INNOVATIVE
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SITE COMPATIBILITY CERTIFICATE APPLICATION

Proposed Extension to Existing Seniors Housing

9 Old Glenhaven Road, Glenhaven (Lot 100 DP1230439)

For – CCR Interiors Pty Ltd

30 October 2017

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SECTION 1 - EXECUTIVE SUMMARY

SITE DETAILS	
Address	9 Old Glenhaven Road, Glenhaven, NSW, 2156
Lot and Plan	100 DP1230439
Subject Area	52,610sqm (5.261 hectares)
Local Authority	The Hills Shire Council
Current use	Existing dwelling and associated outbuildings
LOCAL PLAN – THE HILLS LOCAL ENVIRONMENTAL PLAN (LEP) 2012	
Zoning	Rural – RU6 Transition
Overlays	Biodiversity Bushfire
APPLICATION DETAILS	
Application Type	Site Compatibility Certificate for an extension to an Existing Seniors Housing
Proposed Dwellings	Maximum of 140 dwellings
APPLICANT DETAILS	
Applicant	CCR Interiors Pty Ltd
Town Planner	Innovative Planning Solutions

SECTION 2 – APPLICATION DETAILS

Background

1. This report has been prepared on behalf of CCR Interiors 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 25 of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004* (SEPP Seniors).

2. The subject land is located at 9 Old Glenhaven Road, Glenhaven and has an area of 5.2610 hectares (refer to Survey Plan at **Attachment 1**). The land has frontage to both Old Glenhaven Road and Edgecliff Road and is adjacent to the existing Living Choice Glenhaven Retirement Community. The Services Context Plan included at **Attachment 2** shows the site and surrounding context which includes other retirement village / aged care activities, local bus stops and a local centre within short walking distance of the subject site. The site is located in an area that accommodates a range of urban services and activities and is in a state of transition away from rural residential activities.

3. The adjacent Glenhaven retirement village is a successful facility experiencing a high demand for retirement dwellings. A letter provided by Living Choice Australia (the proposed operator) at **Attachment 9** provides a brief summary of the current statistics for their existing Glenhaven retirement facility identifying the overwhelming demand for retirement dwellings being experienced. This correspondence identifies that Living Choice Glenhaven currently have a waitlist of 147 people for dwellings within the existing facility. This correspondence also identifies an occupancy rate of 98% with properties typically re-leased within 90 days of refurbishment occurring and also an extensive list of people who have expressed interest in the facility. This information coupled with the broader demographic trends for the region showing an increased demand for retirement and aged care options over the next 20 years which are compelling factors to demonstrate that the need for retirement living uses in the surrounding area is strong.

4. The subject land is currently zoned Rural (RU6 Transition) under The Hills Local Environmental Plan (LEP) 2012. The proposal seeks a Site Compatibility Certificate 'SCC' to permit the land to be used for Seniors Housing (for up to 140 dwellings). The purpose of this report is to detail the site features, land use context, constraints and provide an assessment of the proposal against the SCC assessment criteria outlined in section 25 of the SEPP for Seniors Housing.

5. This report seeks an SCC approval to accommodate up to 140 retirement living dwellings on the subject land. Development Concept Plans for the proposed aged care extension have been prepared and are included at **Attachment 1**. These plans demonstrate the following key concepts:

a) 45% of the land is provided as environmental or landscape areas;
b) Landscaped setbacks are provided to rural transition land in the surrounding area;
c) Up to 140 dwellings are delivered on a footprint of approximately 55% of the land area; and
d) Access for all new dwellings is via the internal retirement village roads (with no direct road access to surrounding streets).

The specifics of the development concept are discussed in further detail in Section 4 of this report.

Consultation

6. In investigating the proposed extension, the applicant has held a pre-lodgement meeting with the Hills Shire Council. The Hills Shire Council have indicated they are willing to consider an expansion to the existing village provided relevant technical matters can be appropriately addressed. Specific matters to be addressed include – environmental, bushfire, engineering, landscaping, environmental health and planning. The Hills Shire Council pre-lodgement meeting minutes are included at **Attachment 5** to this report for the Department's reference.

The Proponents

7. This application is made on behalf of CCR Interiors Pty Ltd who are the applicant and registered owners of the land however it is intended that Living Choice Australia will be the operators of the extended facility as an operational continuation of the existing facility on adjoining land. Living Choice is a welcoming organisation providing aged care and retirement accommodation within pleasing and stimulating living environments that offer rewarding and fulfilling lifestyles for the senior community. The Living Choice Mission Statement is one that values providing superior housing and an excellent care programme by:

- *Designing and building quality lifestyle environments in superior locations*
- *Offering choices in design and services*
- *Providing the best care and support to residents*
- *Ensuring the operation and management of the villages exceeds the quality set by the industry*
- *Promoting residents' individuality and right to choice*

8. Living Choice Australia values dignity, respect, choice and opportunity. As an organisation, Living Choice Australia provides high quality care and support to more than 2,065 residents in retirement homes across three States.

9. Living Choice Australia operates and manages its own villages and has a policy of dealing directly with residents, with open lines of communication between resident committees, village managers,

operations managers and the Managing Director. This has resulted in a positive relationship with residents and a spirit of co-operation.

10. Within New South Wales there are 5 retirement villages, including Living Choice Glenhaven Retirement community. Glenhaven is Living Choice's fastest growing village and takes full advantage of its location, offering luxury living set in a rural environment yet which also has easy access to extensive shopping facilities and a scheduled bus service that stops at the entrance to the village.

11. There is currently an extensive wait list for the existing Glenhaven village, with more than 70 people waiting for dwellings to become available. As such, this SCC application is the first step in seeking to accommodate the current shortfall in retirement accommodation in the area.

SECTION 3 – LOCALITY AND SITE ANALYSIS

Site Context

12. The subject land currently accommodates some dwellings and associated infrastructure which would be removed to accommodate the extension to the retirement village (Refer to the Aerial Plan provided at **Attachment 1**). The site is an L-shaped parcel of land located within a varied land use setting and adjacent to the existing Living Choice Glenhaven Retirement Community.

13. The surrounding area is clearly in transition away from rural activities and is emerging as a retirement and aged care activity hub with the immediate area currently accommodating 2 retirement villages and 2 aged care facilities within an 800m distance. The Services Context Plan included at **Attachment 2** shows the context of the subject site including the following uses that directly adjoin the subject site:

Direction	Land use
North	Large dwellings on RU6 zoned land
East	Large dwellings on RU6 zoned land
South	Conventional low density residential development
West	Existing retirement village and aged care facility

Physical Features

14. The site has immediate frontages to Old Glenhaven Road and Edgecliff Road. The site typically falls to the north-east towards Dooral Dooral Creek**.** Currently single residential dwellings and associated infrastructure are located on the subject site which are generally located towards the respective road frontages. Such structures would be removed to accommodate the proposal.

Access to Services

15. The subject land is located in close proximity to the full range of urban services including doctors, shops and other retail and commercial services, community services and recreational facilities. Many of these facilities are support services are located within the immediate township of Glenhaven, with a major centre available at Castle Hill (Castle Towers). The closest bus stop to the site is in front of the existing Living Choice Glenhaven retirement village, with a regular bus service (603) provided to this bus stop. The Services Context Plan included at **Attachment 2** shows the location of bus stops in relation to the subject site.

16. The land has good accessibility to the full range of services and facilities expected for the type and scale of development proposal and is capable and suitable of accommodating retirement activities. The land also has availability of the full range of urban infrastructure including water, sewer, electricity and telecommunications which would be required to service any expansion to the existing village. Infrastructure availability and provision are discussed later in this report.

SECTION 4 – PROPOSAL DETAILS

Summary of Proposal

17. As indicated in the Zoning Map extract included at **Attachment 4** the subject site is included within the Rural (RU6) Transition Zone under the provisions of The Hills Local Environmental Plan (LEP) 2004. Adjoining land to the south of Old Glenhaven Road is included in the Residential – R2 Low Density Residential Zone and therefore the land adjoins land that is located in an urban zoning.

18. It is proposed that a *Site Compatibility Certificate* be granted allowing the subject land to be used for the purposes of Seniors Housing (up to 140 dwellings).

19. Development Concept Plans for the proposed retirement village extension have been prepared and are included at **Attachment 1**. These plans show the following:

    a) A total of approximately 134 dwellings can be accommodated comfortably within the development footprint whilst providing ample landscape setbacks and retained environmental areas. It is noted that 140 dwellings have been applied for as part of the SCC in case the applicant elects to make some changes to accommodate more diverse dwelling sizes as part of future detailed design.
    b) Low rise villas are proposed on the rear portion of the site adjacent to Edgecliffe Road, these dwellings have a built form and height that is consistent and compatible with development in the broader area. Two storey villas are proposed in the parts of the land that are adjacent to the existing village and adjoining the environmental zone. Single storey villas are proposed where the land fronts or adjoins rural transition land to the north and west to provide an appropriate interface in this regard.
    c) Low rise apartments are proposed adjacent to the existing village fronting Old Glenhaven Road. Apartments in this location are considered to be an appropriate site response as a bus stop is available immediately at the front of these apartments and a local centre is within 400m walking distance. The bulk and scale of the low rise apartments which accommodate a semi basement are in keeping with other development in the area including a recently constructed multi level aged care facility on the corner of Edgecliffe Road and Old Glenhaven Road and also existing multi level unit development that exists adjacent to the local centre on the corner of Glenhaven Road and Hyde Road. For these reasons the proposed low rise apartment product is considered to be an appropriate site response in this regard.
    d) As shown on the section diagrams included in the Concept Plan Series the majority of the development will have a building height of less than 8m in line with the SEPP requirements however it is noted that the current building height applying to the land under the Hills Shire Council Local Environmental Plan is 10 metres. Some of the built form is proposed marginally higher (up to 8.5m

in height) however a variation to the SEPP requirements is intended to be applied for and sought as part of a future consent application.

e) The retirement dwellings will be set in heavily landscaped grounds with ample buffers and setbacks provided to adjoining RU6 transition land;

f) A large proportion of the site will be retained as an environmental area in line with advices from bushfire and ecology specialists.

g) The retirement dwellings will all be accessed via internal roads from the existing Glenhaven retirement village to minimise impacts on the external road network.

Assessment of Mapped Environmental Constraints

20. Ecological and Bushfire assessments have been undertaken by appropriately qualified consultants to assess the proposed development in relation to the mapped environmental constraints. The findings of these reports are summarised below:

21. **Ecological Assessment** – The memorandum included at **Attachment 6** outlines how environmental matters have been assessed and considered in relation to the proposed development. A full environmental assessment will be submitted as part of any future consent application to Hills Shire Council. The findings of the environmental memorandum are summarised as follows:

- The site is mapped by the Hills Council LEP Vegetation mapping;
- On site ecological assessment confirms that no threatened flora or fauna species were discovered;
- A constraints analysis map was prepared to illustrate areas of the site that were considered to have low, moderate and high ecological constraint;
- The areas of the site mapped as being 'low constraint' are the areas that accommodate the majority of the proposed development footprint;
- The areas mapped as being of 'high and moderate constraint' generally do not accommodate development infrastructure however some parts of these areas will form part of the asset protection zone required for bushfire maintenance purposes. The parts of the site located in the APZ will be required to be subjected to regular understorey clearing and maintenance for bushfire purposes however such maintenance would be by non-intensive hand maintenance rather than machinery to ensure the environmental integrity of the area is maintained.
- Any impacts associated with clearing undertaken in the APZ zone is proposed to be offset by an environmental contribution calculated in accordance with the state government approved bio banking strategy.
- This biobanking strategy will be submitted to council as part of a future consent application.
- A consent application is expected to be submitted prior to cessation of the transitional provisions for the new environmental legislation to ensure the assessment remains current.

- Therefore the proposed development has appropriately responded to matters of environmental constraint on the subject site.

22. **Bushfire Assessment –** A bushfire assessment is included at **Attachment 7** that outlines how bushfire matters have been assessed and considered in relation to the proposed development. A full bushfire assessment and management report will be submitted as part of any future consent application to Hills Shire Council. The findings of the bushfire memorandum can be summarised as follows:
    - The site is partially mapped as being affected by the Hills Council LEP bushfire mapping
    - An on site assessment has assessed the bushfire risk for the proposed development
    - The assessment concluded that the vegetation to the north-east of the site and the slope of the land presents some risk of bushfire however such risk could be appropriately mitigated through the implementation of an Asset Protection Zone (APZ) around the proposed development footprint.
    - An APZ is proposed around the periphery of the proposed dwellings to manage the risk of bushfire. This APZ is proposed in two zones – an inner protection zone and an outer protection zone.
    - The inner protection zone would require the most maintenance with regular clearing and weed maintenance to occur in accordance with a prescribed schedule.
    - The outer protection area would require a lower level of maintenance at less frequent intervals but in accordance with a prescribed schedule.
    - A full bushfire assessment and management strategy would be lodged as part of any future development application. This report would need to be approved by both the Rural Fire Service and Council in order for the development to be approved. For current purposes the memorandum indicates that there is an acceptable strategy for resolving bushfire risk on the subject site.

Consultation with Council and State Government

23. A meeting was held with The Hills Shire Council on 13 February 2017 to discuss the proposed development and obtain Council feedback on the proposal prior to lodging a SCC application. The pre-lodgement minutes for this meeting are included at **Attachment 5** and demonstrate that the proposed development is considered appropriate provided various technical matters can be addressed.

24. A meeting was also had on 13 February 2017 with State Government officers to discuss the proposed SCC application. As a result of the meeting the subject site (which was previously 2 properties) was amalgamated into one land holding to ensure that it was capable of fulfilling the SCC assessment criteria in s. 25 of the SEPP particularly in relation to *"adjoining a zone for urban purposes"*. The amalgamated Survey Plan is included at **Attachment 1**.

SECTION 5 – STRATEGIC JUSTIFICATION

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

25. The subject site is capable of being considered for a Site Compatibility Certificate as it meets the criteria outlined in the SEPP. Each of the criteria from s. 24 and s. 25 of the SEPP are addressed below:

(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:-

(a) the development is proposed to be carried out on any of the following land to which this Policy applies:-

(i) and that adjoins land zone primarily for urban purposes;

Response – The land adjoining the site to the south is zoned for urban purposes (Low Density Residential) as per the LEP Zoning Map Extract included at **Attachment 4**. Therefore the subject site is considered to adjoin land zoned for urban purposes in accordance with (1)(a)(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),

Response – This criteria is not applicable to the subject site.

(iii) land that is used for the purposes of an existing registered club, or

Response – This criteria is not applicable to the subject site.

(b) the development application involves building having a floor space ratio that would require the consent authority to grant consent under clause 45

Response – This criteria is not applicable to the proposed development as the development is not for a vertical retirement village.

(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.

Response – This is not applicable to the subject site as the development is not currently permissible with consent under the current LEP.

(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:-
(a) the site of the proposed development is suitable for more intensive development,

Response – The subject land is considered suitable for more intensive development on the following grounds:

1. **Unsuitability of the land for Rural Purposes** – The small size of the land at 5.261 hectares makes it unviable for any rural or agricultural purpose which typically require a much a larger land area. In the event that a Rural or agricultural use was conducted on the land it would likely have visual, odour and acoustic amenity impacts on the surrounding area which is largely urban in nature including density residential development opposite the site and existing retirement village units immediately adjacent the site. The subject land and all the parcels in the area have not hosted any rural activities for a number of years and currently accommodate large dwellings on acreage style blocks. The granting of a SCC over the land would not result in a reduction of land for agricultural purposes as the land has not been used for Rural purposes in recent times and would not be used for such purposes in the future irrespective of whether a Site Compatibility Certificate was granted due to the predominantly urban context of the land.

2. **Urban location and proximity to services** – The subject land is located in close proximity to the full range of urban services including doctors, shops and other retail and commercial services, community services and recreational facilities. Many of these facilities are support services located within the immediate township of Glenhaven, with a major centre available at Castle Hill (Castle Towers). As shown on the Services Context Plan included at **Attachment 2** the subject site is within 200-300m of the nearest bus stop (on Old Glenhaven Road) and 400-800m to a local centre at 78 Glenhaven Road. The bus stop at the front of the site is serviced by a local bus service (603) running regularly during weekdays.

3. **Serviceability by infrastructure** – The land has availability of the full range of urban infrastructure including water, sewer, electricity and telecommunications which would be required to service any expansion to the existing village. Included at **Attachment 8** is a Services Advice Statement prepared by the project's engineer to confirm that the site can be serviced by all required urban infrastructure including water, sewer, electricity, gas, telecommunications and fire services. The report details how these services will be connected along with details regarding any proposed infrastructure upgrades that will be required to facilitate the extension. This report confirms that the proposed extension to

the existing retirement facility can be achieved without placing strain on existing services or infrastructure.

(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:-

…

(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).

Response – Each clause of 25(5)(b) of the SEPP has been discussed in detail at the bottom of this page.

(5) The Director-General must not issue a site compatibility certificate unless the Director-General:

(a) has taken into account the written comments (if any) concerning the consistency of the proposed development with the criteria referred to in paragraph (b) that are received from the relevant General Manager within 21 days after the application for the certificate was made, and

Response – A pre-lodgement meeting has been held with Hills Council to obtain feedback on the proposed development prior to applying for a Site Compatibility Certificate. This pre-lodgement feedback is included at **Attachment 5**. These notes given an indication of the local authority's 'in principle' acceptance of the proposed development provided the site constraints and various technical requirements can be appropriately addressed and managed.

(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) 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,

Response – The proposed development concept has been developed in conjunction with advice from environmental and bushfire consultants who have undertaken detailed site investigations and research. The technical memorandums included at **Attachment 6** and **7** (and discussed earlier in section 4 of this report) demonstrate how the development has been sited on the areas of least environmental constraint and strategies will be put in place to ensure the risk of bushfire risk is mitigated and the environmental values of the site are protected and / or appropriately offset. These memorandums detail appropriate technical solutions to the matters of site constraint however it is also noted that detailed environmental and bushfire assessments will be required to be assessed and approved by both the Rural Fire Service and the Hills Shire Council in order for the development to be approved.

In relation to the environmental memorandum it is recognised that there has been some recent change in environmental legislation however the ecological memo confirms that there is a transitional period for such legislation and as such the original findings of this assessment remain relevant to the subject site provided a consent application is lodged with Hills Council by late November.

(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,

Response – The proposed future use of the land will be to accommodate an extension to the existing Glenhaven Retirement Village being the addition of up to 140 dwellings to be used for senior's housing. This pattern of development is consistent with what has already been established in the area by virtue of the immediately adjoining retirement village. In addition landscaped setback zones are proposed to ensure a sensitive interface is provided between the subject land and the surrounding area (refer to the proposed development zones plan included at **Attachment 3**). Whether or not a Site Compatibility Certificate was granted on the site, the land would inevitably continue to transition towards use for urban purposes in some form given the surrounding context and emerging character of the area.

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

Response – The subject land has proximity to existing public transport, retail, community and medical services in the surrounding area. The Site Context Plan included at **Attachment 2** demonstrates the site's walkability to a local bus stop within 200-300m of the site and a local centre within 400-800m of the site. The land is serviced by a local bus service that runs frequently during the week.

Granting a SCC for up to 140 senior living dwellings would be unlikely to place undue strain on local infrastructure and services with such additional dwellings more likely to improve the viability of the local bus service and the surrounding local centre facilities. Any infrastructure upgrades that may be required as a result of the proposed development would be expected to be dealt with through appropriate conditions on a development consent approval.

An Engineering Services Report is included at **Attachment 8** to this report to provide evidence that the subject site can be serviced by all requisite civil infrastructure. In terms of transport infrastructure, all car parking associated with the additional retirement village dwellings can be accommodated internally on site. Retirement villages typically have lower car parking requirements than typical residential activities as car usage rates are lower and residents tend to utilise public transport at a greater rate. The

standard and width of Old Glenhaven Road has been assessed to be sufficient to cater for the additional traffic to be generated by the proposed development. Any minor augmentation to the road network or frontage works required as a result of the proposed development are able to be conditioned by the local authority as part of the consent application process.

The land has access to public transport by virtue of a bus stop located at the front of Old Glenhaven Road between 200-300m from the subject site. This local bus service runs regularly and is considered to be adequate to cater for the demand created by additional retirement village dwellings on the subject site. Therefore we consider that this SCC clause has been adequately dealt with and responded to.

(iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.

Response – This criteria is not applicable as the land is not zoned for open space or special uses.

(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,

Response – The proposed development will be compatible with the existing built form context of the area which includes the existing Glenhaven Retirement Village directly adjoining the subject site. The proposed development is expected to be a logical continuation of this development with similar built form outcomes. It is noted that the land is also sited amongst other retirement related activities and low density residential development such that it will not be out of keeping with urban development in the surrounding area. Landscaped buffers are proposed to the interface of the development with rural transition areas to the north to ensure character impacts are adequately managed in this regard. The Development Concept Plans included at **Attachment 3** demonstrate the following key concepts:

a) A total of approximately 134 dwellings can be accommodated comfortably within the development footprint whilst providing ample landscape setbacks and retained environmental areas. It is noted that 140 dwellings have been applied for as part of the SCC in case the applicant elects to make some changes to accommodate more diverse dwelling sizes as part of future detailed design.
b) Low rise villas are proposed on the rear portion of the site adjacent to Edgecliffe Road, these dwellings have a built form and height that is consistent and compatible with development in the broader area. Two storey villas are proposed in the parts of the land that are adjacent to the existing village and adjoining the environmental zone. Single storey villas are proposed where the land fronts

or adjoins rural transition land to the north and west to provide an appropriate interface in this regard.

c) Low rise apartments are proposed adjacent to the existing village fronting Old Glenhaven Road. Apartments in this location are considered to be an appropriate site response as a bus stop is available immediately at the front of these apartments and a local centre is within 400m walking distance. The bulk and scale of the low rise apartments which accommodate a semi basement are in keeping with other development in the area including a recently constructed multi level aged care facility on the corner of Edgecliffe Road and Old Glenhaven Road and also existing multi level unit development that exists adjacent to the local centre on the corner of Glenhaven Road and Hyde Road. For these reasons the proposed low rise apartment product is considered to be an appropriate site response in this regard.

d) As shown on the section diagrams included in the Concept Plan Series the majority of the development will have a building height of less than 8m in line with the SEPP requirements however it is noted that the current building height applying to the land under the Hills Shire Council Local Environmental Plan is 10 metres. Some of the built form is proposed marginally higher (up to 8.5m in height) however a variation to the SEPP requirements is intended to be applied for and sought as part of a future consent application.

e) The retirement dwellings will be set in heavily landscaped grounds with ample buffers and setbacks provided to adjoining RU6 transition land.

f) A large proportion of the site will be retained as an environmental area in line with advices from bushfire and ecology specialists.

g) The retirement dwellings will all be accessed via internal roads from the existing Glenhaven retirement village to minimise impacts on the external road network.

For these reasons the bulk, scale and form of the proposed development is considered appropriate in light of the surrounding land use context and will not result in unreasonable amenity impacts for the surrounding area.

(vi) if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation.

Response – As was discussed in section 4 of this report, environmental assessment has been undertaken for the land to determine on site constraints. This assessment concluded that there were no threatened flora or fauna communities present on site. Whilst the proposed development will require some vegetation clearing to accommodate asset protection zones for bushfire management, such clearing largely avoids the areas of high environmental constraint and will be limited to understorey clearing and

weed management by hand clearing only. Environmental offsets calculated in accordance with the State Government Biobanking strategy are proposed to offset the loss of vegetation on site. In relation to the environmental memorandum it is recognised that there has been some recent change in environmental legislation however the ecological memo confirms that there is a transitional period for such legislation and as such the original findings of this assessment remain relevant to the subject site provided a consent application is lodged with Hills Council by late November.

Summary – The subject site and the proposed development fulfils the criteria outlined in sections 24 and 25 of the SEPP and has demonstrated it will be compatible with the surrounding land uses in terms of natural hazards, siting, built form and infrastructure provision. On this basis we request a Site Compatibility Certificate for up to 140 dwellings be granted for the subject site.

Other Considerations

26. **Need and Demand** – As has been discussed earlier in this report, the proposed extension to the existing Glenhaven Retirement Village is in response to high levels of demand for retirement dwellings in the area. In particular the current village has a wait list that exceeds 70 people. Included at **Attachment 9** is a letter from the proposed operator of the extended retirement village (Living Choice Australia). This letter is a brief summary of the current statistics for their existing Glenhaven retirement facility identifying the overwhelming demand for retirement dwellings being experienced. This correspondence identifies that Living Choice Glenhaven currently have a waitlist of 147 people for dwellings within the existing facility. This correspondence also identifies an occupancy rate of 98% with properties typically re-leased within 90 days of refurbishment occurring and also an extensive list of people who have expressed interest in the facility. This information coupled with the broader demographic trends for the region showing an increased demand for retirement and aged care options over the next 20 years which are compelling factors to demonstrate that the need for retirement living uses in the surrounding area is strong.

27. **Job Creation** –The proposed development will stimulate employment opportunities in the area during construction and in the ongoing management and operation of the proposed extended village.

28. **Housing Choice** – The proposed development will deliver additional choice in housing for retirees as it proposes the incorporation of some low rise apartments to fulfil a dwelling demand that is not currently satisfied in the surrounding area.

29. **Efficient use of infrastructure** – the subject land has connection to all relevant urban infrastructure, the proposed development will realise a more efficient use of the land than is otherwise achieved and will assist in improving the viability of surrounding community services and activities.

SECTION 6 - CONCLUSIONS

30. This report has been prepared to accompany an application to the Director-General of the Department of Planning & Environment 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 SEPP). This application seeks SCC approval for up to 140 dwellings to be permitted on the land.

31. The site is Zoned Rural – RU6 Transition under The Hills Local Environmental Plan 2012, however, is located adjoining land included with the Residential – R2 Low Density Residential Zone. The area is in a state of transition towards urban uses.

32. The site has excellent proximity to local services, facilities and amenities. The land is a short walking distance from a bus stop and local centre and is surrounding by other urban activities including community and commercial uses and services.

33. Retirement activities are compatible with the existing built form and character of the area which includes an existing retirement village immediately adjacent to the site, an aged care facility 500m from the site and a range of other low to medium density developments in the surrounding area. A combination of retained environmental areas and landscaped buffers will be provided to provide a transition between the development and remaining rural transition areas.

34. The proposal was motivated by the significant need and demand for retirement living in this area. The proposal will deliver additional dwelling choice and diversity as well as employment benefits during the construction phase and operational life of the development. The proposed expansion will also assist in adding vibrancy and viability to surrounding services and infrastructure.

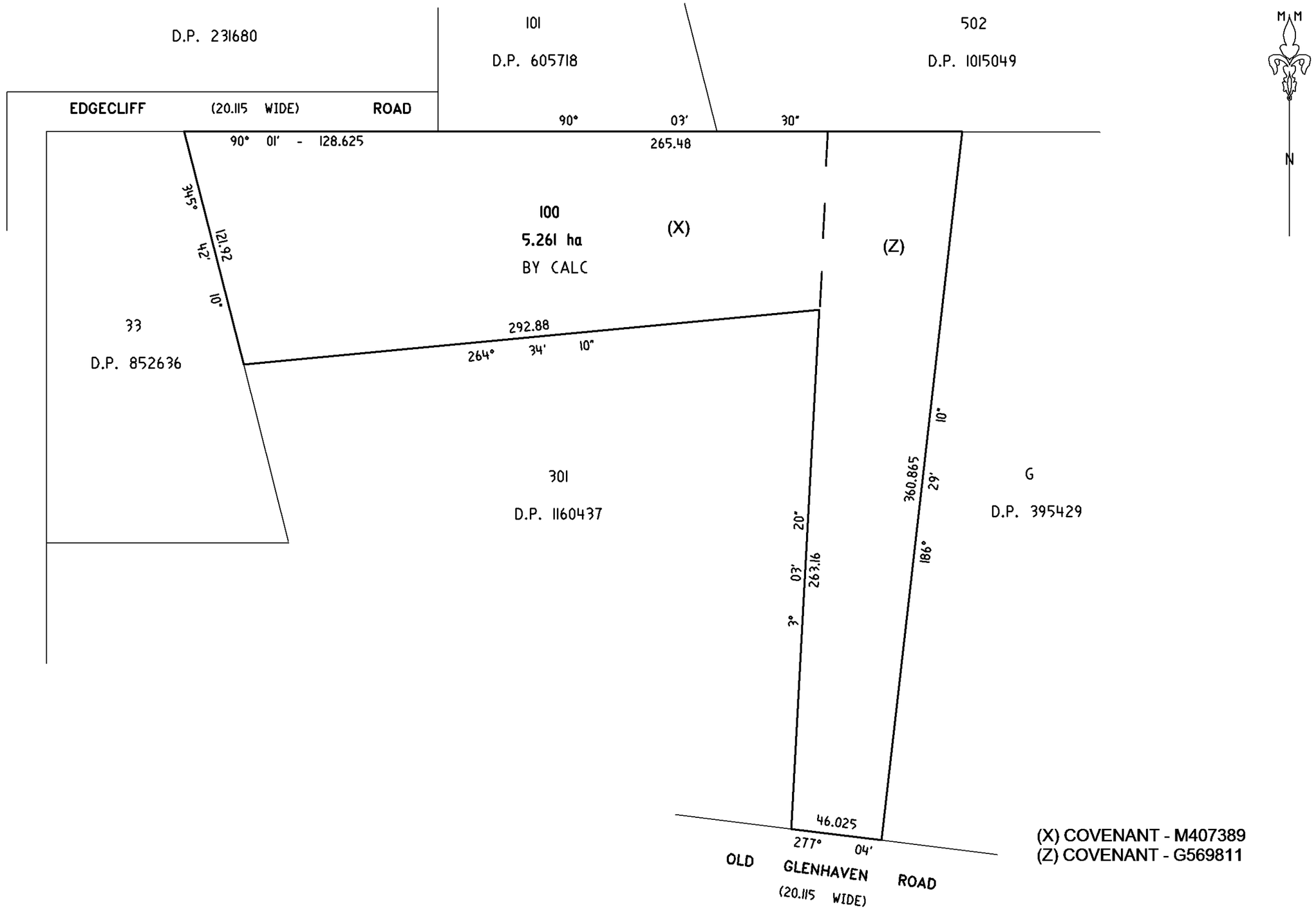
35. This report demonstrates that the development will be compatible with development on adjoining land and is unlikely to have any environmental impacts with environmental and bushfire reporting concluding that any constraint is able to be appropriately managed through technical solutions.

36. 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 and should be approved on that basis.

Attachment 1

Survey Plan

Req:R561260 /Doc:DP 1230439 P /Rev:12-Apr-2017 /Sts:SC.OK /Pgs:ALL /Prt:24-Apr-2017 04:34 /Seq:1 of 3
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:W



(X) COVENANT - M407389
(Z) COVENANT - G569811

Surveyor : STEPHEN R. THORNE Date of Survey : 17/03/2017 Surveyor's Ref : 4588CONSOL2	PLAN OF CONSOLIDATION OF LOT F IN D.P. 395429 AND LOT 1 IN D.P. 549255	LGA: THE HILLS Locality : GLENHAVEN Subdivision No. : —— Lengths are in metres. Reduction Ratio 1:2000	Registered 10.4.2017	DP1230439

00 10 20 30 40 50 Table of mm 90 100 110 120 130 140

PLAN FORM 6 (2012) WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only

Registered: 10.4.2017

Title System: TORRENS

Purpose: CONSOLIDATION

Office Use Only

DP1230439

PLAN OF CONSOLIDATION OF LOT F IN DP 395429 AND LOT 1 IN DP 549255

LGA: THE HILLS

Locality: GLENHAVEN

Parish: CASTLE HILL

County: **CUMBERLAND**

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority: .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Survey Certificate

I, STEPHEN RICHARD THORNE

of 48 MANN STREET GOSFORD NSW 2250 ...

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) ~~The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on~~

*(b) ~~The part of the land shown in the plan (being) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on , the part not surveyed was compiled in accordance with that Regulation.~~

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.

Signature Stephen Thorne Dated: 17/03/2017

Surveyor ID: 2101

Datum Line:

Type: *~~Urban~~/*Rural

The terrain is *Level-Undulating / *Steep-Mountainous.

*Strike through if inapplicable.

^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

Plans used in the preparation of ~~survey~~/compilation.

DP 395429 DP 549255

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Surveyor's Reference: **4588CONSOL2**

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Registered: 10.4.2017

Office Use Only

DP1230439

PLAN OF CONSOLIDATION OF LOT F IN DP 395429 AND LOT 1 IN DP 549255

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: .....

Date of Endorsement: .....

Lot	Street Number	Street Name	Street Type	Locality
100	9	OLD GLENHAVEN	ROAD	GLENHAVEN

EXECUTED BY **CCR INTERIORS PTY LTD ACN 092 790 899** IN ACCORDANCE WITH SECTION 127 OF THE CORPORATIONS ACT

.....
Signature of Director
GRAHAM WILLIAM HOBBS

.....
Signature of Secretary
BRIAR CLEMENTS

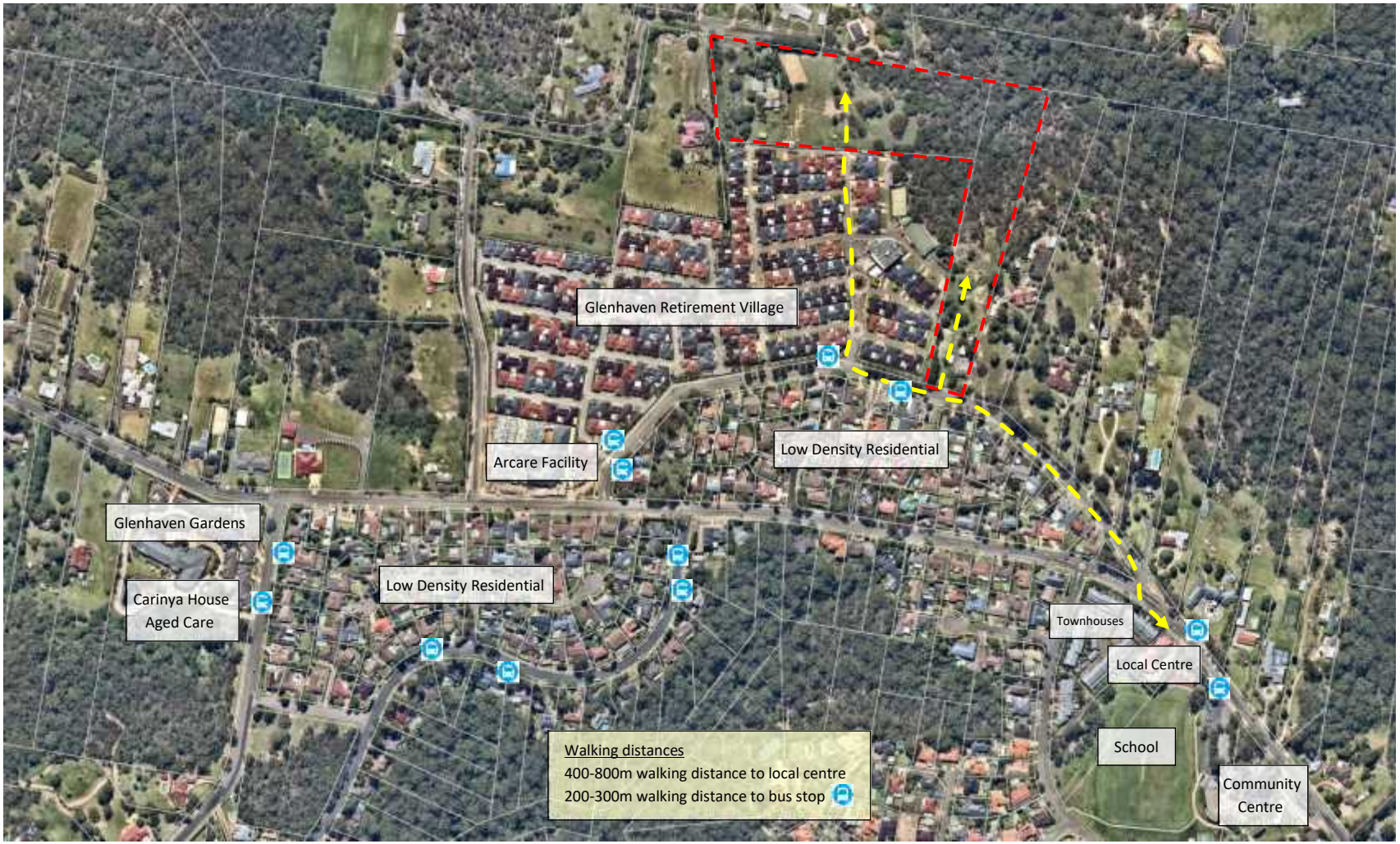
If space is insufficient use additional annexure sheet

Surveyor's Reference: **4588CONSOL2**

Attachment 2

Services Context Plan

SERVICES CONTEXT PLAN



INNOVATIVE PLANNING SOLUTIONS

Phone: 07 5452 5207
Email: info@ipsptyltd.com.au
Post: PO Box 1043 Maroochydore QLD 4558
Web: www.townplanningsunshinecoast.com.au

Property Description:
9 Old Glenhaven Road, Glenhaven

Project:
Site Compatibility Certificate

The Subject Site

N

Attachment 3

Development Concept Plans

9 Old Glenhaven Rd, Glenhaven
Proposed Retirement Village Extension
Indicative Developent Zones

DEVELOPMENT ZONES PLAN

1:2000 @ A3
170502 CD/01f 29 August 2017

INNOVATIVE PLANNING SOLUTIONS

Proposed landscape setback at boundary

Final extent of development footprint informed by environmental and bushfre assessment and council approval processes.

Proposed landscape buffer to neighbouring site area approx 3,424sqm

Access from internal roads

Proposed landscape setback at boundary area approx 1,027sqm

9 Old Glenhaven Rd, Glenhaven
Proposed Retirement Village Extension
Proposed Develpment Zones

ILLUSTRATED SITE PLAN

1:2000 @ A3
170502 CD/02b 28 August 2017

INNOVATIVE PLANNING SOLUTIONS

9 Old Glenhaven Rd, Glenhaven
Proposed Retirement Village Extension
Attached Housing

ILLUSTRATED PLAN - ATTACHED HOUSING

1:1000 @ A3
170502 CD/03b 28 August 2017

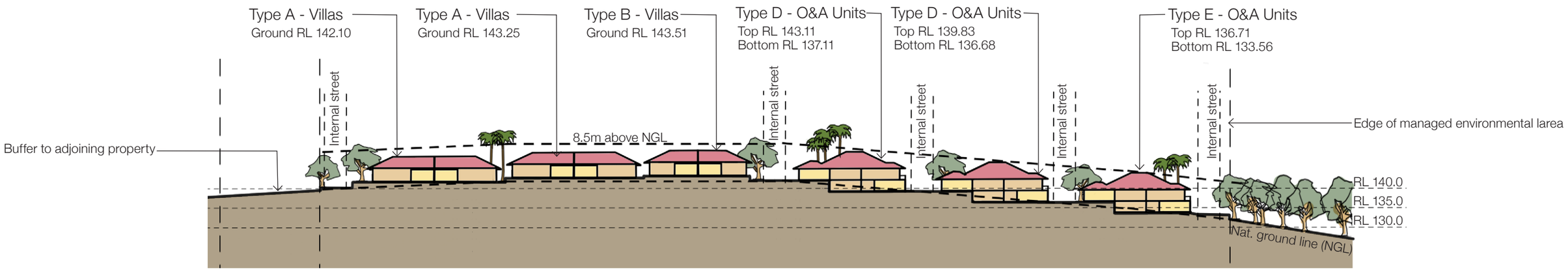
INNOVATIVE PLANNING SOLUTIONS

9 Old Glenhaven Rd, Glenhaven
Proposed Retirement Village Extension
Apartment layout

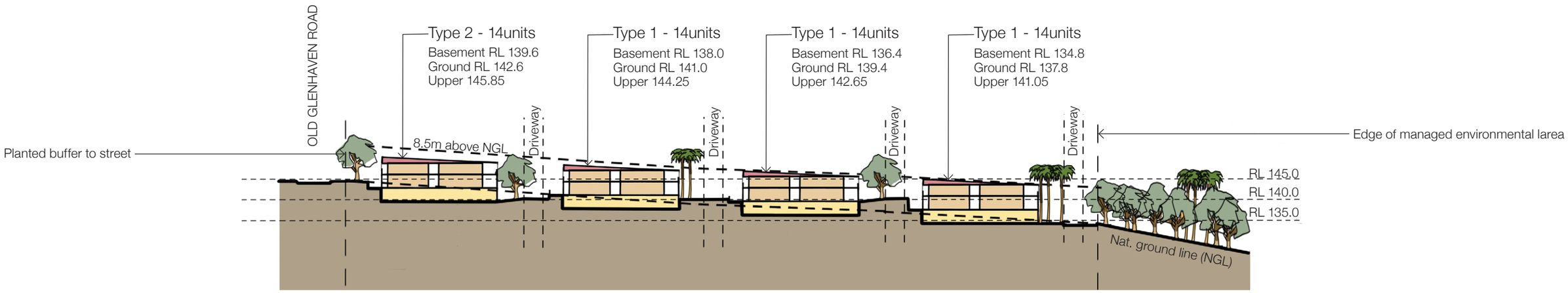
ILLUSTRATED PLAN - APARTMENTS

1:1000 @ A3
170502 CD/04b 28 August 2017

INNOVATIVE PLANNING SOLUTIONS



SECTION A - A Through Villas + O&A units



SECTION B - B Through Apartments

9 Old Glenhaven Rd, Glenhaven
Proposed Retirement Village Extension
Cross Sections

ILLUSTRATED SITE CROSS SECTIONS

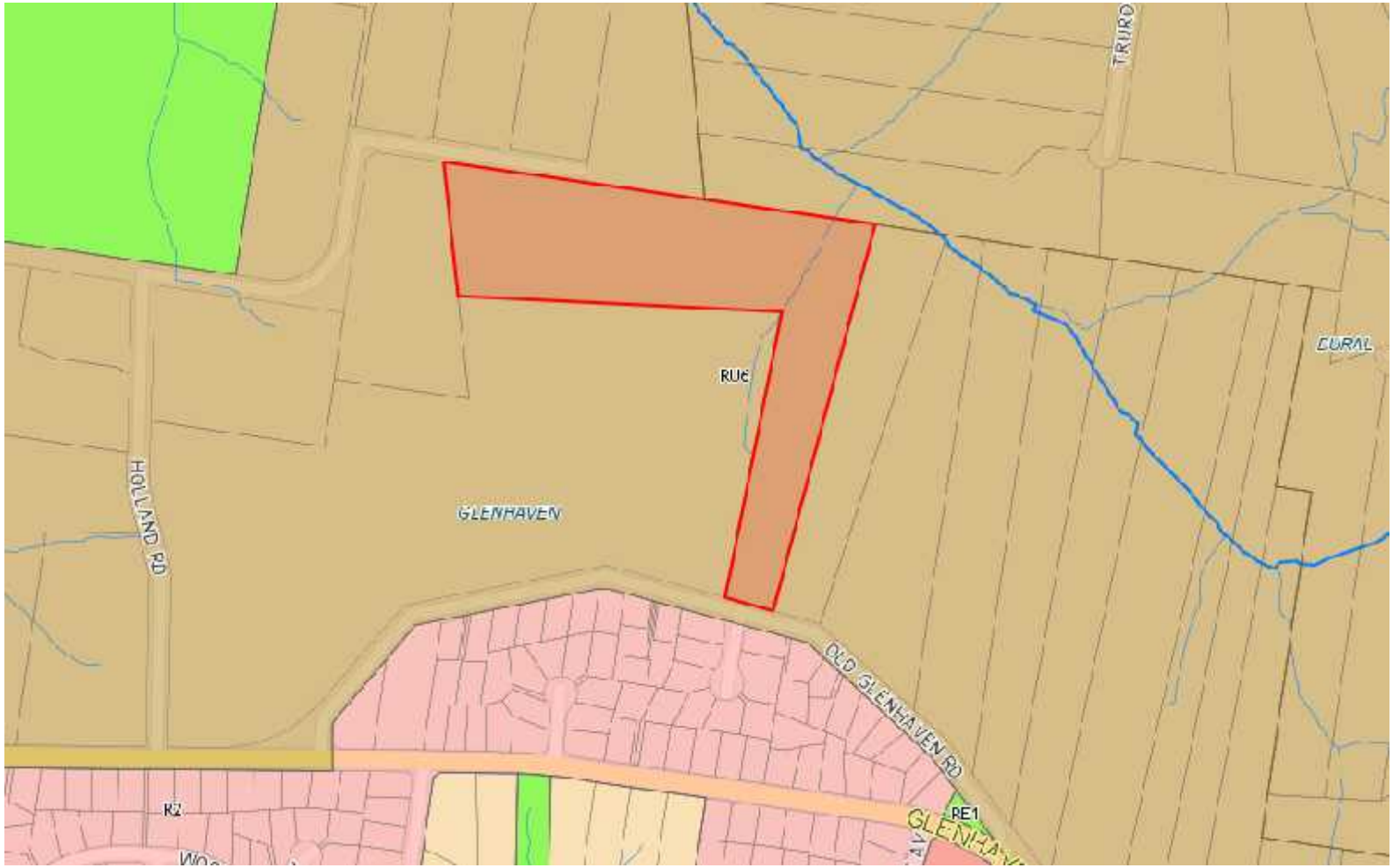
1:1000 @ A3
170502 CD/05a 28 August 2017

INNOVATIVE PLANNING SOLUTIONS

Attachment 4

LEP Zoning Map Extract

LEP ZONING MAP EXTRACT



INNOVATIVE PLANNING SOLUTIONS

Phone: 07 5443 1444
Email: info@ipsptyltd.com.au
Post: PO Box 1043 Maroochydore QLD 4558
Web: www.townplanningsunshinecoast.com.au

Property Description:
9 Old Glenhaven Road, Glenhaven

Project:
Site Compatibility Certificate

- The Subject Site
- RU6 Transition
- R2 Low Density Residential

N

Attachment 5

Pre-lodgement minutes

THE HILLS Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimilie +61 2 9843 0409
DX 9966 Norwest

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au
ABN No. 25 034 494 656

DEVELOPMENT ASSESSMENT

PRE-LODGEMENT MEETING NOTES

13 February 2017 – 117/2017/PRE

APPLICANT: Living Choice Australia
PROPERTY: 1 Edgecliff Road and 9 Old Glenhaven Road, Glenhaven
ZONING: RU6 – Rural Transition
SUBJECT: Seniors Housing

OFFICERS IN ATTENDANCE:
Robert Buckham (Development Assessment Co-Ordinator)
Sanda Watts (Senior Town Planner)
Mark Chidel (Senior Biodiversity Officer)
Mirko Simic (Senior Environmental Health Officer)
Vidya Sivakumar (Senior Subdivision Engineer)

PROPOSAL:

- Expansion of existing seniors living development.
- Construction of 76 villas within 1 Edgecliff Road.
- Construction of apartment style development containing a total of 72 units (18 units in each block) on 9 Old Glenhaven Road.
- Associated parking and landscaping
- Internal road construction to tie into existing seniors living development

PLANNING COMMENTS:

- A Site Compatibility Certificate is required to be submitted (ensure number of units/dwellings on Certificate is consistent with the Development Application). It is noted that an application is yet to be lodged with the Department of Planning.
- The application will be determined by the Sydney West Central Planning Panel (SWCPP) if the Capital Investment Value exceeds $20 million.
- The development is classed as 'Integrated Development' and requires a referral to the NSW Rural Fire Service. A $320 cheque to the NSW Rural Fire Service is required to be submitted with the application. It was recommended that the applicant engage a Bushfire Consultant to prepare a Bushfire Report to address Bushfire Hazard Assessment and ecological concerns. It was noted that the road widths and layout are to be designed in accordance with NSW RFS requirements.

- If the development is located within 40m of the watercourse, the application would require a referral to the NSW Department of Primary Industries - Water. If a referral is required, a $320 cheque to the NSW Department of Primary Industries Water is to be submitted with the application
- You are required to address access to services including water and electricity. Evidence of consultation of service authorities is to be provided.
- Accessibility is required to be demonstrated in accordance with Clause 26 of the SEPP (Housing for Seniors or People with Disability) 2004. A survey plan is required to be submitted to demonstrate compliance with Clause 26 with regard to accessible footpath gradients.
- The proposal is required to address SEPP (Housing for Seniors or People with Disability) 2004, The Hills LEP 2012 and Part B Section 1 – Rural section of the Hills DCP. Ensure that the proposal complies with the FSR development standard, height and setback controls and address all proposed interfaces to adjoining properties, particularly the rural interface.
- The proposal shall be designed to provide an appropriate interface to all boundaries, whether or not they are likely to form part of future stages.
- All earthworks are to be minimised and all boundary treatments shall be consistent with natural ground levels and not include and retaining wall outcomes.
- All property interfaces should appear rural in nature rather than urban. The application shall incorporate generous landscaped setbacks with a high level of embellishment. Detailed landscaping plans including sections along boundaries are to be provided to accurately detail the proposed outcomes.
- The application is to include a detailed Site Analysis in accordance with the provisions of SEPP (Housing for Seniors or People with Disability) 2004
- Section 94A Contributions will apply to the site – 1% of cost of development.

ECOLOGY COMMENTS:

- Council's mapping system indicates that the subject site is constrained by an endangered ecological community (EEC) being Shale Sandstone Transition Forest.
- Detailed survey/quadrant analysis for species required. A Flora and Fauna Report is required to be submitted.
- Address impact of APZ – modification and management of APZ – unknown at this point.
- Provide a tree removal plan for APZ – look at canopy, management and assess impacts.
- Provide vegetation buffer to creek.
- Vegetation classification - may be some scope to offset with formal bio-banking.
- Local threatened fauna in the area. Look at local impacts too (i.e. corridors etc).
- Retention of trees is encouraged and replanting required.
- Arborist Report required to consider impacts on existing trees on site and affected trees on neighbouring properties.
- Landscape Plan including native tree species is required.
- Council's Senior Biodiversity Officer - Mark Chidel undertook a joint site inspection with

the applicant's ecologist (Nicole McVicar from Eco Logical Australia) of the proposed development at Glenhaven Retirement Village. The following observations were made:

i. Discussions during the site inspection indicate that proposed asset protection zones would extend beyond the development footprint to the property boundaries. It was observed that the management of bushland areas for APZs significantly decreases ecological value through simplification of the vegetation structure.

ii. Almost the entire area of the proposed APZ is land identified as "Biodiversity" on the Terrestrial Biodiversity Map. The Objective of Clause 7.4 of The Hills LEP 2012 is to maintain biodiversity on land identified as "Biodiversity" on the Terrestrial Biodiversity Map. In assessing applications over land constrained by the Terrestrial Biodiversity Layer Council seeks to strike a balance between providing development opportunities and ensuring significant biodiversity is protected. The aim is to ensure that ecological processes for the continual survival of the full suite of biodiversity are maintained across The Hills Local Government Area The proposal to modify the entire area of "Biodiversity" land on the site is not consistent with Cl 7.4.

iii. The area mapped as biodiversity forms part of a large bushland corridor associated with Dooral Dooral Creek. A balanced approach in assessing development applications on areas constrained by "Biodiversity" land is required to ensure the local protection of terrestrial biodiversity. In this regard, any proposal to offset the impacts on biodiversity external to the site would not protect local biodiversity or the function of the bushland corridor.

iv. Further concern is raised over the proposal to manage the steep slopes (in some areas this exceeds 50%) as an APZ. Apart from the practicality of managing the vegetation on such steep slopes these is a high potential for this to result in environmental degradation. Planning for Bushfire Protection (2006) states that an APZ should not be located on land steeper than 18 degrees as:some management practices are impossible and all become difficult; the environmental consequences of ground clearing (destabilization of the slope resulting in landslip, slump, erosion or landslide) may not be acceptable; and the canopy fuels in forests and woodlands are more readily available to a fire, significantly reducing the advantage of having an APZ.

ENVIRONMENTAL HEALTH COMMENTS:

- Existing waste water is pumped to sewer. Advised to check capacity.
- Correspondence with Sydney Water is required.
- A Stage 1 and potentially Stage 2 Contamination Report is required to be submitted with the application. From aerial photographs it appears that No. 9 Old Glenhaven Rd may have stockpiled material at the rear of the site.
- An acoustic report is required to be submitted with the application. The report is to

address potential noise from the Seniors Living development onto neighbours. Please include details of any common facilities i.e. community building, bin storage, truck movements and attenuation measures for plant and equipment and A/C units. Also address impacts on residents.

ENGINEERING COMMENTS:

- Detailed survey including contour levels and spot levels be extended outside the site is required.
- Vehicular Access and car parking must be detailed in accordance with relevant Australian Standards. This shall include identifying the visitor car parks and accessible carparks.
- Longitudinal and cross sections at appropriate intervals drawn on appropriate scale are required.
- No. 1 Edgecliff Road and 9 Glenhaven Road are split into two separate stormwater catchments (east and west). Stormwater disposal from these new areas must be directed to the natural water course traverses the eastern side and Edgecliff Road fronting the 1 Glenhaven Road. Connections to existing OSD built within previous stages will not be considered.
- Site Stormwater Management is to incorporate convey the public water from Glenhaven Road and the eastern catchment currently entering the site (piping and overland flow).
- The development must provide Water Sensitive Urban Design Measures including Onsite Stormwater Detention system (OSD) and water quality treatment measures. OSD must be designed to Rural design standards, i.e post development flow at all storm events (2Yr, 5Yr, 10Yr, 20Yr, 50Yr and 100Yr) to match with the respective pre development stormwater runoff.
- Works on steep slopes must be supported by detailed Geotechnical Investigation, and according to Council's Assessment Criteria, the proposal may have to undergo a peer review by an external panel at the applicant's cost.
- Electronic copies of DRAINS and MUSIC, and Stormwater report addressing the above must be provided with the application.
- Detailed Earth works plan must be provided; this must illustrate the works within the site and provide sections illustrating the interface of the adjoining properties.
- The existing Edgecliff Road and Holland Road fronting the sites will be required to upgraded to Council's Access Road standards. This would require half/partial width road reconstruction, concrete footpath and verge provision, and street drainage.

- *With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: www.nbnco.com.au*
- *With respect to unit and street numbering, the applicant is required to ensure that the plans submitted are in accordance with:*

http://www.gnb.nsw.gov.au/addressing/addressing_and_legislation and *Council's Fact Sheet 'Addressing Requirements for Residential Developments' which can be found on Council's website.*

PLEASE NOTE THAT THE APPLICATION WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION IS SUBMITTED.

FURTHER MEETING REQUIRED: **YES - once further interface, levels, etc details are provided.**

Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the sites history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.

Development Applications presented to the Duty Planner at Customer Service for lodgement will not be accepted after 4PM

Applicants lodging large Development Applications should provide a PDF copy of all documents on disc.

PRELODGEMENT

ROBERT BUCKHAM

DEVELOPMENT ASSESSMENT COORDINATOR
(7 March 2017)

DOCUMENTATION REQUIRED FOR DEVELOPMENT APPLICATION LODGEMENT

REQUIRED (Yes √ /No -)	DOCUMENTATION	NO. OF COPIES
√	**Development Application Form** The Development Application form is required will all necessary components completed including Lot, DP, Address, Development Description, Applicant and Owners Details, Cost of Works (or CIV) and Political Donations Statement.	1 copy
√	**Quantity Surveyors Report** Required for all proposals with a construction value or capital investment value of $3 million or greater.	1 copy
√	**Cost Summary Report / Detailed Cost Report** Required for all proposals affected by The Hills Shire Council Shire Wide Section 94A Contribution Plan with a cost of works in excess of $100,000.00. *The template forms are contained within the Section 94A Contribution Plan with a Cost Summary Report required for a cost of works less than $500,000.00 and a Detailed Cost Report required for a cost of works of $500,000.00 or greater.*	1 copy
√	**Owner's Consent** (If a Company, then written consent must be under Company Seal indicating the capacity of the signatory. Strata Consent may be required if works relate to common property within a Strata scheme)	1 copy
√	**Development Application Fee**	N/A
-	**Advertised Development – Requires Additional Fees**	N/A
√	**Integrated Development – Requires Additional Fees** Integrated Development Consent relates to development where consent is required from Council and from one or more other approval bodies referred to in s91 of the EPAA.	N/A
√	**Electronic Copy of all Documents/Plans in PDF**	4 x disc/usb.
√	**Required Plans (1:100 or 1:200)** • Survey Plan • Site Plan • Site Analysis Plan • Earthworks Plan • Floor Plans • Elevation Drawings • Section Drawings • Longitudinal Sections of the Driveway / Parking Areas • Roof Plans • Landscape Plans and Landscape Sections including Fencing Details • Shadow Diagrams (as per DCP requirements) • Concept Stormwater Drainage Plans with Associated Hydraulic Calculations • Subdivision Plans (if subdivision is included)	1 copy of all plans

	• Indication of Basix Certificate Commitments	
√	**Solar Access Table** (An example of a satisfactory Solar Access Table is detailed below)	Electronic Copy
√	**SEE Requirements / Considerations** • Section 79C of the EP&A Act, 1979 • SEPP (Housing for Seniors of People with a Disability) 2004 • The Hills LEP 2012 • The Hills DCP 2012 - Detailed Table of Compliance • 88b Instrument and Deposited Plan	1 Copy
√	**Waste Management Plan** • Addressing demolition, construction and on-going waste generation and removal	1 Copy
√	**Speciality Consultant Reports** • Acoustic Report • Flora and Fauna Report • Contamination Assessment Report • Access and Adaptability Report • Traffic and Parking Assessment Report • Bushfire Report • Basix Certificates • Arborist Report	1 copy
-	**Scale Model** (Required for Villa Housing, Town Houses and Apartment Building Developments in excess of 10 dwellings	-
√	**Coloured Perspectives / Photomontage**	1 Copy
√	**Schedule of Colours and Finishes** • External brick work or cement render (including colour and manufacturer); • Garage door treatment (colour and design detail); • Driveway surface (colour and treatment); • Window frames (colour); • Roof (construction material and colour); and • Gutter, down pipes and the like (colour)	1 Copy

SOLAR ACCESS TABLE									
POS = "Private Open Space"			**M^2 of Private Open Space and % of Private Open Space with Solar Access**						
Unit	**POS Proposed**	**POS Required**	**9am**	**10am**	**11am**	**12 noon**	**1pm**	**2pm**	**3pm**
1			?m^2 ?%						

NOTE: APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION REQUESTED ABOVE IS SUBMITTED.

Attachment 6

Ecological Memorandum

ECO LOGICAL AUSTRALIA PTY LTD
ABN 87 096 512 088
www.ecoaus.com.au

MEMORANDUM

TO	Department of Planning and Environment
FROM	Nicole McVicar – Senior Ecologist - Eco Logical Australia Pty Ltd c/- Living Choice Australia Ltd
DATE	26 October 2017
SUBJECT	Glenhaven Retirement Village Expansion – Ecological Assessment Summary

Introduction

ELA was engaged by Living Choice Australia Ltd in December 2016 to undertake a Flora and Fauna Assessment for a proposed development at Glenhaven Retirement Village, Glenhaven (the study area).

This memorandum outlines the methods undertaken to assess ecological values present within the study area, and provides a brief summary of the results.

A summary of the impacts of the development proposal on the ecological values within the study area has also been provided, along with advice on how Living Choice Australia Ltd intends to mitigate these impacts.

Compliance with NSW *Biodiversity Conservation Act 2016*

In November 2016 the NSW parliament passed the *Biodiversity Conservation Bill 2016*. This new legislation replaced the NSW *Threatened Species Conservation Act 1995* (TSC Act) and took effect on 25 August 2017. Among other things, the *Biodiversity Conservation Act 2016* (BC Act) introduces new requirements for biodiversity assessment. However there is a savings and transitional period for certain types of developments to be assessed under previous legislation. It is understood that the Development Application is to be lodged before 25 November 2015, therefore the Flora and Fauna Assessment was prepared and assessed under the TSC Act.

Ecological Assessment

Methodology – Literature review and site inspection

A review of the following data sources was undertaken:

- aerial photographs (Google Earth, Near Map)
- existing Hills Shire vegetation mapping
- existing OEH vegetation mapping
- Atlas of NSW Wildlife
- Commonwealth EPBC Act Protected Matters Search Tool
- threatened species profiles
- final determinations for communities and species by the Scientific Committee
- Commonwealth Species Profile and Threats Database
- The Hills Local Environment Plan 2012

- The Hills Development Control Plan 2012

Site Inspections

Initial site inspection

ELA undertook an initial site inspection of the study area on Tuesday 10 January 2017. The aim of this site inspection was to identify ecological constraints within the study area, identify specific habitat attributes likely to support threatened flora and fauna and confirm the presence of any threatened ecological communities (TECs). During the inspection, the entire study area was traversed. Flora species observed in the canopy, mid-storey and groundcover were recorded. Weed species, exotic, and non-endemic plantings were also recorded. The location of hollow bearing trees were recorded within the study area. Additional habitat features of note for threatened flora and fauna species were recorded, along with incidental fauna sightings within the study area.

Joint site inspection with Council

A joint site inspection with The Hills Council Biodiversity Officer was undertaken on 27 February 2017 to confirm if any TECs were present within the study area.

Biobanking Assessment and Biobanking plots

In order to complete the Biobanking assessment component of the application, additional site inspections were undertaken on 16 May 2017 and 5 June 2017. During these site inspections the vegetation was stratified into vegetation zones and 3 biometric plots were undertaken in accordance with the Biobanking Assessment Methodology 2014. The previously mapped vegetation community boundaries from January 2017 were refined and additional areas comprising the remainder of the Asset Protection Zone (APZ) were added. This biometric data was then used to correlate the vegetation to a plant community type (PCT), which was used in calculations for biodiversity credits, the 'currency' of Biobanking and offsetting in NSW.

Results - Literature review and site inspections

Hills Shire Council vegetation mapping (2008) indicated the presence of Shale Sandstone Transition Forest (high sandstone influence) (SSTF) within the study area. SSTF is listed as a Critically Endangered Ecological Community under both the NSW BC Act and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). SSTF occurs on transitional soils between shale and sandstone and although ecotonal, its vegetation assemblage is recognised as a distinct community (NSW Scientific Committee 2014). According to Tozer 2003 SSTF (high sandstone influence) is characterised by the following plant species in **Table 1**.

The site inspections indicated SSTF was not present within the study area. The landscape was dominated by large sandstone outcrops, sandy soils and presence of Hawkesbury Sandstone flora species; the dominant canopy species were indicative of the more common sandstone ridgetop woodland community, transitioning to a sandstone gully forest. This was also clearly demonstrated with the biometric plot data collected on 5 June 2017.

During the joint site inspection with The Hills Council Senior Biodiversity Officer on 27 February 2017 it was agreed that the vegetation communities present in the study area were indicative of sandstone ridgetop woodland and sandstone gully forest vegetation communities, and not the TEC SSTF as mapped by The Hills Council in 2008. A summary is provided below in **Table 2.**

Table 1: Dominant plant species within SSTF (high sandstone influence) according to Tozer 2003

Dominant plant species within SSTF
Canopy (dominant) *Eucalyptus punctata* (grey gum)*, Eucalyptus crebra* (narrow –leaved ironbark)
Canopy (subdominant) *Eucalyptus fibrosa* (broad-leaved ironbark), *Corymbia gummifera* (red bloodwood)*, Syncarpia glomulifera* (turpentine)
Midstory *Allocasuarina littoralis, Persoonia linearis, Acacia decurrens, Kunzea ambigua, Bursaria spinosa, Jacksonia scoparia*
Groundcover *Entolasia stricta, Themeda triandra, Stipa pubescens, Pomax umbellata*

Table 2: Dominant plant species within the study area from site inspection on 10 January 2017

Dominant plant species within study area
Canopy (dominant) *Eucalyptus haemastoma* (Scribbly Gum)*, Corymbia eximia* (Yellow Bloodwood), *Corymbia gummifera* (Red Bloodwood)*, Eucalyptus pilularis* (Blackbutt) (along creekline)
Canopy (subdominant) *Eucalyptus piperita* (Sydney peppermint), *Eucalyptus sparsifolia (*Narrow-leaved Stringybark)
Midstory *Allocasuarina littoralis, Banksia serrata, Angophora hispida, Leptospermum trinervium, Leptospermum polygalifolium, Kunzea ambigua, Lambertia formosa, Angophora hispida*
Groundcover *Entolasia stricta, Entolasia marginata, Caustis flexulosa, Lepyrodia scariosa, Phyllanthus hirtellus, Zanthosia pilosa, Xanthosia tridentata, Platysace linifolia*

During the site inspections the following habitat elements were also recorded and mapped:

- location of hollow bearing trees and termite mounds
- riparian areas.

The remnant bushland and riparian areas provide a direct link to the Dooral Dooral Creek north east of the study area. No threatened flora and fauna species were observed and no TECs were identified. Although no threatened species were identified within the study area during the literature review and site inspection, it was recognised that the study area does contain suitable habitat for the following threatened species:

- Red-crowned Toadlet
- Giant Burrowing Frog
- Powerful Owl

Accordingly, appropriate assessment under NSW and Commonwealth legislation will be undertaken.

Constraints Assessment

Remnant vegetation communities identified were mapped and ranked based on condition. This has been summarised below in **Table 3**. Hollow bearing trees and other significant habitat features were identified with a hand held GPS. This information is displayed in **Figure 1.**

Table 3: Summary of vegetation communities, condition and level of ecological constraint

Validated vegetation community	Condition	Constraint level	Area (ha)
Sydney Sandstone Ridgetop Woodland (SSRW) (PCT1083)	**Good** **Moderate – Good condition under BAM**	**High**	**3.26**
SSRW	**Moderate- containing scattered remnant canopy trees**	**Moderate**	**0.56**
Sydney Sandstone Gully Forest	**Good**	**High**	**0.39**
Mixed Exotic and Native Plantings	**Poor**	**Low**	**1.75**
Cleared/Managed Land	**Poor**	**Low**	**15.48**
Total			**21.44**

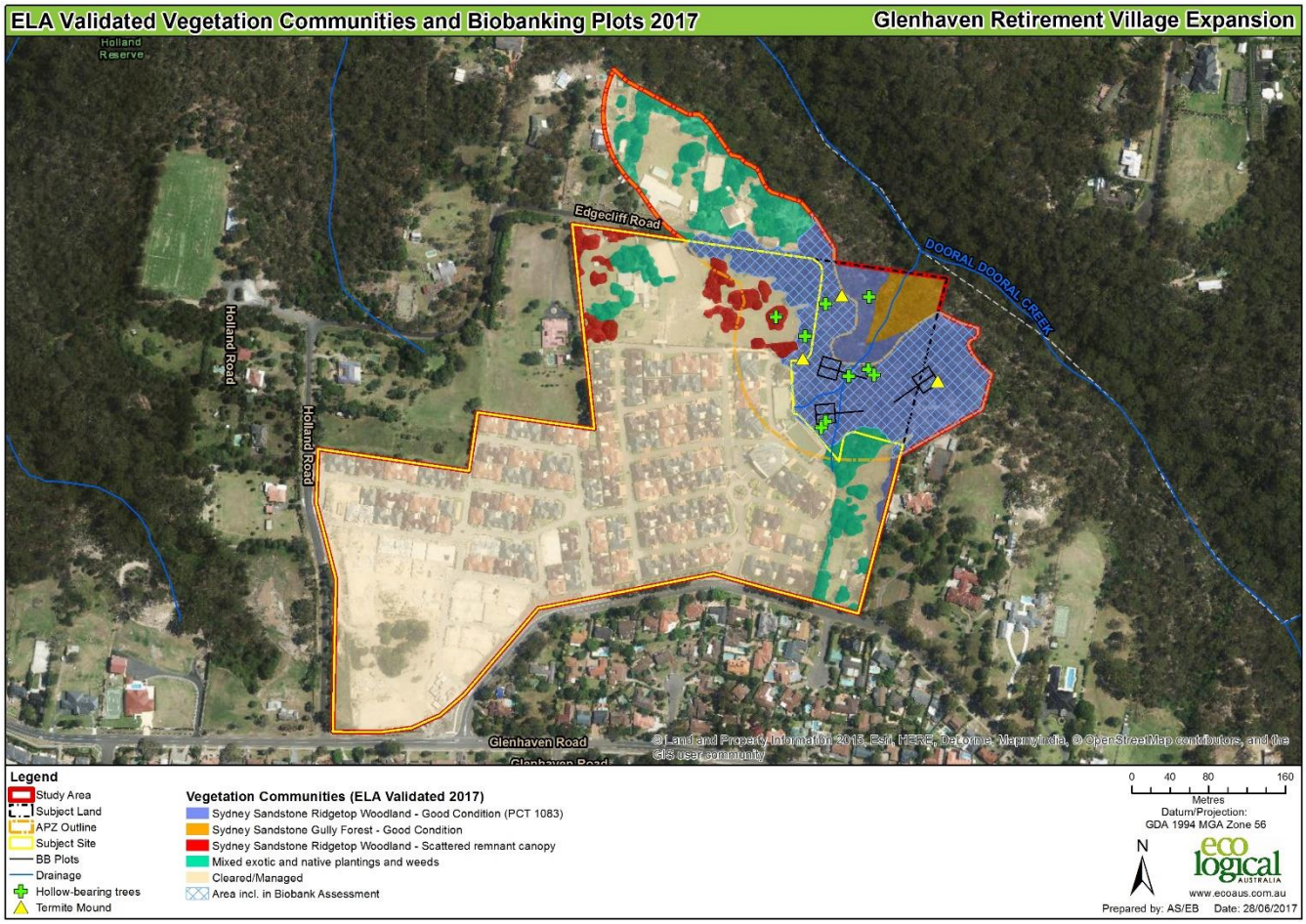


Figure 1: Map of ELA validated vegetation communities and ecological constraints, habitat features and biometric plot locations

Proposed Mitigation and Offset Measures

The proposed development footprint is primarily located within the previously cleared and disturbed areas. However the APZ for this development requires direct modification through partial clearance of all bushland within the study area. This bushland is mapped as a high constraint and will also include a portion of land outside of the study area, proposed to be included as APZ via a section 88B instrument under the *Conveyancing Act 1919*.

It is proposed to implement an integrated strategy to manage the ecological impacts of this development. A detailed assessment will be prepared for the development consent application.

A brief summary of this integrated strategy is as follows:

1. Preparation of a BioBanking assessment to determine the number of credits required to offset impacts of the development and associated APZ
2. Preparation of a Vegetation Management Plan for the APZ to provide in-perpetuity guidelines for:
    a. appropriate fuel management techniques within the APZ
    b. weed control and bush regeneration
    c. management of riparian areas

d. management of habitat elements such as hollow bearing trees, threatened fauna feed trees, termite mounds to help maintain connectivity within the adjacent Dooral Dooral Creek wildlife corridor.

3. Provision of additional mitigation measures within the Flora and Fauna Assessment such as appropriate landscaping within the development site, ongoing erosion and sediment control and ongoing weed control within the development areas.

References

Tozer M 2003 *The native vegetation of the Cumberland Plain, western Sydney: systematic classification and field identification of communities* NSW National Parks and Wildlife Service, Hurstville.

Attachment 7

Bushfire Memorandum

ECO LOGICAL AUSTRALIA PTY LTD
ABN 87 096 512 088
www.ecoaus.com.au

Leigh Buckton
Living Choice Australia Ltd - Queensland
10 Marco Way
Parrearra QLD 4575

Ref/Job No: 16HNG_5131

18 May 2017

Dear Leigh,

RE: Bushfire Site Capability Statement - Glenhaven Retirement Village Expansion

Introduction

ELA has undertaken various site inspections at Glenhaven Retirement Village, 15 Old Glenhaven Road Glenhaven (the study area) during the final quarter of 2016. The aim of these site inspections were to undertake bushfire assessment and identify constraints within the study area, identify current management and opportunities for further bushfire mitigation as required.

This memo provides a brief summary of the main findings during the initial site inspections / hazard assessment.

Prior to the site inspection and review of the following data sources was undertaken:

- Aerial photographs (Google Earth, Near Map);
- Existing Hills Shire vegetation mapping;
- Existing OEH vegetation mapping;
- The Hills Local Environment Plan 2012; and
- The Hills Development Control Plan 2012.

The implementation of Special Fire Protection Purpose (SFPP) or 'high risk / vulnerability' development requirements, would be required should the footprint of the retirement village be expanded. These APZ requirements have been determined in accordance with Table A2.6 of *Planning for Bush Fire Protection 2006*.

The subject land is identified as being bushfire prone land on The Hills Shire Council Bushfire Prone Land Map.

As the development involves habitable dwellings within a Special Fire Protection Purpose (SFPP) development, the proposed development is to be assessed by Council under the provisions of Section 91 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), which includes the consideration of the NSW Rural Fire Service (RFS) document *Planning for Bush Fire Protection 2006* (NSW RFS 2006), referred to within this report as 'PBP'.

The following detailed assessment is strictly based on the methodology and requirements of PBP and supporting RFS policy.

Bushfire Hazard / APZ Assessment

Vegetation types

In accordance with PBP the predominant vegetation class has been determined for a distance of at least 140 m out from the proposed development.

The hazard lies to the north, north east and east of the proposed development footprints. The vegetation is categorised under PBP as 'Forest'.

The lands to other aspects of the site are currently managed grassland, or existing development and infrastructure.

Table 1 (below) on the following page lists the vegetation assessment.

Effective slope

In accordance with PBP the slope that would most significantly influence fire behaviour was determined over a distance of 100 m out from the proposed development where the vegetation was found.

The slope underneath the Forest vegetation to the north, north east and east is within the PBP slope category of 'Downslope 15-18 degrees' (15-20 degree category is utilised within AS3959-2009). The slope has been measured where the majority of the vegetation is currently positioned.

APZ Outcome

A minimum APZ of 100 m is provided between the proposed building and the bushfire prone vegetation to the north, north east and east. PBP provides for specific APZ distances for the type of development proposed (PBP Appendix 2, Table A2.6) - the APZ proposed is compliant with the PBP acceptable solutions for residential development as shown in **Table 1** (below).

The majority of hazard areas (both within and outside the subject site) are currently vegetated and, therefore, further vegetation clearance and / or formal easement arrangements may be necessary to establish the APZ in perpetuity. This requires further discussion with Council and Rural Fire Service (RFS).

This information was used to produce a Bushfire Hazard Assessment (constraints map) (**Figure 1**) to inform future direction, and for further discussions with council and the NSW Rural Fire Service (RFS).

Table 1: Asset Protection Zone and Bushfire Attack Level (BAL)

Direction[1]	Slope[2]	Vegetation[3]	SFPP APZ[4]	Proposed APZ	AS3959 Bushfire Attack Level (BAL) [5]	Comment
Part North, North east, Part East	Downslope 15-20º	Forest	100 m (10 kW/m^2 radiant heat loads)	100 m	BAL-12.5	Further clearing is required within the subject land. Should further implementation of APZs be proposed on adjoining lands, a formal easement arrangement would be required to ensure management in perpetuity. Implementation of APZs on land greater than 18-20 degs should be avoided, or put appropriate measures in place to manage environmental impacts / erosion, etc.
All other directions	*Managed lands / Non-hazard – no further requirements*					

[1] Direction of assessment from proposed development.

[2] Effective slope assessed over 100 m from proposed development where the bushfire hazard occurs.

[3] Predominant vegetation classification over 140 m from proposed development.

[4] Minimum APZ required by PBP acceptable solution for Special Fire Protection Purpose (SFPP) development.

[5] Bushfire Attack Level (BAL) corresponding to construction requirements under AS 3959-2009 'Construction of buildings in bushfire-prone areas'.

Preliminary Outcomes

The proposed development and subject lands are affected by Forest-structured bushfire hazard within steep topography. The potential bushfire behaviour and radiant heat generated in such an environment will require the implementation of APZs in the order of 100m (to achieve a maximum radiant heat loading of 10kW/m^2 for residents and fire fighters moving in and around the proposed development areas (i.e. especially entry and exit points of proposed buildings).

The findings are generally conservative (i.e. they will not increase further), however, there is scope for further refinement and possible reduction in the required APZs when more detailed site analysis of the entire interface is able to be undertaken.

The overall expansion area is constrained, however, there are development opportunities in the southern and western portions of the expansion lots. It is important to note that should further vegetation be able to be managed either within the site or the immediately adjoining properties to the north east, the required APZs may have an opportunity to shift further towards the north and east, creating expanded developable lands.

Bushfire Protection Measures

Bushfire protection is achieved most effectively in bushfire-prone environments, where various mitigation measures are implemented in combination, providing a cumulative and comprehensive outcome to lower bushfire risk. Therefore, in addition to the abovementioned Asset Protection Zone requirements for the proposed development, a satisfactory bushfire protection outcome for the proposed buildings and future occupants is achieved with the implementation mitigation measures including the following:

a) Construction standards – upgraded materials and design for buildings
b) Water supplies – reticulated hydrants networks and Static Water Storage
c) Access arrangements – internal roads and fire trails
d) Landscape management – site management to ensure minimal hazards within the site
e) Evacuation and emergency management – pre-planning to ensure effective management during an bushfire event

All of the above measures will be considered and implemented for the proposed development as per the requirements of *Planning for Bush Fire Protection* 2006 (NSW Rural Fire Service), and Australian Standard AS3959-2009 *Construction of buildings in bushfire prone areas*.

Conclusion

The inspection of the site identified areas appropriate and capable to support future development, as shown in **Figure 1**. This letter has discussed the constraints associated with achieving approval from the NSW Rural Fire Service for new development within the existing retirement village.

Should you wish to discuss any aspect of this letter or the proposed development, please contact me on (02) 4302 1220.

Yours sincerely,

Daniel Copland
Senior Bushfire Consultant
FPAA BPAD Certified Practitioner No. BPAD28853-L3

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

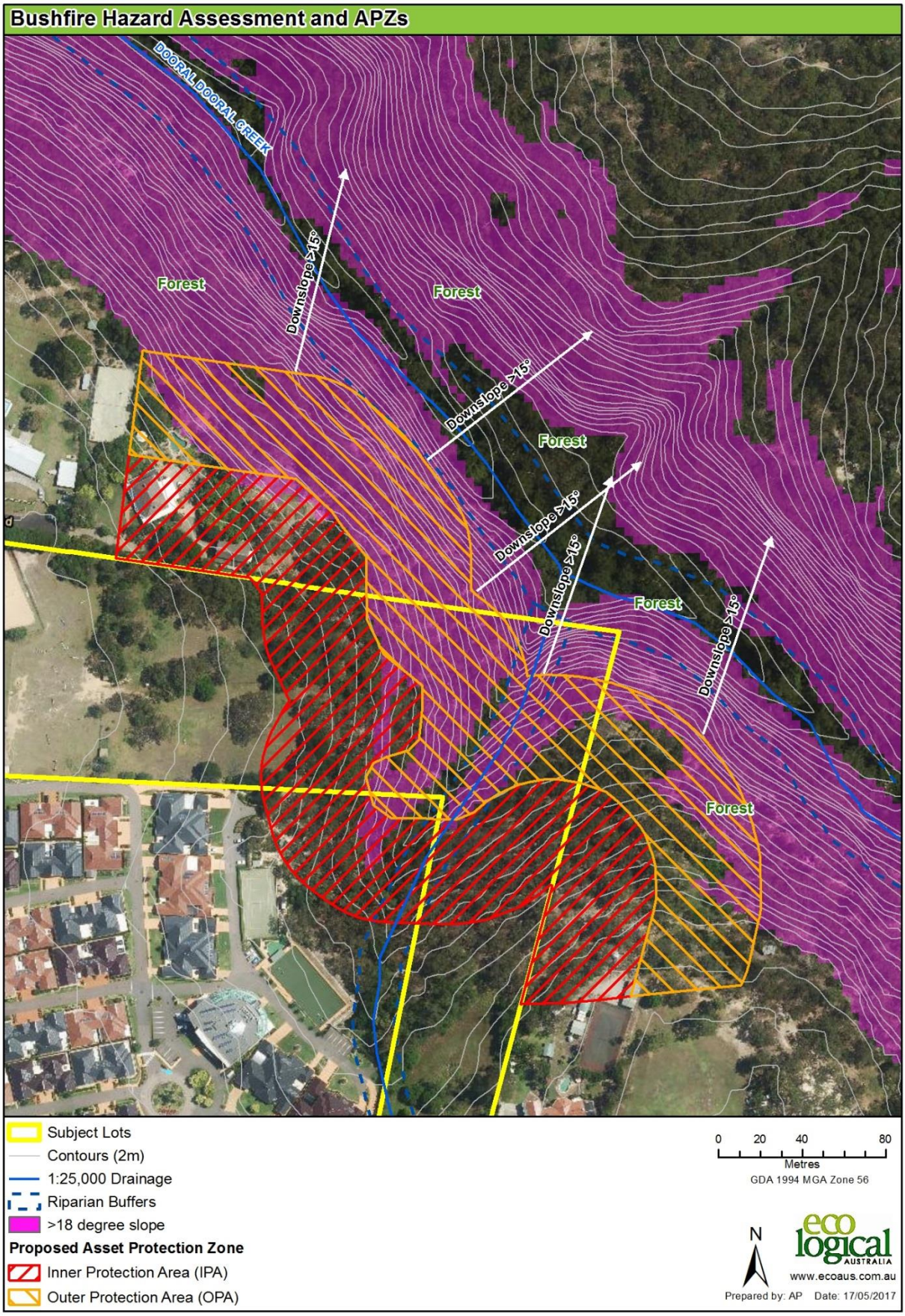


Figure 1 - Map of APZ Constraints for proposed development (Inner Protection Area positioned outside of steep slope areas, Outer Protection Area within steep lands)

Attachment 8

Engineering Assessment

Services Advice for Site Compatibility Statement

1 Edgecliff Road Glenhaven and 9 Old Glenhaven Road Glenhaven

Prepared for CCR Interiors Pty Ltd

Our Ref: 17013

30 August 2017

CUBO CONSULTING PTY LTD - ABN 46 610 277 462
Suite 6, 220 The Entrance Rd Erina - PO BOX 315 AVOCA BEACH NSW 2251
Email: admin@cubo.net.au Web: www.cubo.net.au **Phone: 02 4326 0990**

CONSULTING Cubo

ENGINEERING BUILDABLE SOLUTIONS

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1 Executive Summary

Cubo Consulting Pty Ltd has been engaged by CCR Interiors Pty Ltd to undertake a preliminary review for the availability of utility services for the proposed residential development at Lot 100 DP1230439, 1 Edgecliff Road Glenhaven and 9 Old Glenhaven Road Glenhaven.

The report includes the following services:

1) Sewer connection – Sydney Water Corporation;
2) Water connection - Sydney Water Corporation;
3) Electrical Connection – Endeavor Energy;
4) Gas Connection – Jemena;
5) Telecommunications Connection - National Broadband Network (NBN);
6) Fire Services – Fire and Rescue NSW.

The utility service infrastructure requirements can be provided to the proposed development with minimal external construction required outside the existing retirement village or proposed development.

Yours Faithfully

Vince Cubis
Senior Engineer

2 Background Information

This document presents the outcomes preliminary studies of public utility infrastructure availability undertaken by this office and is subject to actual confirmation by the utility companies when application is made for connection to the appropriate service.

3 Process

Dial Before You Dig (DBYD) enquiries have been made to establish the services availability near the proposed development site.

The enquiries have established the following connection points:

1) Water services are located adjacent to the site within the existing retirement village.
2) Sewer services are located adjacent to the site within the existing retirement village.
3) Gas services are located adjacent to the site within the existing retirement village.
4) Electrical services are located adjacent to the site within the existing retirement village.
5) Telecommunication services are located adjacent to the site within the existing retirement village.
6) Fire services are located adjacent to the site within the existing retirement village.

4 Services Availability

Connection availability is as follows:

4.1 Water Connection

The water network within the existing retirement village to be extended to the proposed development to provide water services.

4.2 Sewer Connection

The sewer network serving the proposed development to be extended to the to the existing development Private Pump Station. The PPS will require increased storage capacity to handle the increased sewerage load with full requirements determined at Design Stage in negotiation with Sydney Water.

4.3 Electricity Connection

The existing electricity substation network to be extended to service the proposed development. The increased electrical load will be determined at the Design Stage in negotiation with Endeavour Energy.

4.4 Gas Connection

The Gas network within the existing retirement village to be extended to the proposed development to provide gas services. The increased Gas load will be determined at the Design Stage in negotiation with the Gas Provider.

4.5 Telecommunications Connection

The Telecommunication network within the existing retirement village to be extended to the proposed development to provide services. The increased service level will be determined at the Design Stage in negotiation with the NBN.

4.6 Fire Services

The Fire Services network within the existing retirement village to be extended to the proposed development to provide services. The increased service level will be determined at the Design Stage in negotiation with the Fire and Rescue NSW.

5 Summary

The Water, Sewer, Power, Gas, and Telecommunication utility service infrastructure requirements can be provided to the proposed development with minimal external construction required outside the existing retirement village or proposed development.

Note that this report only provides advice on services availability for the proposed development. The capacity of each system will need to be assessed in negotiation with the respective service provider at the design stage.

Attachment 9

Living Choice Letter

Living Choice Australia Ltd
Jason Sack
3 / 81 Grange Road
Welland South Australia 5007

James Brownsworth
Innovative Planning Solutions
PO BOX 1043
Maroochydore QLD 4558

23rd August 2017

RE: LIVING CHOICE GLENHAVEN

Dear James,

In respect of Living Choice Glenhaven:

1. This village contains 245 homes.
2. This village is highly regarded within the local area and experiences a high level of buyer demand, currently the occupancy rate of the village is 98%.
3. When properties become vacant it is typical for these homes to be re-leased in around 90 days of the reinstatement or refurbishment concluding.
4. We operate a priority waitlist for the village, this list contains 147 wait list clients. Living Choice operates an active database which currently contains 1,214 interested parties.

If you require any further information I would be pleased to assist you.

Kind Regards,
LIVING CHOICE AUSTRALIA LTD

Jason Sack
General Manager