

Site Compatibility Certificate Application for
Serviced Self-Care Housing
Lot 2 DP 1091258, Beach Street, Bonny Hills

Prepared for:

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Part A

Introduction

A1 Introduction

This submission has been prepared on behalf of Beach Street Projects Pty Limited in support of a Site Compatibility Certification application for Serviced Self-Care Housing at Lot 2 DP 1091253, Beach Street, Bonny Hills.

The site is zoned RU1 Primary Production pursuant to the Port Macquarie-Hastings Local Environmental Plan 2011 (LEP 2011) and adjoins land zoned primarily for urban purposes.

This submission is made pursuant to Chapter 3 Part 1A of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP).

This submission provides the site and context details necessary for the Department to assess and determine the proposal in accordance with the Site Compatibility Certification (SCC) guidelines and the application form (see Appendix A).

A2 Land Ownership and Project Team

Landowner	
Lot. 2 DP 1091253	Pacific Drive Estate Pty Ltd
Project Team:	
Applicant for SCC	Beach Street Projects Pty Limited c/- King & Campbell Pty Ltd
Bushfire Assessment	Building Code & Bushfire Hazard Solutions Pty Ltd
Flood Assessment	Unwelt Pty Ltd

A3 Real Property Description

The site is known as Lot. 2 DP 1091253, Beach Street, Bonny Hills.
The site has total site area of 3.819ha and comprises two land parcels that are separated by Beach Street.

The land area to the east of Beach Street has an area of approximately 7,817m² and frontages of approximately 188m to Beach Street and 42m to Seafront Circuit.

The land area to the west of Beach Street is irregularly shaped, with a land area of approximately 3.037ha and a frontage of approximately 343m to Beach Street. The centre line of Saltwater Creek is the western property boundary and the top of the bank (on southern side of Saltwater Creek is the southern boundaries.

A copy of DP 1091253 is included as Appendix B.

A4 Description of Proposed Development

It is proposed to develop the site for Seniors Housing, comprising approximately 110 self-contained dwellings, community building, recreational facilities and access driveways.

Vehicular access to all residential buildings on the western land parcel will be via an internal driveway system. Vehicular access to all residential buildings on the eastern land parcel will be via Beach Street.

In detail the facilities will include the following:

- Seven (7) x two storey, with basement parking, apartment style buildings;
- A community building on western land parcel, adjacent Beach Street;
- Pedestrian access throughout the western land parcel;
- Recreation facilities, including bowling green and barbecue facilities;
- Water quality control basin;
- Extensive site landscaping, including maintenance of the site as an Inner Protection Area in accordance with Planning for Bushfire Protection 2006; and
- Weeding / regeneration works in relation to the 10m wide vegetated riparian corridor (VRC) to Saltwater Creek (first order stream).

The Concept Plan is shown at Exhibit 4.

The landowner is an experienced developer of Seniors Housing (*The Orchards Retirement Village and Aged Care*, Lisarow and *The Viridian Apartments* for over 55's at Mona Vale). Appendix G contains images of *The Viridian Apartments* as examples of the Seniors Housing proposed to be developed at Beach Street, Bonny Hills.

Part B

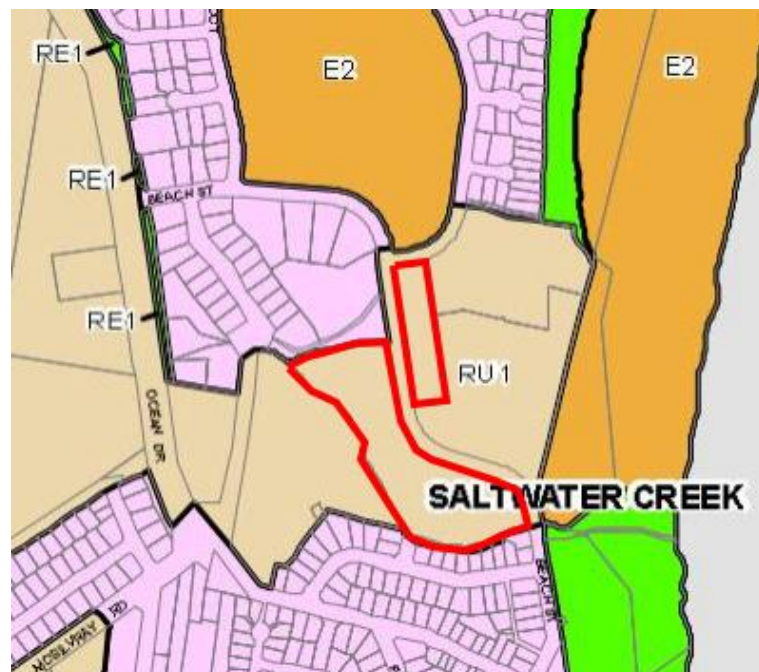
Consistency with the SEPP

B1 The Proposed Site

The site is zoned RU1 Primary Production pursuant to the Port Macquarie-Hastings Local Environmental Plan 2011 (LEP 2011) and adjoins land zoned primarily for urban purposes. In this instance the adjoining land to the north and south is zoned R1 General Residential. The land to the east is zoned RU1 Primary Production that is occupied by an urban land use, being the Bonny Hills Holiday Park.

A copy of the Land Zoning Map (sheet LZN_014B) is included at Appendix D.

An extract of the zone plan is provided below with the site edged in red:



An extract from the Land Use Table is provided below:

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

2 Permitted without consent

Extensive agriculture; Home occupations; Horticulture

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings

4 Prohibited

Any development not specified in item 2 or 3

B2 Need for Site Compatibility Certificate

On the basis that a dwelling house is a permissible use within the RU1 Primary Production zone and the site adjoins land zoned for urban purposes, development in accordance with the SEPP for the purpose of a Seniors Housing development is permissible subject to the issue of a Site Compatibility Certificate.

Part C

Site compatibility of the proposed development

C1 Development Proposal Information

C1.1 Context

1. Location

The site is located within the township of Bonny Hills, approximately 15 km south of the regional city of Port Macquarie. Nearby townships include Lake Cathie to the north (approximately 3km) and Laurieton to the south (approximately 7km).

Exhibit 1 – Site Context Plan, illustrates the location of the site in context with Port Macquarie, the Pacific Highway and Ocean Drive, being the main connecting road between Port Macquarie and Laurieton (see road highlighted in blue).

Exhibit 2 – Site Location Plan, illustrates the location of the site in context with existing development within a 5km radius from the site.

2. Description of surrounding environment and hazard assessment:

The site is nestled within an urban setting, with residential zoned lands to the immediate north and south. The predominant housing style is single one and two storey residential dwellings. Accordingly, in the context of this urban setting, the proposed Seniors Housing development that comprises 2 storey residential dwellings is well suited.

The site has frontage to Beach Street, which provides for a level walk to the recreation areas associated with the Bonny Hills Beach. Bonny Hills Beach is a patrolled beach with extensive grassed areas that provide for picnic facilities and a restaurant/café within the Surf Club premises.

Immediately to the west of the site is The Francis Retreat. The retreat provides on-site accommodation, conference facilities and recreation areas (swimming pool, tennis, volleyball, basketball) within a managed parkland setting (see photo below).



Immediately to the east is a Big 4 Bonny Hills Holiday Park, which provides both on-site cabin style accommodation and van/camping sites.

The rear (western) boundary of the western portion of the site is Saltwater Creek, a first order stream with stable, vegetated banks. Existing riparian vegetation immediately adjoins this creek and pursuant to the Department of Primary Industries, Office of Water, a 10m wide vegetated riparian zone is proposed to be maintained within the site.

The existing natural constraint associated with development of the site include consideration of bushfire, flooding and ecology.

2.1 Bushfire

Existing remnant vegetation adjoining the site has been mapped as bushfire prone. A site specific Bushfire Hazard Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Ltd to accompany this submission (see Appendix E).

The purpose of this report is to provide an independent bushfire hazard determination of the site and surrounding area and to determine if the SCC and subsequently the future development application for the senior's development will comply with the requirements of Planning for Bush Fire Protection 2006.

With respect to the existing on-site vegetation the report notes that the site comprises grazed pastures, slashed pastures and a band of riparian vegetation along Saltwater Creek.

The vegetation identified as posing a hazard to any development of the site was noted as the off-site vegetation within a Nature Reserve to the north, the remnant vegetation within The Francis Retreat (Bonny Hills Conference Centre) and a vegetated allotment to the east. The identified hazard within the site is the riparian corridor associated with Saltwater Creek.

The Bushfire Assessment has undertaken an assessment of the identified hazard vegetation and its associated slope to determine the required APZ's, BAL's, access and the servicing requirements for the proposed Special Fire Protection Purpose. The Assessment has concluded the following with respect to Bushfire:

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that the site and the proposed future development provided as part of this Site Compatibilities Certificate has the capacity to comply with the requirements of PBP 2006 and provide a satisfactory level of bushfire protection to the subject development.

The required APZ's are shown on the Site Analysis Plan at Exhibit 3 and the Concept Plan is shown on at Exhibit 4.

2.2 Flooding

The 1:100 flood level at the subject site is 2.6m AHD. The extent to which it affects the property is as shown on the Site Analysis Plan at Exhibit 3.

Umwelt (Australia) Pty Ltd initially prepared a detailed flood study in January 2008 that found that the 1 in 100 year ARI flood level at the site ranged from 2.03m AHD at the downstream boundary to 2.62m AHD at the upstream boundary, with the PMF ranging from 2.83m AHD to 3.29m AHD. On the basis that this initial modelling did not take into account sea level rise, further advice has been provided from Umwelt with respect to the flooding implications of a 1 in 100 year Average Recurrence Interval (ARI) flood event and a Probable Maximum Flood (PMF) event (see Appendix F).

With respect to sea level rise, Umwelt notes that the:

... Port Macquarie-Hastings Flood Policy (September 2015) has adopted the NSW Governments Sea Level Rise Statement (2009) which benchmarks a mean sea level rise of 0.4m by 2050 and 0.9m by 2100. The close proximity of the site to Rainbow Beach indicates that sea level rise of 0.4 to 0.9m will increase tailwater levels at the downstream boundary of the site which will in turn increase flood levels.

Until detailed hydrodynamic modelling has been undertaken to accurately consider sea level rise as part of a Development Application submission, Umwelt has provided the attached advice at Appendix F based on a conservative assumption (i.e.; worst case scenario), that sea level rise by 2100 will increase the flood levels by 0.9m.

Umwelt notes that this level could be readily achieved through a range of construction techniques and designs such as placing garages under the habitable floors of the buildings in areas where the floor level needs to be raised. Additionally, Umwelt notes that as the eastern portion of the site is above the PMF residents could easily move to ground above the PMF when needed.

Umwelt has therefore concluded that from a flooding perspective, the site is suitable to be developed in the manner envisaged in the Concept Masterplan.

2.3 Ecology

The existing on-site vegetation has been located by survey and includes all trees to the east of the existing riparian corridor. Additionally the edge of the existing vegetation associated with Saltwater Creek has been identified and is noted on the Site Analysis Plan at Exhibit 3.

It is proposed that the development of the site for Seniors Housing will retain all existing on-site vegetation.

A site specific ecological assessment will accompany the future Development Application for a Senior's Housing development. As the site has a land area in excess of 1ha an assessment pursuant to State Environmental Planning Policy No.44 – Koala Habitat Protection will be undertaken as part of this assessment process.

3. Access to service and facilities (clause 26)

The site is ideally located on level ground, with pedestrian access on level ground to Ocean Drive via Beach Street.

Port Macquarie is located approximately 15km the north and the nearby townships include Lake Cathie to the north (approximately 3km) and Laurieton to the south (approximately 7km). Bus route no.334K links Port Macquarie with Laurieton, via Lake Cathie and Bonny Hills.

Exhibit 1 – Site Context Plan, illustrates the location of the site in context with Port Macquarie, the Pacific Highway and Ocean Drive, being the main connecting road between Port Macquarie and Laurieton (see road highlighted in blue).

Exhibit 2 – Site Location Plan, illustrates the location of the site in context with existing development within a 5km radius from the site.

With reference to Clause 26 of the Seniors SEPP, Exhibit 2 illustrates the location and proximity of services and facilities to the site. The majority of services can be found within a 5km radius of the site, with the Regional City of Port Macquarie, approximately a 15 minute drive away, offering additional services and specialist medical facilities.

C1.2 Proposal

It is proposed to develop the site for Seniors Housing, comprising approximately 110 self-contained dwellings, community building, recreational facilities and access driveways.

Vehicular access to all residential buildings on the western land parcel will be via an internal driveway system. Vehicular access to all residential buildings on the eastern land parcel will be via Beach Street.

In detail the facilities will include the following:

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- Recreation facilities, including bowling green and barbecue facilities;
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- Extensive site landscaping, including maintenance of the site as an Inner Protection Area in accordance with Planning for Bushfire Protection 2006; and
- Weeding / regeneration works in relation to the 10m wide vegetated riparian corridor (VRC) to Saltwater Creek (first order stream).

The Concept Plan is shown at Exhibit 4.

The landowner is an experienced developer of Seniors housing (*The Orchards Retirement Village and Aged Care*, Lisarow and *The Viridian Apartments* for over 55's at Mona Vale). Appendix G contains images of *The Viridian Apartments* as examples of the Seniors Housing proposed to be developed at Beach Street, Bonny Hills.

C1.3 Strategic Justification

1. Relationship with regional and local strategies

The primary regional and local strategies include:

- The North Coast Regional Plan 2036; and
- The Port Macquarie-Hastings Urban Growth Management Strategy (2011-2031).

The North Coast Regional Plan 2036 (Regional Plan) identifies four goals to achieve its vision of becoming the ... *best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities*.

The four goals are supported by a number of actions. The proposed Seniors Housing development is consistent with the identified actions for each goal in the following manner:

Goal 1: The most stunning environment in NSW

The proposed Seniors Housing development will:

- Reinforce the existing riparian corridor to Saltwater Creek through the enhancement of a 10m wide vegetated riparian corridor (VRC), consistent with the *Guidelines for riparian corridors on waterfront land* (DPI, Office of Water);
- Be consistent with the NSW Government's Sea Level Rise Statement (2009) which benchmarks a mean sea level rise of 0.4m by 2050 and 0.9m by 2100, as adopted by the Port Macquarie-Hastings Flood Policy (September 2015); and
- Comply with the requirements for a Special Fire Protection Purpose, pursuant to Planning for Bushfire Protection 2006.

Goal 2: A thriving, interconnected economy

The proposed Seniors Housing development will:

- Provide for greater housing diversity, within an existing urban area, with readily available services (water, sewer and stormwater); and

- Provide the future on-site population with easy access to the Regional city of Port Macquarie and the townships of Lake Cathie and Bonny Hills, for all essential facilities and services.

Goal 3: Vibrant and engaged communities

The proposed Seniors Housing development will:

- Deliver new high-quality development that respects the natural attributes of the site and the locality.

Goal 4: Great housing choice and lifestyle options

The proposed Seniors Housing development will:

- Provide housing diversity that responds to the changing demographic of the region, within a location that can be readily serviced (water, sewer and stormwater);
- Provide a suitable housing density with a compact urban footprint that will protect and enhance the environmental values of the site; and
- Ensure a sustainable outcome where housing will be provided in a region where it is needed and is designed to protect the environment for the enjoyment of future generations.

It is this fourth goal that is of particular relevance to the proposed development. The Regional Plan recognises the changing demographic of the region and the potential conflict with the natural environment, noting the following:

There will be a number of changes over the next 20 years to household size and make-up. A different approach to housing delivery will be required on the North Coast to respond to these changes.

The region will accommodate an additional 76,200 people, which will generate the need for 46,000 new homes. Almost one-third of residents will be aged over 65 years, and couple-only and single-person households will represent the largest share of households. These changes will not only increase the demand for housing, but also the need for a greater variety of housing.

Future housing will be directed to locations that can accommodate more housing and that have existing or planned infrastructure and services.

Pursuing suitable housing densities in the right locations will create a more compact urban footprint and protect significant environmental areas.

This approach to housing delivery will be more sustainable as it will protect the environment and create stronger, better-connected communities.

Housing that meets the needs of residents on a range of incomes will also be important in addressing affordable and social housing to help reduce social disadvantage and provide shelter. (North Coast Regional Plan, 2017, p. 53)

On the basis that the site will be retained in single ownership with on-site management, the proposed Seniors Housing development provides a sustainable solution where any potential conflicts between the built form and the environment can be readily managed. Additionally, the development will create a well located, active on-site population of like-minded households, where a sense of ownership with respect to the natural environment can be encouraged.

The Port Macquarie-Hastings Urban Growth Management Strategy (2011-2031) (UGMS) provides Council's vision and strategic planning framework for the residential and commercial growth of the Port Macquarie-Hastings Local Government Area to 2031.

The proposed Seniors Housing development is consistent with the key strategies of the UGMS in the following manner:

i Natural environment, resources and constraints

The UGMS identifies a key priority for the LGA the protection of areas of environmental significance and the management of natural hazards.

The proposed development of the site is consistent with the identified planning principles for this priority in the following manner:

- A 10m wide vegetated riparian corridor will be created, consistent with the Department of Primary Industries, Office of Water, guidelines for a first order stream;
- The development will not require the removal of native vegetation:

- Potential impacts of localised flooding on Saltwater Creek can be managed through site works and appropriate building design.

ii Settlement Pattern

The UGMS seeks to facilitate a long term settlement pattern that will provide flexibility for a range of land use types and changes in community needs.

To achieve the planning principles envisaged by the UGMS for urban development, three development corridors have been identified, one of which being the Lake Cathie / Bonny Hills coastal corridor. The UGMS notes that the population of this area is projected to grow to approximately 4,000 households in 2031.

The proposed development of the site is consistent with the planning principles as the site is an infill urban parcel of land located within an identified development corridor and will provide housing choice for the existing and future population of the locality.

iii Economic development and employment

UGMS aims to promote economic development and employment within the LGA and a number planning principles have been identified to stimulate this growth.

The proposed development of the site is consistent with the planning principles as the site is located within an identified development corridor, within close proximity to existing urban centres where infrastructure and services are currently available.

In addition the proposed development itself will generate employment throughout the planning and construction phase.

iv Housing

The UGMS recognises that the Port Macquarie-Hastings local government area (LGA) includes an increasingly ageing population with the area having a high proportion of people aged 65 and over (22.3%) in comparison to the Australian population (13.5%). As a response the UGMS also recognises the demand for a greater range of housing types (including those catering for the ageing population) as well as age related payments and services.

The proposed development of the site is consistent with the planning principles as housing choice will be provided for the ageing population, in a manner which strengthens the existing urban hierarchy as well as promoting an efficient use of infrastructure and transport systems.

v Infrastructure

UGMS reinforces a linear growth form (settlement pattern) to ensure that the growth of the LGA can be serviced by the existing infrastructure, including public transport, without undue delay and cost.

The proposed development of the site is consistent with the planning principles for infrastructure, being located within the Lake Cathie / Bonny Hills coastal development corridor.

The site is serviced by a north/south bus route between Port Macquarie and Laurieton and is serviced by existing infrastructure including reticulated water and sewer, electricity and telecommunications. Development of the site can therefore be undertaken in a cost effective manner.

With reference to the Mid North Coast Farmland Mapping Project (2009) this document identifies the site as *other rural land*. Accordingly, the proposed Seniors Housing development is consistent with the regional objectives for the locality and will provide housing in a location that is well serviced by existing urban infrastructure and where the existing natural features of the site can be managed and improved.

2. Public Interest

The proposed Seniors Housing development in this locality will provide benefits for the broader community in the following manner:

- The site, being a total of 3.819ha in area, will be retained in single ownership with on-site management and on this basis the development will provide a sustainable solution where any potential conflicts between the built form and the environment can be readily managed.
- The development will create an active on-site population of like-minded households, where a sense of ownership with respect to the site can be encouraged
- Port Macquarie contains an ageing population (22.3% over 65 years of age) with the median age anticipated to increase from 44 in 2016 to 55 in 2031. The proposed development offers additional housing for seniors and people with a disability that will cater for this demographic shift the short to long-term;

- The site is located in close proximity to existing services and facilities offered by the Regional City of Port Macquarie and the local townships of Bonny Hills and Lake Cathie;
- The site is within level walking distance to Ocean Drive where public transport is currently available, connecting Port Macquarie with Laurieton;
- The site is within 100m of the coastal reserve associated with Rainbow Beach and 300m of the Wauchope Bonny Hills Surf Club providing opportunities for better use of existing community assets and
- The site is an infill location within an existing urban footprint, where connections to water, sewer, electricity and telecommunications are currently available (see below).

3. Adequacy of services and infrastructure to meet demand

The site is connected to the following infrastructure:

Sewer - a sewer rising main (225mm diameter) and 150mm diameter sewer line traverse the site, as shown on the Site Analysis at Exhibit 3;

Water - a 150mm diameter water main is available in Beach Street, adjacent the western land parcel, as shown on the Site Analysis at Exhibit 3; and

Stormwater – the eastern and western land parcels can drain to Beach Street, to the existing stormwater infrastructure, as shown on the Site Analysis at Exhibit 3.

Electricity and Telecommunications – Overhead power and Telstra are both available in Beach Street, as shown on the Site Analysis at Exhibit 3.

Appendix F includes the results from the formal services search at Port Macquarie Hastings Council with respect to sewer, water and stormwater.

C1.4 Consultation with Port Macquarie-Hastings Council

During the preparation of this Site Compatibility Certificate application, consultation was undertaken with Port Macquarie-Hastings Council's Group Manager, Development Assessment, Development and Environment. In addition consultation was also undertaken with Port Macquarie-Hastings Council's Water and Sewer Modelling Officer, Infrastructure, in relation to the existing sewer rising main within the Easement for Sewage that traverses the site.

1. The Group Manager, Development Assessment noted that the site is well located within the urban footprint to provide housing for seniors. The following matters were raised by the Manager as being important in the future development of the site:
 - That the future bushfire, ecological and arborist assessments will need to provide an integrated solution to the future development of the site;
 - Council will employ a merit based approach in their assessment of any development of the site, noting the difference in setback requirements between Council's DCP and the Department of Primary Industries with respect to a first order stream;
 - Recognition that the retention of the site in single ownership will be a positive environmental outcome;
 - That the retention of all existing vegetation on the site will be sought by Council; and
 - That the detailed architectural plans should confirm that development of the site will achieve the requirements with respect to potential flooding.
2. The PMHC Water and Sewer Modelling Officer advised that the sewer rising main could be relocated, at the expense of the developer, with the preferred route being within the Beach Street road reservation. The proposed Concept Plan at Exhibit 4 includes an indicative location for the sewer rising main, including a new easement within the site, to the north of the indicative bowling green.

C2 Statement addressing SEPP site compatibility criteria

Matters for consideration under Clause 25(5)(b) of the SEPP	Comment
1. The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development.	<p>The site is identified as being bushfire and flood prone and includes existing riparian vegetation adjacent to Saltwater Creek. The site is currently used for agricultural purposes being the raising of goats and is otherwise vacant. Improvements to the subject property are limited to fencing and livestock enclosures. No trees will require removal to facilitate the development of the site as envisaged in this Site Compatibility Certificate application.</p> <p>The lands adjoining the site include a mix of traditional single family homes, the Francis Retreat (conference centre and accommodation) and a large caravan park with frontage to Bonny Hills Beach. Whilst the site is nestled within an urban setting, being the township of Bonny Hills, the existing open space (beach), conference centre grounds and Saltwater Creek create a relaxed natural environment.</p> <p>The proposed Seniors Housing development is not out of character with this existing development. In particular and as previously noted, on the basis that the site will be retained in single ownership with on-site management, the proposed Seniors Housing development provides a sustainable solution where any potential conflicts between the built form and the environment can be readily managed.</p> <p>Moreover, the future Seniors Housing development will enable a cohesive solution to the landscaping of the site and the management of the existing vegetation, including a single ownership of the Saltwater Creek frontage.</p>
2. The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land in the vicinity of the development.	<p>The proposed development is not considered likely to have any detrimental impact on the existing and potential future land uses adjoining the site.</p> <p>As noted above the existing adjoining land uses are consistent in character with a Seniors Housing development, being predominantly residential in nature. Potential impact on the existing residential dwellings is also not envisaged given the separation provided by Beach Street, Saltwater Creek and the caravan park.</p> <p>Council's current strategic planning documents do not include development within the Bonny Hills township, other than residential.</p>
3. The services and infrastructure that are or will be available to meet the demands arising from the development (particularly, retail, community, medical, and transport services having regard to the location and access requirements set out in clause 26 of the SEPP) and any proposed financial arrangements for infrastructure provision.	<p>The site is ideally located, with pedestrian access on level ground to Ocean Drive via Beach Street. The site is also located within 100m of the coastal reserve associated with Rainbow Beach and 300m of the Wauchope Bonny hills Surf Club.</p> <p>Port Macquarie is located approximately 15km the north and the nearby townships include Lake Cathie to the north (approximately 3km) and Laurieton to the south (approximately 7km). Bus route no.334K links Port Macquarie with Laurieton, via Lake Cathie and Bonny Hills.</p> <p>Exhibit 1 – Site Context Plan, illustrates the location of the site in context with Port Macquarie, the Pacific Highway and Ocean Drive,</p>

	<p>being the main connecting road between Port Macquarie and Laurieton (see road highlighted in blue).</p> <p>Exhibit 2 – Site Location Plan, illustrates the location of the site in context with existing development within a 5km radius from the site. With reference to Clause 26 of the Seniors SEPP, Exhibit 2 illustrates the location and proximity of services and facilities to the site. The majority of services can be found within a 5km radius of the site, with the Regional City of Port Macquarie, approximately a 15 minute drive away, offering additional services and specialist medical facilities.</p>
4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.	Not applicable - the site is zoned RU1 Primary Production.
5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.	The proposed built form of the Seniors Housing development will differ from the surrounding residential development on the basis that the existing development is generally 1 or 2 storey single family homes. However given the opportunities to landscape the subject site with the grouping of the future buildings, their proposed 2 storey appearance and the natural separation offered by the surrounding natural environment, any impact will be minimal.
6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the native vegetation act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation (nb: this criteria does not apply to land in urban local government areas or urban zones listed under schedule 1 of the native vegetation act 2003).	The site is currently fenced for livestock and no trees will be removed as part of the future Seniors Housing development.