

*“The surrounding area comprises a diverse mix of residential, rural and local commercial uses. Detached dwellings consisting of one and two storeys immediately surround the site.*

*Multi-dwelling development is not a characteristic of the surrounding area. However, it is considered there would be no adverse visual impacts from the streetscape as adequate setbacks with landscaping are proposed from the site boundary.”*

As detailed throughout this report the subject site and No.83 Booralie Road, share similar site features and are located within the same “surrounding area”. Likewise, the proposed development includes landscaped buffers along all boundary setbacks and will thus have no adverse visual impacts from the streetscape.

In any event, it is not considered necessary to incorporate any building height, scale or density development guidelines in the Site Compatibility Certificate as the SEPP controls will ensure an appropriate built form outcome for any future development of the subject site.

#### **4.1.6 Public Interest**

The social and economic effects of the proposal are considered to be positive. The proposal will facilitate an economically feasible development of the site for seniors or people with a disability. The Centre for Affordable Housing in their Housing Market Snapshot for the North Sydney Subregion states that:

*“All the North Sydney subregion LGAs (except for North Sydney and Hornsby) have a higher proportion of frail aged (that is 80+ years) than the Sydney average (4.0%) and Hunters Hill, Ku-ring-gai, Mosman, Pittwater and Warringah have higher proportions of seniors (65-79 years) than the Sydney average (9.6%). A strong increase in residents aged over 65 is forecast in all LGAs in the subregion*

In relation to supply of housing for the aging population, the former Warringah Council prepared a document entitled “Housing in Warringah – Issue Paper June 2008”, which discusses housing issues.

*“However, there are a number of barriers that are resulting in the slow turnover of Warringah’s housing stock, and ‘empty nesters’ are not moving from the original family home into smaller and more suitable accommodation. Some of these barriers include: -*

- The high cost of moving into smaller more ‘appropriate housing forms’ eg the market costs of new housing are often the equivalent realised on the sale of an existing larger dwelling;*
- The on-costs associated with selling (agents fees, stamp duty, etc) places financial stress on older people with fixed income;*
- The significant emotional attachment that a family home holds for the parents of the family – particularly when the children have left;*
- The appropriateness of the family home may be overlooked. How are these households using their floor space? e.g. the extra bedroom could be used as a home office or a place for grandchildren and visitors to stay; and*
- The lack of supply of alternative housing (more convenient and attractive housing forms) located within the region where well-established family, social and support networks already exist. There needs to be facilitation of additional attractive, affordable medium density dwellings (which can be in various forms such as courtyard homes, villas, row dwellings) to provide greater housing choice for the community.”*



The proposed development for self-care dwellings and a residential aged care facility would therefore go some way in providing assistance to the provision of accommodation for seniors or people with a disability to meet the needs of the local population.

The estimated construction cost of the proposal is in the order of \$40 million and this will provide a significant employment injection to the region, both in terms of direct and indirect employment benefits. Staff employed in association with the operational side of the development will be in the order of 52 per day. This is considered to be a significant and ongoing benefit to the local economy.

## 4.2 A PLAN FOR GROWING SYDNEY: NORTH SUBREGION

A Plan for Growing Sydney was released in December 2014 and is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space. To achieve this vision, the Government has set down 4 goals. Relevantly Goal 2 states:

*“A city of housing choice, with homes that meet our needs and lifestyles”.*

Goal 2 contains the following directions:

*Direction 2.1: Accelerate housing supply across Sydney*

*Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs*

*Direction 2.3: Improve housing choice to suit different needs and lifestyles*

*Direction 2.4: Deliver timely and well planned greenfield precincts and housing*

The proposed seniors housing scheme will provide improved housing choice for over 55's in the Northern Beaches LGA and is this consistent with Direction 2.3.

The Plan for Growing Sydney will guide delivery of the Plan across six Districts that form the metropolitan area. Terrey Hills is located within the North Subregion which is projected to grow by more than 237,600 people over the next 20 years with an average annual growth of 1.2%. The population 65 and over is projected to have an annual growth of 2.5%.

The provision of seniors housing which enables seniors to “age in place” will therefore contribute towards providing purpose built seniors housing to cater for the ageing population within the North Subregion.

## 4.3 DRAFT NORTH DISTRICT PLAN

The Draft North District Plan is currently on public exhibition until the end of March 2017. The plan includes priorities and actions for the North District including Priority 4.4 “Improve housing diversity and affordability” which includes the following statement:

*“Due to planning context and recent economic conditions there has been significant supply of apartments in the North District and this is expected to continue. This provides transitional housing for seniors and more affordable homes for young people. However, they do not supply the full range of housing types. **More medium density row, terrace and villa homes are also required to provide greater diversity. In addition, the North District's increasing proportion of older people and people with a disability will require the delivery of additional smaller homes, group homes, adaptable homes and aged care facilities.**”*







*This projected growth in people aged 65+ in the North District means that there must be more emphasis on planning for housing diversity particularly seniors housing and aged care options that allow people to age in place (our emphasis). It will also result in a proportional increase in demand for health and community services together with cultural activities that facilitate continued social inclusion. The ability to age in place, and in community, is fundamental to liveability, as it allows people to maintain established connections with neighbours, friends and family, and importantly, with health and community services."*

The proposed development which includes self-care dwellings in a medium density setting and a residential aged care facility is therefore in accordance with the identified needs of the ageing population within the North District.

Additionally, Priority 4.4 states:

*"The best way to provide seniors housing and aged care is to co-locate them in places that have a mix of different uses and services, with good quality footpaths and pedestrian connections that make it easy for people to meet their day to day needs, or visit health services and community and cultural facilities. These places also need adequate parking for in-home care visitation services."*

As detailed in Section 3.3 the proposal will include the provision of ancillary services and facilities including a private bus service, café, gym, theatre and consulting rooms. The site will access good quality footpaths and pedestrian connections to public bus services (refer to Section 2.6). The private bus service will drop off and pick up passengers at local centres (which provide retail and commercial services, community services, recreational facilities and a general medical practitioner). The bus service will operate at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day. The proposal provides parking for the residential aged care facility and separate parking for the self-care dwellings allowing for adequate parking for in-home care visitation services.





## 5. Conclusion

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This report has been prepared to accompany an application 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 site is within the *RU4 Primary Production Small Lots* zone. The proposal seeks a SCC for use of the site for seniors or people with a disability and ancillary purposes such as a community facility and cafe.

As discussed throughout this report, the site has excellent proximity to local services, facilities and amenities and is within a locality that is identified as requiring a significant increase in accommodation for seniors or people with a disability.

Redevelopment of the site for seniors or people with a disability will be appropriate to the site context and will maintain the existing character of the locality which comprises a mixture of low to medium density developments, within a landscape setting. In addition, development for seniors or people with a disability on the site would not have any significant impacts on the amenity of surrounding residents.

The proposal will have immediate and ongoing public benefits including the provision of much needed housing for seniors or people with a disability, employment generated during the construction phase and employment opportunities during the operational life of the development.

This report demonstrates that future development will be compatible with development on adjoining land and is unlikely to have any significant environmental impacts. It is not considered necessary to incorporate any specific development guidelines in the proposed *Site Compatibility Certificate* as the planning controls prescribed by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and the supporting Guidelines ("A guide for Councils and applicants Housing for Seniors or people with a disability" and "Seniors Living Policy – Urban design guidelines for infill development") will ensure both an appropriate built form outcome and acceptable amenity impacts for any future development of the site.

Having regard to this assessment, it is considered that the subject site and proposed use satisfies the requirements for a *Site Compatibility Certificate* under the SEPP (Housing for Seniors or People with a Disability) 2004, and is within the public interest.

## ANNEXURE A

**Architectural Drawings –**  
Calder Flower Architects



## ANNEXURE B

### Survey Plan – Bee & Lethbridge





## ANNEXURE C

### Landscape Concept Plans – Site Image Landscape Architects





## ANNEXURE D

### Legal Advice (Clause 26 – Location and Access to Facilities)

–

Patrick Larkin - Nigel Bowen Chambers



## ANNEXURE E

### Accessibility Statement – Philip Chun





## ANNEXURE F

### Assessment of Traffic and Parking Implications – Transport and Traffic Planning Associates







## ANNEXURE G

### Engineering Constraints Assessment – Martens Consulting Engineers





# ANNEXURE H

## Preliminary Site Investigation – Martens Consulting Engineers

