

Report to the Hunter and Central Coast Joint Regional Planning Panel on an application for a Site Compatibility Certificate.

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

SITE: Lot 1 DP 812644, Woy Woy Leagues Club, 82 Blackwall Road, Woy Woy.

The Site Compatibility Certificate application applies to Lot 1 DP 812644, being land at 82 Blackwall Road, Woy Woy. The site covers an area of approximately 4471m² and is located on the eastern side of Blackwall Road. The site has a street frontage of 73m along Blackwall Road and a site depth of 61m. The site is currently occupied by a two-storey registered club and carpark. Carparking is generally located at ground floor level below the club and on the southern half of the site.

Development adjoining the site to the south is comprised of two storey retail and commercial premises with associated carparking. Land adjoining the site to the east comprises of single storey residential dwellings. Land directly north of the site contains a carpark and the single storey Woy Woy Court House. Land located to the west is generally single storey retail and commercial premises. A large public recreation area comprising of Woy Woy Oval, Austin Butler Oval and tennis courts is located north east of the site (Figure 1).

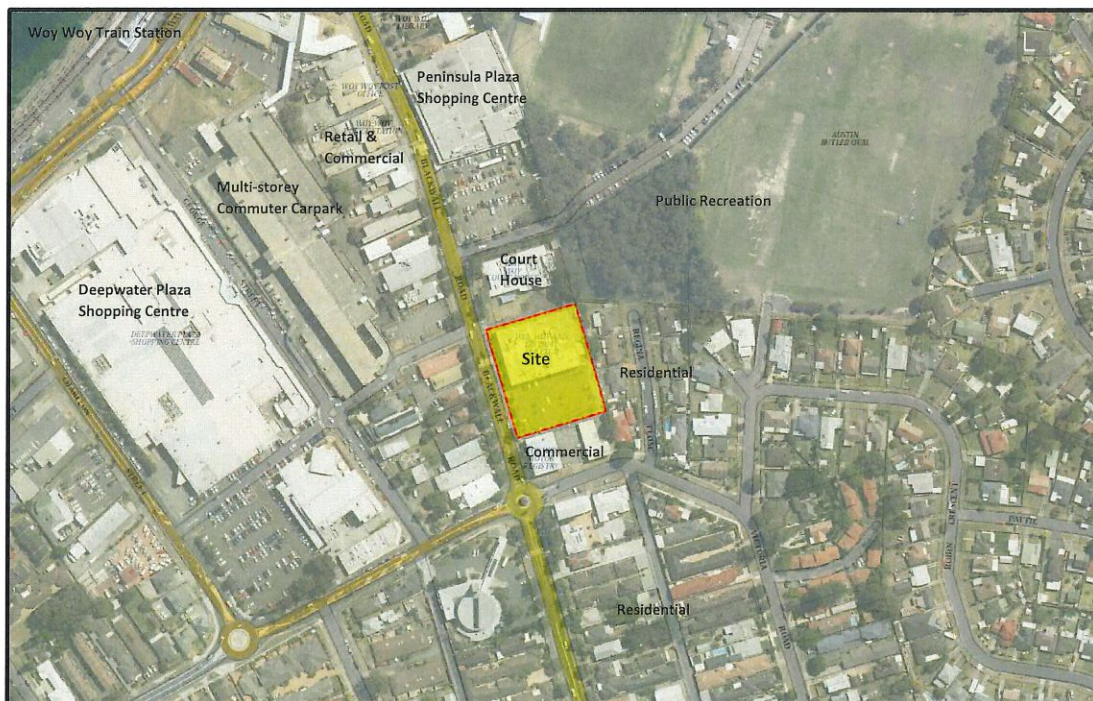


Figure 1: Site location (source: SIX Maps)

APPLICANT: Hamptons Property Services on behalf of Eastern Suburbs Leagues Club Limited.

PROPOSAL: The application states the proposal is for seniors housing comprising:

- 143 infill self-care apartments (18 x 1 bedroom, 20 x 1 bedroom plus study, 43 x 2 bedroom, 52 x 2 bedroom plus study and 10 x 3 bedroom);
- Restaurant;
- Swimming pool and gymnasium;
- Retail premises;
- Registered club; and
- Two levels of basement carparking.

Conceptual design plans showing the proposed built form (Figure 2) and floor layout have been provided with the application.

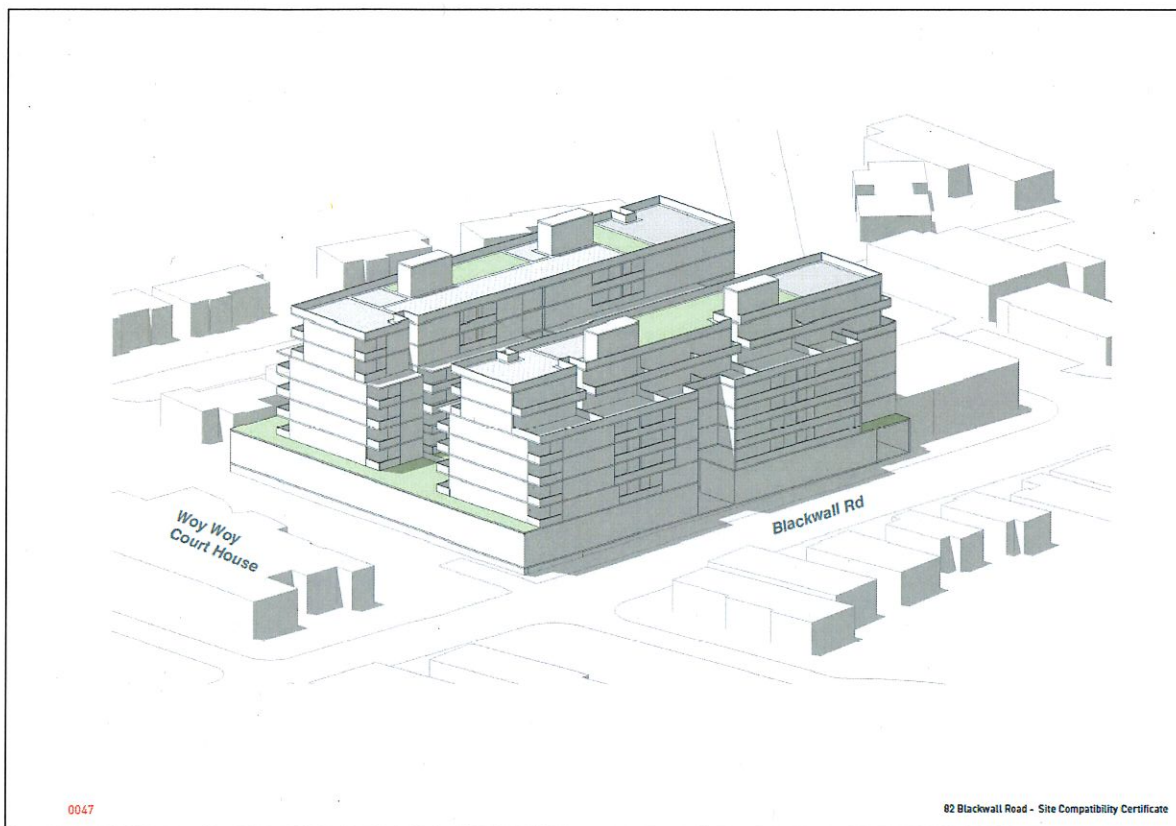


Figure 2 – Proposed Built Form

LGA: Central Coast

PERMISSIBILITY STATEMENT

The land is zoned B2 Local Centre under Gosford Local Environmental Plan (LEP) 2014 (Figure 3). The B2 zone prohibits residential accommodation including seniors housing. The provisions under clause 4 of the Seniors Housing SEPP provide that a SCC can be issued for the site because:

- the land is zoned primarily for urban purposes, being B2 Local Centre;
- the land is being used for the purposes of an existing registered club, identified as Woy Woy Leagues Club; and
- the land is not identified by any exclusions listed in Schedule 1 of the Seniors Housing SEPP.

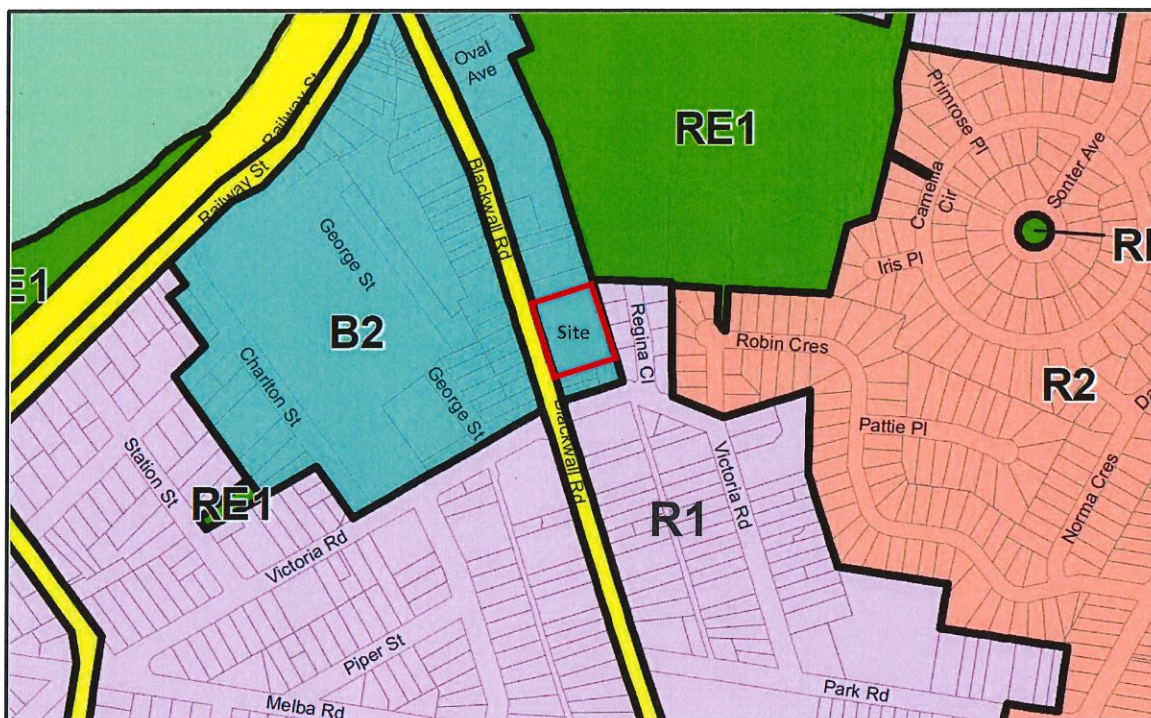


Figure 3: Gosford LEP 2014 Land Zoning Map

PREVIOUSLY ISSUED SITE COMPATIBILITY CERTIFICATE ON THE LAND

No site compatibility certificate has been previously issued on the land.

PROXIMITY OF SITE TO WHICH THERE IS A CURRENT SITE COMPATIBILITY CERTIFICATE, OR AN APPLICATION HAS BEEN MADE BUT NOT YET DETERMINED

A site compatibility certificate was issued on 24 January 2017 for land known as Woy Woy Sporties located at 184-186 Brick Wharf Road and 1 North Burge Road, Woy Woy and is approximately 800 metres north east of the subject site and is still current. It is noted a development application for Senior's Living Accommodation on the Woy Woy Sporties site was refused by the Hunter and Central Coast JRPP on 23 August 2018. Clause 25(2A) identifies land is next to proximate site land for the purposes of this clause if the land is located within a one-kilometre radius of 2 or more other parcels of land where there is a current site compatibility certificate or an application for a site compatibility certificate has been made but not yet determined. Given there is only one SCC application within 1 kilometre of the subject site that is still current, the land is not considered land that is next to proximate site land for the purposes of the clause and therefore the SCC application is not required to be accompanied by a cumulative impact study.

CLAUSES 24(2) AND 25(5)

The panel must not issue a certificate unless the panel:

- (a) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the General Manager of the council within 21 days after the application for the certificate was made; and
- (b) is of the opinion that:

- (i) the site of the proposed development is suitable for more intensive development; and
- (ii) the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the criteria specified in clause 25(5)(b).

COMMENTS FROM COUNCIL

On 24 July 2018, the Department requested Council comment on the SCC application. Council provided comments on 28 August 2018 (**Attachment B**) which are summarised as follows:

Acid Sulfate Soils:

- *The site is mapped as containing Class 2 Acid Sulfate Soils and due to the extent of the earthworks an Acid Sulfate Soils Management Plan will be required to be provided at the development application or construction certificate stage.*

Native Vegetation:

- *The proposal does not involve the clearing of native vegetation.*

Flooding:

- *Council records indicate the site is affected by flooding in high intensity storm events. The 1% annual exceedance probability (AEP) flood level is 1.57 metres Australian Height Datum (AHD) and the flood planning level is 2.27 metres AHD. The flood planning level includes a freeboard (500mm plus 200mm sea level rise allowance) and applies to all habitable areas within the proposed development.*
- *Access to basement levels within the proposed development should address the flood planning level by either raised driveway profiles or automated flood barriers to ensure flood waters do not enter basement levels.*
- *Evacuation routes and consideration of the probable maximum flood level (RL 2.06 AHD metres) are also a requirement of seniors living developments.*

Future Land Uses:

- *The surrounding development is characterised by low to medium density residential development and public reserves. The construction of a new club building and cafés is consistent with the established use and recent approvals over the site.*
N.B. Council has not identified the surrounding development also consists of 1-2 storey commercial development.
- *Council notes no assessment has occurred with regard to amenity impacts to surrounding residents given the lack of details provided on the submitted plans. However, Council considers the seniors housing component is compatible with the residential character of the area and can be designed to ensure minimal impact on surrounding residents in terms of privacy, overshadowing or view loss.*
- *The development is located in close proximity to services and transport.*

Services and infrastructure:

- Internal off-street car parking should be designed to comply with Australian Standards.
- A traffic impact report from a traffic engineer is to be submitted with a development application for the proposed development and should address traffic generation, car parking, manoeuvring, safety and compliance with Australian Standards, footpath, road lane widths and parking requirements.
- Any development application for the proposed development shall be accompanied by a Water Cycle Management Plan Strategy and comply with the requirements of the Water Cycle Management Plan Strategy of Part 6.7 of Gosford DCP 2013.

Bulk, Scale, Built Form and Character:

- The proposal exceeds the maximum building height of 19.75m by 32% with the proposed development having a building height of 26.1metres.
- The proposal exceeds the maximum floor space ratio (FSR) of 2.3:1 by 0.9:1 or 39% with a proposed FSR of 3.2:1 noting pursuant to clause 45 of the SEPP (Seniors Housing) that an FSR bonus of 0.5:1 may be applicable to the mapped FSR.
- The site adjoins a residential zone boundary to the east and the Apartment Design Guide recommends an additional 3 metre setback on zone boundaries between apartment buildings and lower density zones. This is important as the adjoining sites are narrow and unlikely to be redeveloped to a similar density and this problem is exacerbated by the significant height non-compliance.
- Building separation not only provides visual privacy but acoustic privacy, solar access and adequate area for landscaping and should comply with the Apartment Design Guide.
- Two carpark access points are not supported. In particular access from Blackwall Road has a detrimental impact on the streetscape and may result in traffic safety issues.
- The Apartment Design Guide requires 12 metre setbacks to habitable rooms including balconies for buildings above 24 metres high.
- Non-compliance with height, floor space ratio and setback controls indicates the scale of the building is excessive and inconsistent with the existing and likely future context. It will result in loss of amenity and reduced development opportunities on adjoining sites, particularly the commercial sites directly to the south fronting Victoria Road.
- The option of acquiring the sites to the south is strongly recommended and may alleviate some amenity issues resulting from the non-complying height and also resolve parking and servicing problems.
- Street front podium heights should generally be two to three storeys to provide appropriate pedestrian scale and ensure solar access to the footpath and public spaces.

- *The Apartment Design Guide requires 7% or 313m² of the site area to be deep soil planting with a minimum dimension of 6 metres. There is no deep soil planting proposed for the site.*
- *Additional landscaping on the slab is supported however it does not provide the deep soil and significant planting necessary for screening on the zone boundary. While street trees are supported they should be an addition to, not a substitute for on-site landscaping.*
- *The location of services must be determined prior to the development application being submitted to ensure street trees can actually be located where they are shown. Where services prevent street trees additional deep soil planting must be provided on the site.*
- *The proposal does not involve the clearing of native vegetation.*

Council did not object to the SCC application however raised a number of concerns with the proposed development in relation to addressing acid sulfate soils, flooding, parking and vehicle access, water cycle management, bulk and scale including building height, floor space ratio, setbacks and deep soil planting.

SUITABILITY FOR MORE INTENSIVE DEVELOPMENT

The panel must not issue a certificate unless the panel is of the opinion that the site of the proposed development is suitable for more intensive development (clause 24(2)(a)):

1. The site of the proposed development is suitable for more intensive development (clause 24(2)(a))

The proposal aims to contribute to seniors housing in the locality and there are no significant constraints to more intensive development on the site as:

- The site is located in an existing urban area in Woy Woy Town Centre;
- Public transport in the form of multiple bus services (53, 59, 70) are readily available from a bus stop approximately 10 metres north from the northern boundary of the site on Blackwall Road;
- Woy Woy Town Centre offers a range of shopping centres, supermarkets, retail, commercial, general practice health services and community services to meet the needs of the local community;
- Woy Woy train station is located less than 500 metres walking distance from the site providing rail access to Gosford Regional City, Sydney and Newcastle.
- Council has advised the proposed development for infill self care seniors housing is compatible with the established use and recent approvals over the site.
- Council considers the seniors housing component is compatible with the adjoining residential character of the area to the east and can be designed to ensure minimal impact on surrounding residents in terms of privacy, overshadowing or view loss.
- Council concerns regarding amenity impacts and reduced development opportunity on the adjoining commercial site to the south are considered capable of resolution through the development assessment process.

- Adequate and suitable services are available in the vicinity to support the proposed development; and
- The environmental constraints such as flooding and acid sulfate soils management are considered matters capable of resolution and can be addressed at the development application stage.

Given the nature of the site, the availability of services, infrastructure and land uses in the surrounding area, the site is considered suitable for more intensive development.

COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES

The panel must not issue a certificate unless the panel is of the opinion that the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the following criteria (clause 25(5)(b)) and clause 24(2)(b)):

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

Biodiversity

The land is entirely developed for the purposes of a registered club and associated car park. The proposal does not involve the removal of any native vegetation.

Heritage

No information on heritage items was provide with the application. The site does not adjoin any heritage or archaeological sites identified in Gosford LEP 2014.

Contamination

No information on site contamination was provided with the application. The applicant has indicated that matters of contamination will be addressed at the development application stage. Council may request a contamination report to be prepared in support of any development application to ensure the site is suitable for the proposed development, if deemed necessary.

Coastal Management

The site is located on land identified as a Coastal Environment Area in the Coastal Management SEPP. The SEPP requires the consent authority to consider a number of matters in relation to coastal environmental values and water quality before consent can be issued. Council may request further information on these matters, if necessary which can be addressed at the development application stage.

Acid Sulfate Soils

No information on acid sulfate soils was provided with the application. The site is mapped as containing Class 2 and Class 3 Acid Sulfate Soils and Council's comments indicate due to the extent of the earthworks proposed an Acid Sulfate Soils Management Plan will be required to be provided at the development application or construction certificate stage. Lowering the watertable, to create

underground parking, may also affect acid sulfate soils and will need to be considered in the Management Plan.

Flooding

The site is subject to the 1% flood event and the application notes floor levels and safety within the basement of the building will need to be addressed as part of any future development application. The application states it does not propose any habitable space at the ground floor level. Council has advised the site is affected by flooding in high intensity storm events and considers access to basement levels will need to address the flood planning level with raised driveways or flood barriers so waters do not enter the basement levels and further consideration of the probable maximum flood level and evacuation routes is also required for the seniors living development. Flooding and groundwater issues have the potential to affect the proposed below ground carparking and may ultimately affect final built form. These are matters that would require further consideration and investigation at the development application stage.

Existing and approved uses of land in the vicinity

The site is located on towards the southern extent of the B2 Local Centre zone in Woy Woy Town Centre. The existing uses in the vicinity of the site comprises development for retail, commercial and business premises, health services, community facilities, public recreation and residential purposes. Supermarket facilities are located in the Peninsula Plaza and Deepwater Plaza Shopping Centres. The site is located on the interface between the B2 zone and R1 zone where land uses are generally low density single storey dwellings located directly to the east of the site. The prevailing height of existing development in Woy Woy is generally one to two storeys buildings. However there are some sites which exceed this being Woy Woy Car Park (4-5 storey), an affordable housing development at Chambers Place (4 storey) and a place of public worship and offices at 125 Blackwall Road (5 storey). The proposed seniors housing development will provide for 7 storeys above ground level and two below ground levels for basement parking.

The proposed use is considered to be compatible with existing and approved uses in the surrounding area. The impacts of the proposed seniors housing on the amenity of the adjoining properties at the interface between the business and residential zones needs to be carefully considered to minimise the potential for land use conflict. It is noted Gosford LEP 2014 applies a maximum building height of 19.75 metres to the site and the proposal seeks a maximum building height of 26.1 metres and will require a 32% variation to the development standard. Gosford LEP 2014 applies a maximum floor space ratio of 2.3:1 on the site and the proposal seeks a floor space ratio of 3.2:1 and will require a 39% variation to the development standard.

The appropriateness of the variations proposed will need to be considered during the development application assessment and further discussion on the proposed built form is provided in item 5 below.

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

The site is currently used as a registered club being Woy Woy Leagues Club. The applicant has indicated the existing club facilities are significantly larger than what is required to operate a club in this location with a number of redundant spaces within the existing built form. The proposal seeks to redevelop the site and maintain the registered club use with a new club facility, restaurant, pool, gym, and retail premises in conjunction with the new seniors living development. The proposed development on the site would increase significantly given the scale of the development, number of seniors apartments, the addition of retail premises in addition to retaining the club use and providing associated recreation facilities.

Current Land Zoning

The land is zoned B2 Local Centre and the objectives of the zone aim to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. The zone also aims to provide for residential uses, but only as part of a mixed-use development and ensure development is compatible with the desired future character of the area. The B2 zone permits a variety of land uses with consent including boarding houses, child care centres, commercial premises, community facilities, educational establishments, entertainment facilities, medical centres, registered clubs, shop top housing and tourist and visitor accommodation. It is noted the group term residential accommodation which includes seniors housing is prohibited in the B2 zone though some components, such as shop top housing are permitted.

The land is also identified in Woy Woy Town Centre Development Incentives Application Map and the provisions under clause 4.3 of Gosford LEP 2014 in relation to Height of Buildings and Street Frontage requirements and clause 4.4 and 4.4A Floor Space Ratio provide for a 19.75m maximum building height and a 2.3:1 floor space ratio development standard on the site.

The likely future uses on the land would be limited to those existing permitted uses in the B2 zone however the existing development standards provides for higher building heights and more density than the existing prevailing 1-2 storey height limits currently occupying the majority of sites in the B2 zone.

Adjoining Land

The adjoining land in the vicinity of the site is zoned B2 and R1. The B2 land is subject to the same provisions and permitted uses as the subject site. Future uses would be limited those uses currently provided for in the B2 zone. It is noted Council had concerns regarding the impact on commercial development directly south of the site, particularly in regard to setbacks, which have the potential to limit development opportunity on the site. The potential impacts would be subject to further consideration by Council during the development assessment process to ensure impacts do not adversely affect future development opportunities on the adjoining site.

The R1 zoned land objectives, adjoining the site to the east, is to provide a variety of housing types and permits multi dwelling housing and residential flat buildings. It is noted these sites in Regina Close are limited in terms of site depth and may be difficult to develop for future multi dwelling housing. The potential amenity impacts including privacy and solar access requirements to these dwellings should be considered further during Council's development assessment.

Gosford DCP 2013 Part 4 - Centres

Gosford DCP 2013 for Woy Woy Town Centre implemented recommendations arising from the Peninsula Urban Directions Strategy (Feb 2005) and Part 4.2 of the DCP identifies development controls for land within the B2 zone in Woy Woy Town Centre as well as Ettalong Beach and Umina Beach Village Centres. Building Height Controls in the DCP limit the maximum height to 6 storeys on the site (Figure 4).

Max. LEP Height 'm'	Max Height in Storeys	Max External Wall Height in 'm'	Max Street/Lane Wall Height in Storeys/m
19.75	6	18.25	2 8.75m
17	5	15.5	2 8.75m
14.25	4	12.75	2 8.75m
11.5	3	10	2 8.75m

Figure 4 – Extract from Gosford DCP 2013 - Part 4.2.5.2 Building Height

Central Coast Regional Plan

The site is located in an existing urban area in Woy Woy Town Centre which is identified as a strategic centre in the Central Coast Regional Plan (CCRP). The CCRP sets regional planning priorities and identifies where to focus new housing and jobs. The Plan aims to target growth in strategic centres and growth corridors close to transport that will deliver social and economic benefits. Local centres such as Woy Woy have been identified with potential for additional infill housing to accelerate housing supply and improve housing choice. It is noted that in regard to population growth the CCRP identifies that 55% of growth will be people aged 65 and over.

It is considered that the land can accommodate more intensive development given the seniors housing use is proposed in the B2 Local Centre zone in the strategic centre of Woy Woy close to transport infrastructure. The proposed development is consistent with the CCRP and will assist in accelerating housing supply and choice by providing additional housing for the projected seniors population on the Central Coast.

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

Location and access to facilities

The application identifies there are sufficient services and infrastructure to meet demands that would be generated by the development and identifies shops, banks, retail and commercial facilities, recreational facilities and general practitioners are all located within 250metres walking distance. The nearest bus stop is located less than 50 metres from the site and the gradient of pathway is no more than 1:14 and is capable of complying with the Seniors Housing SEPP. It is noted Woy Woy Train Station is located within 500 metres walking distance from the site.

Infrastructure

The application did not provide any indication of the capacity of existing water and sewer services to accommodate the development and Council did not raise any concerns in its comments with regard to these matters. Council's comments identified that a development application for the proposed development shall be accompanied by a Water Cycle Management Plan (WCMP) Strategy demonstrating compliance with its DCP. The WCMP details potable water savings, stormwater and flooding management measures that are to be implemented on the site. Given the site location in an existing urban area any augmentation to water, sewer, stormwater, electricity, gas, telecommunications capacity can be addressed at the development application stage with the relevant infrastructure service providers.

Traffic, parking and access impacts

The proposed seniors living development seeks to provide 2 levels of basement car parking providing 225 spaces to accommodate the various uses on the site. The Traffic Statement submitted with the application concluded the proposal is not expected to result in any adverse parking or traffic implications on the road network. Council raised concerns indicating the two carpark access points are not supported as access from Blackwall Road will have a detrimental impact on the streetscape and may result in traffic safety issues. Council has advised it would require a traffic impact report from a traffic engineer to be submitted with a future development application which is to address traffic generation, car parking manoeuvring, safety, footpath, road lane widths and parking requirements. It is noted Blackwall Road is a Classified Road and the proposal would be referred to the Roads and Maritime Service for any future development application. It is considered these are matters which can be addressed further at the development application stage.

4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development (clause 25(5)(b)(iv))

The clause is not applicable to the application as the site is zoned B2 Local Centre and does not include any land zoned for open space or special uses.

5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development (clause 25(5)(b)(v))

Character of the local area

Council's DCP contains existing and desired character objectives for Woy Woy Town Centre. The DCP identifies the site in Woy Woy Mainstreet Centre character area and is characterised as a mixed precinct of retailing, tourist accommodation, commercial and community services, recreation facilities in a gateway location that provides visually prominent backdrops to Brisbane Water. The desired future character is identified as remaining as a mixed-use centre with a range of services and accommodation for local residents as well as visitors where new developments encourage high levels of street activity and also achieve improved standards of amenity plus urban-and-civic design quality. It is noted the DCP identifies the height and form of buildings should provide a transition from the foreshore back to the existing 5 storey multi-level commuter car-park.

The surrounding area comprises predominately of low rise 1- 2 storey commercial and residential development and is well serviced with a number of retail, commercial, community and civic services along Blackwall Road with public recreation facilities in the vicinity of the site. The area directly east and south of the B2 zone is zoned R1 General Residential and provides for a variety of housing types and densities including seniors housing, multi dwelling housing and residential flat buildings and is generally comprised of single storey low to medium density developments.

The proposal seeks to provide 143 infill self-care apartments within the context of a registered club and seeks to provide other facilities including a restaurant, swimming pool, gymnasium and retail premises within the site for residents and local community use.

The SCC application has identified the visual catchment of the site and states it provides a streetscape with a mix of retail and commercial buildings and detached dwellings and considers the subject site is capable of accommodating the density of the proposed mixed-use development allowing for an urban form that is commensurate with the expectations of this locality. Council's comments considers the proposed development to be compatible with the existing residential character however also noted the non-compliance with development standards was excessive and inconsistent with the existing and likely future context as a result on non-compliance with the development controls.

Given the existing zoning and development controls it is considered the site can accommodate the increase in the intensity for the redevelopment of the site for the use for seniors housing. The development application process can adequately assess and determine the appropriate bulk, scale and built form to ensure the development is sympathetic to the character of the locality. Any potential impact on neighbours privacy and amenity issues can be minimised through building design, setbacks and landscaping and can be addressed as part of Council's development assessment process.

Bulk and Scale and Built Form

The proposal will result in a significant development of the existing club site containing the club, restaurant, retail units and associated facilities and 6 storeys of seniors housing above the ground floor level The maximum building height permitted on the site is 19.75 metres and adjoins residential zoned land to the east with a

maximum building height of 11 metres. The proposal seeks a maximum building height of 26.1m comprising of 23.1m for the building with a further 3 metres allowance for plant equipment. The maximum floor space ratio permitted on the site is 2.3:1 and adjoins residential zoned land to the east with a floor space ratio of 0.85:1. The proposal seeks a maximum floor space ratio of 3.2:1 on the site.

Council has expressed concern regarding the non-compliance with development standards and *Apartment Design Guide* setbacks and lack of deep soil planting and considers the scale of the building is excessive and will result in a loss of amenity and reduced development opportunity on adjoining sites. (Figure 5). It is noted Council DCP identifies a maximum 6 storey height limit for land zoned B2 in Woy Woy Town Centre and the proposal seeks 7 storeys.

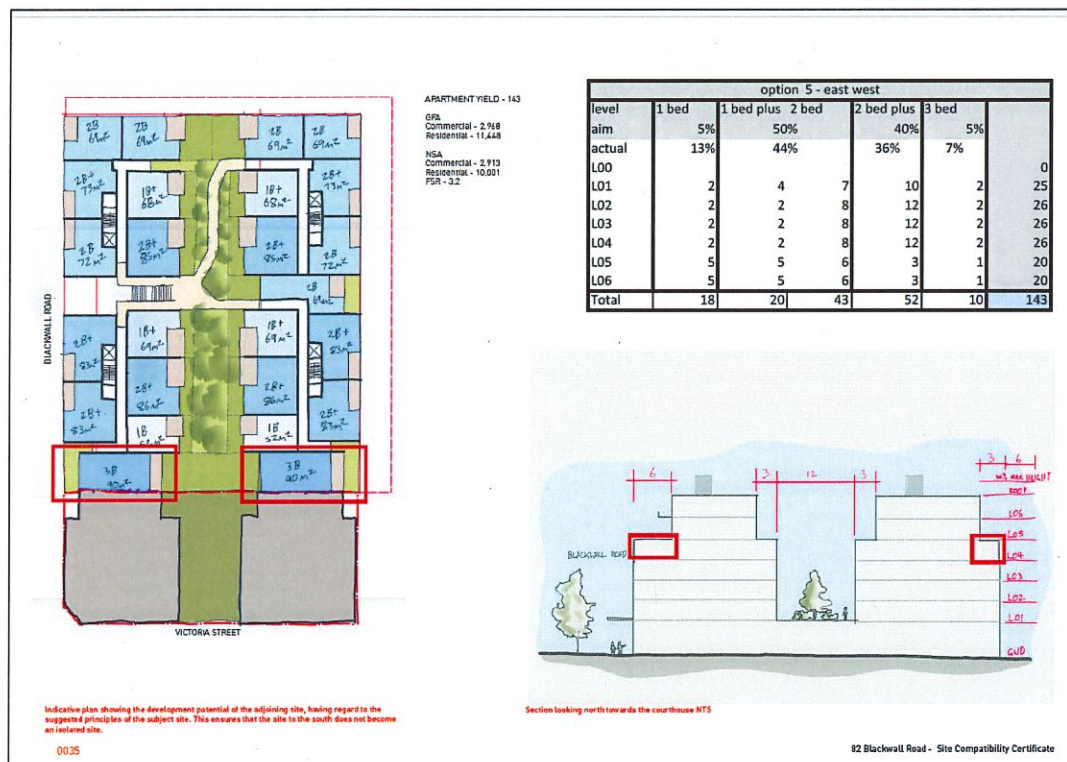


Figure 5 Applicant's Design Layout

It is noted the shadow study submitted with the application contains an incorrect shadow diagram showing reduced solar access impacts on adjoining residential properties at 2pm on the 21 June. The shadow diagrams should be corrected for any future development application.

There is scope to review the proposed development's detailed design at the development application stage to address the site's interface with the residential dwellings located to the east of the site and the impact on the adjoining commercial development directly south of the site as well as visual dominance and massing of the development along Blackwall Road. Council concerns relating to bulk and scale, visual dominance appear capable of being addressed at the development application stage and does not preclude the issuing of a site compatibility certificate for the seniors housing development to occur on the site. The certificate could conditionally agree to the use of the land for seniors housing subject to further design considerations being addressed which may result in modifications of the built form as

submitted for the SCC. It is noted under clause 24(3)(a)(i) of the Seniors SEPP that the consent authority can grant consent to carry out development that is on a smaller (but not larger) scale than the development for which the site compatibility certificate was issued.

6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the *Native Vegetation Act 2003*—the impact that the proposed development is likely to have on the conservation and management of native vegetation (clause 25(5)(b)(vi))

The proposed development does not involve the clearing of native vegetation.

CONCLUSION

Issue of a Site Compatibility Certificate, subject to conditions, is recommended for the following reasons:

- the proposed use is consistent with the Central Coast Regional Plan and will provide additional housing choice to meet community needs in an identified emerging strategic centre and will assist in providing additional housing for the projected seniors population on the Central Coast;
- the site is suitable for more intensive use, for the provision of infill self-care housing units, having regard to the criteria set out in clause 25(5)(b) of the SEPP;
- it will provide a well-located seniors housing development in the Central Coast region, located in close proximity to existing public transport networks, and access to health, retail, banking and other facilities and services in Woy Woy Town Centre;
- concerns regarding flooding, acid sulfate soils, traffic and access and the building bulk, scale, setbacks and deep soil planting can be suitably addressed at the development application stage by the local consent authority.
- including conditional requirements in Schedule 2 of the SCC Certificate will ensure that height, bulk, scale and setbacks are appropriately considered noting the need for the development to be compatible with the surrounding environment through the consent authority's assessment of any future development application.



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