

Site Compatibility Certificate Application Report


'The Estuary' Seniors Housing Proposal
49 Beach Road, Batemans Bay

Submitted to NSW Department of Planning and Environment
On Behalf of Global Living Communities

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Report Revision History

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This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of Club Marconi. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1.	Design Package	BHI Architects
2.	Letter re Meeting with Council, 30 January 2018	Eurobodalla Shire Council
3.	Email re Electricity, 12 December 2017	Essential Energy
4.	Email re Stormwater, 19 December 2017	Eurobodalla Shire Council

1. Executive Summary

This report has been prepared for Global Living Communities (Global Living) by City Plan Strategy and Development Pty Ltd (CPSD) to accompany an Application for a Site Compatibility Certificate (SCC).

The site the subject of the SCC application ("the subject site") is currently used for the purposes of tourist accommodation and is located at **No. 49 Beach Road, Batemans Bay**. It comprises parts of two allotments and is legally described as Part Lot 101 in DP 850637 and Part Lot 12 in DP 124295. The subject site forms part of a larger site legally described as Lot 101 in DP 850637 and Lot 12 in DP 124295, referred to in this submission as the "master plan site".

The subject site is proposed to be developed under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* for approximately 274 self-contained dwellings in the form of serviced self-care housing within multiple buildings, together with a 150-bed residential care facility. The subject site forms part of a comprehensive long-term master plan for the whole Global Living Communities' master plan site which aims to provide an integrated, resort-style community comprising high quality apartment development and high and low care housing for seniors. Details of the overall proposal are provided at Section 2.2 of this report.

The subject site is currently zoned SP3 Tourist under the *Eurobodalla Local Environmental Plan 2012* (LEP 2012). The balance of the master plan site is zoned R3 Medium Density Residential. While the proposed seniors housing on the subject site will not provide tourist accommodation, it is anticipated that approximately 50% of the residential apartments within the broader master plan site will be ultimately used for such purposes. In addition, some of the recreational and community facilities within the seniors housing development will be accessible to the local community, including visitors to the area.

A briefing meeting was held on 30 January 2018 with Councillors and senior staff of Eurobodalla Shire Council to discuss the master planning of the site and, specifically, the seniors housing proposal. Councillors and senior staff expressed strong support for the proposal, subject to demonstrating its suitability for the use of SP3 land and providing certain information to accompany any future development application/s.

This report provides the information required to be submitted with the Application Form for the SCC and should be read in conjunction with the accompanying Design Package by BHI Architects (**Appendix 1**). The sections within this report relate directly to sections within the associated Application Form and should not be read in isolation from the Application Form.

Overall, the proposed seniors housing on the subject site is considered an entirely suitable use for this land, particularly with respect to accessibility to services, current and future surrounding land uses, and the site's natural environmental constraints. Importantly, the overall plan for the master plan site will continue tourism-related uses on the broader site. The report demonstrates the merit in the NSW Department of Planning & Environment issuing a SCC for the proposed development of the subject site.

2. Development Proposal Information (C1)

2.1 Context

2.1.1 The site

The subject site is located at **No. 49 Beach Road, Batemans Bay**. It comprises parts of two allotments and is legally described as Part Lot 101 in DP 850637 and Part Lot 12 in DP 124295.

The proposed seniors housing on the subject site will form the central and western portions of the broader master plan site, as shown in **Figure 1**.

The master plan site has an area of approximately 6.3ha. The seniors housing component comprising the subject land occupies approximately two-thirds of the subject site, and is approximately 4ha in area.

An approved but unregistered subdivision of the master plan site separates the seniors housing component (the subject site) from the broader site.

Current vehicular access to the subject site is primarily available from Beach Road to the west via a bridge over Hanging Rock Creek. Hanging Rock Place provides alternate access to the master plan site from the east.

The northern boundary of the subject site is protected by a recently constructed concrete block wall, approved by Council as part of a boundary readjustment. The extent of the readjusted boundary is indicated on the Master Plan (**Appendix 1**).

The subject site has a direct frontage to a basin formed by a rock wall extending along the shores of the Clyde River estuary in a south-easterly/north-westerly direction. The outlet of Hanging Rock Creek is located at the north-western end of the subject site where it flows into the larger basin before entering the Clyde River.

Topographically, the subject site is raised above surrounding land, including the residential development to the south.



Figure 1: Aerial image of master plan site (outlined in red), showing portion of site the subject of the SCC application (shaded yellow)

The master plan site is currently zoned part R3 Medium Density Residential and part SP3 Tourist under the *Eurobodalla Local Environmental Plan 2012* (ELEP 2012), as shown in **Figure 2**. The proposed seniors housing development on the subject land is located entirely within the portion of the master plan site zoned SP3.

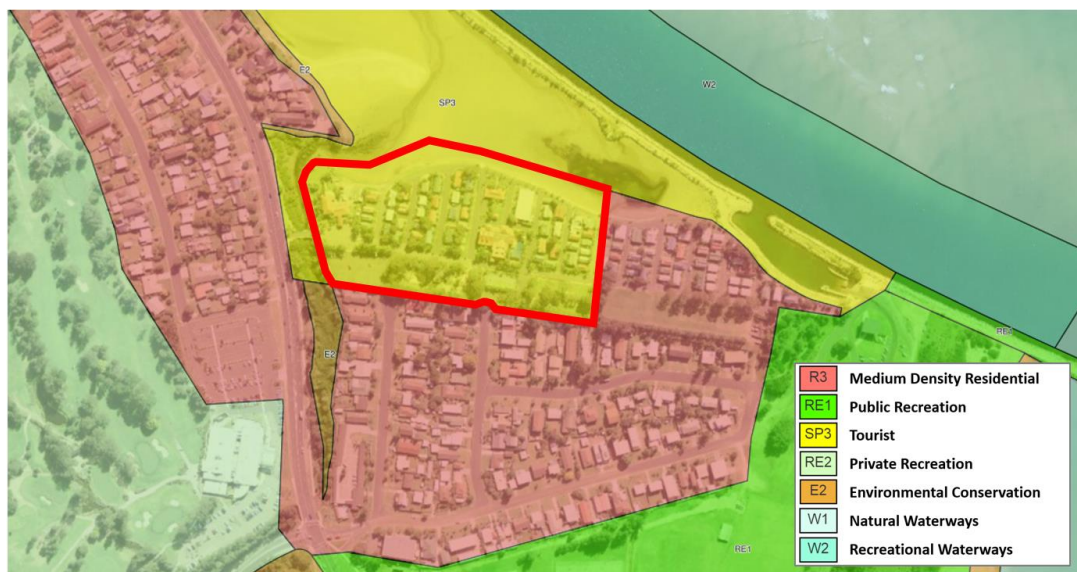


Figure 2: Current land use zoning under ELEP 2012, with subject site outlined in red

2.1.2 Existing improvements

The master plan site is currently occupied by tourist accommodation known as the 'Coachhouse Marina Resort'. The resort contains 83 timber cabins, a function/conference centre and restaurant, a large marquee utilised for special events, a manager's residence/office, associated visitor car parking, open space, recreational facilities and other ancillary facilities. The majority of buildings within the resort are single storey in height, with the exception of the function centre located centrally within the subject site and the manager's residence/office located near the site's entrance off Beach Road. These buildings are both 2-storeys in height and are located generally within the area of the proposed seniors housing.

An internal private road network provides vehicular access throughout the master plan site, connecting to Beach Road to the west and Hanging Rock Place to the east.

The resort has operated in this location for over 40 years. Existing site infrastructure is generally in poor condition, reflective of its age.

The following series of photographs illustrate existing improvements on the subject site. **Figure 3** shows the approximate layout and location of existing development within the resort.



Figure 3: Map of existing Coachhouse Marina Resort (Source: www.coachhouse.com.au)



Figure 4: Recently constructed wall and reclaimed land along site's northern boundary, looking east



Figure 6: View of site's entrance from Beach Road, looking south-east



Figure 7: Existing cabins within resort, looking north



Figure 5: Existing resort recreational facilities



Figure 8: Recently constructed wall and reclaimed land along site's northern boundary, looking west

2.1.3 Context and land uses

The subject site is located along the shores of the Clyde River Estuary, approximately 1.5km to the south-east of the Batemans Bay town centre (see **Figure 9**).

The shoreline between the town centre and Corrigan's Beach to the south-east is developed and armoured.

The subject site is surrounded by a mixture of recreational facilities, tourist accommodation and low density residential development, as well as small bush reserves and open space areas.

The surrounding area to the east, south and west of the subject site (beyond Beach Road) is zoned R3 medium density residential and principally comprises detached single and two storey dwelling houses and tourist accommodation/holiday units.

Batemans Bay Marina is located at the north-western end of the main basin fronting the subject site, while Hanging Rock boat ramp is located within a smaller basin fronting the south-eastern end of the master plan site (zoned SP3 Tourist). A range of dining, recreational and leisure facilities associated with the marina are located along the shoreline in the vicinity of the site.

Land zoned for RE1 Public Recreation is located to the east of the subject site, beyond the existing development within the master plan site, and includes car parking and areas of open space.

A small strip of E2 zoned land directly adjoins the western end of the subject site along Hanging Rock Creek.

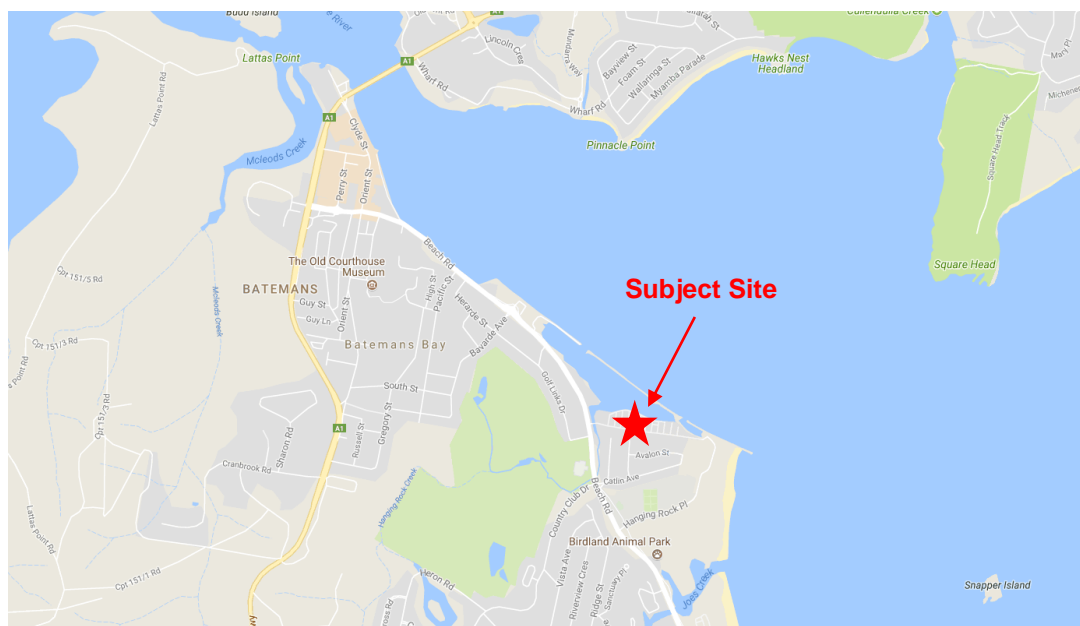


Figure 9: Site context (Source: Nearmaps)

2.1.4 Access to services and facilities

Located in an established urban setting to the south-east of the Batemans Bay town centre, the subject site benefits from access to a wide range of services and facilities.

Batemans Bay Marina is located to the north-west of the site, providing a range of associated dining, recreational and leisure facilities. The Catilina Country Club Golf Course with its associated clubhouse is located to the south-west of the site on the opposite side of Beach Road.

In addition, a number of recreational and community facilities are located approximately 350m south of the site. These facilities are provided at the University of Wollongong (Batemans Bay Campus) and include a community library, tennis club, playing fields and open space. A Uniting Church is located to the north-west of the site. The foregoing facilities are all accessible from the subject site by foot, bicycle or motor vehicle.

Beach Road provides direct access to the town centre. Bus stops are located along Beach Road approximately 220m from the western corner of the subject site. These stops are currently serviced by the 760 and 761 bus routes, shown in **Figure 10**, providing regular services to:

- Shopping centres, including the 'Village Centre' and 'Bridge Plaza', and a range of retail and dining opportunities in the Batemans Bay town centre;
- Community, recreational and civic facilities in the Batemans Bay town centre, including a swimming centre, cinema, museum and mini golf;
- Government services in the Batemans Bay town centre, including Service NSW and Centrelink; and
- Batemans Bay Hospital, Community Health Centre and Medical Centre, all located within 1km of the site.

The range of services and facilities currently accessible to the subject site satisfy the accessibility criteria specified in Clause 26 of the Seniors Housing SEPP. Incorporating a number of community and recreational facilities, including medical facilities, the proposed seniors housing development is expected to further improve this situation for future residents, as discussed in Section 3.2 of this report.



Figure 10: Accessibility of site (red star) by public transport via bus routes 760 and 761

2.1.5 Tourist provisions

The proposed seniors housing is located in the portion of the subject site currently zoned SP3 Tourist under ELEP 2012. Section 3.4 of this report considers the implications for continuing tourism-relating uses on the site.

The land use table for the SP3 Tourist zone is provided in **Table 1**.

Table 1: Zone SP3 Tourist zone land use table (ELEP 2012)

1. Objectives of zone	To provide for a variety of tourist-oriented development and related uses.
2. Permitted without consent	Environmental protection works
3. Permitted with consent	Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Food and drink premises; Function centres; Helipads; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Neighbourhood shops; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities

	(outdoor); Registered clubs; Research stations; Respite day care centres; Roads; Sewerage systems; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities
4. Prohibited	Any development not specified in item 2 or 3

2.2 The Proposal

Ultimately, the broader master plan site is proposed to accommodate an integrated, resort-style community comprising high quality apartment development, high and low care housing for seniors, and additional associated development.

This SCC application seeks to facilitate the development of seniors housing within the subject site. The seniors housing will be contained within the central and western portions of the broader master plan site and will comprise the following:

- 274 self-contained dwellings in the form of serviced self-care housing;
- A 150-bed residential care facility (RCF);
- Basement car parking for residents and above-ground visitor car parking; and
- Associated community spaces and facilities.

The proposed seniors housing will be comprised of two 'zones', being Zone B (Seniors Housing) and Zone C (Aged Care Facility). It is intended that Zone A will accommodate residential apartment development and is not the subject of this SCC application. An approved but unregistered subdivision of the broader master plan site separates Zone A from the proposed seniors housing proposed within the subject site.

Zone B within the subject site will accommodate 1, 2 and 3 bedroom self-contained dwellings in the form of serviced self-care housing accommodated in 3 building 'types', built around a community centre and a large communal open space area. Overlooking the basin and river beyond, the community centre will include a café/restaurant, administration offices and activity rooms. The communal open space is centrally located within Zone B and includes an outdoor BBQ area, playground equipment and landscaping. Visitor car parking areas are proposed in the southern and central portions of Zone B, while basement residential car parking is proposed beneath the dwellings.

Zone C within the subject site will accommodate a 3-storey, 150 bed 'low care' RCF, a 2-storey wellness centre, site landscaping, and a car parking area. The wellness centre will include an indoor heated swimming pool, gymnasium, auditorium and professional health consulting rooms.

The proposed seniors housing will utilise the site's existing vehicular access from Beach Road. A secondary access will be provided from Martin Avenue which currently abuts the southern boundary of the site. An internal road network will provide vehicular access to the car parking areas.

An extensive network of pedestrian pathways is proposed throughout the overall master plan site, including a boardwalk pathway along the water frontage, linking the proposed seniors housing and associated community facilities with the proposed residential apartments within Zone A.

The SCC application seeks to enable seniors housing development up to a maximum building height as shown in the masterplan. The concept proposal for Zone B involves 3 building 'types' which vary in height between 2 storeys and 4 storeys. Zone C will incorporate 2 main buildings of 2 (and 3 storeys in height. Importantly, the taller 4 storey buildings will be located centrally within the subject site to maintain an appropriate interface with the residential development to the south and the waterfront to the north of the site. Bulk and scale is considered further in Section 3.5 of this report.

More details of the seniors housing proposal are contained in the accompanying Design Package (**Appendix 1**).

2.3 Strategic justification

South East and Tablelands Regional Plan 2036

The *South East and Tablelands Regional Plan 2036* (the SETR Plan), released by the NSW Government in 2017, is the regional strategy applying to the subject site.

Batemans Bay is identified as a strategic centre in the Eurobodalla Local Government Area. While not providing any specific directions for the subject site, the SETR Plan does provide a context for the growth and change expected to occur in the Batemans Bay area. In particular, to meet the needs of an ageing population, the SETR highlights the need for more diverse and affordable housing choices in the area, particularly for older people, that is adequately serviced with community and transport infrastructure.

The proposed development is not inconsistent with any of the directions set out the SETR Plan and, indeed, supports its seniors housing aspirations.

Eurobodalla Shire Council Local Plans and Strategies

Eurobodalla Shire Council has a series of local plans and strategies in place to guide development within the LGA. These include, as relevant to the subject site and the SCC proposal:

- *Eurobodalla Positive Ageing Strategy 2009 – 2018* (adopted 2009)

This is a whole-of-Council strategy to address issues facing the LGA's ageing population. It was developed in response to statistics showing that, in 2006, 22.8% of residents in the LGA were over the age of 65. The strategy supports making more seniors housing available within the LGA to enable residents to age in place, and introduces a series of actions intended to improve seniors' overall health, well-being and access to services.

- *Eurobodalla Settlement Strategy 2006-2031* (adopted December 2006)

This strategy provides a framework to direct future planning and investment decisions in the LGA over the next 25 years. It highlights the challenge for coastal towns like Batemans Bay to balance growth with the need to retain their existing character. Infill development is encouraged to increase housing densities in well serviced locations.

- *Greater Batemans Bay Structure Plan 2006-2031* (adopted 2006)

This Plan sets out the strategic planning framework for protection of the environment and major transport priorities in the Batemans Bay area. It includes settlement profiles for each of the twelve communities within the Greater Batemans Bay Area. Relevant to the subject site, the Plan encourages more intensive development (up to a height of 3 or 4 storeys) around the Batemans Bay Marina Area and Hanging Rock, which can benefit from access to services and recreational facilities.

- *Recreation and Open Space Strategy* (adopted August 2010)

This strategy provides a framework and strategic direction for Council and stakeholders to further develop and enhance open space and recreation facilities in the LGA. Specific to the Batemans Bay township and local area, the strategy highlights the increasing demand for a range of facilities and spaces to support differing age and interest groups, including seniors.

- *Residential Land Strategy* (under development)

Council is currently developing policy directions for the management of residential lands in the LGA which will ultimately culminate in a rural lands strategy for the LGA. The Housing Needs Report prepared in 2014 makes recommendations on sustainable and affordable housing supply, providing a range of housing types to meet the diverse needs of the community and increased density in well serviced areas.

It is submitted that the proposal the subject of this SCC application strongly aligns with state and local government strategic objectives for the area, in particular by promoting increased

housing diversity in an accessible and well-serviced location supported by the nearby Batemans Bay town centre. Furthermore, it is submitted that community and recreational facilities within the seniors housing development will encourage social interaction and help support the tourist industry.

2.4 Pre-lodgement consultation

Council

A briefing meeting conducted by the proponents with Councillors and senior staff of Eurobodalla Shire Council was held on 30 January 2018 to discuss the master planning of the subject site and, specifically, the seniors housing proposal. A letter confirming this meeting is provided in **Appendix 2**. Overall during the meeting, Councillors and senior staff expressed strong support for the proposal.

Contact was also made with Council's Development Engineer regarding sewerage and stormwater demand, and the suitability of infrastructure for the seniors housing proposal. Council's advice with regard to these infrastructure items will be provided to the Department shortly. Infrastructure is further considered in Section 3.3 of this report.

Department of Planning and Environment

Email contact was made with the DP+E on 31 January 2018, seeking advice on any agency consultation required in relation to the SCC.

DP+E's Nathan Foster responded on 31 January 2018, noting that there are no set requirements for consultation, but recommending inclusion of information relating to any pre-lodgement consultation with Council or other government agencies. In particular, DP+E indicated that the relevant essential servicing agencies should be consulted, as well as agencies responsible for any specific environmental issues associated with development of the subject site.

Pre-lodgement consultation with Council and other government agencies is considered in this section of the report, as well as in Section 3.3 (infrastructure and services).

Essential Energy

Correspondence with Essential Energy regarding electricity supply for the proposal is included at **Appendix 3** and considered in Section 3.3 of this report.

3. Site compatibility criteria statement (C2)

This section provides information demonstrating that the subject site is suitable for more intensive development and that the proposed seniors housing is compatible with the surrounding environment, having regard to the matters for consideration outlined under clause 25(5)(b) of the Seniors Housing SEPP. It should be read in conjunction with the accompanying Design Package (**Appendix 1**).

3.1 Natural environment and uses of land

The subject site is already developed and contains little undisturbed natural environment. The proposed seniors housing the subject of this SCC application will generally be built in the location of existing buildings and infrastructure within the subject site and the recently reclaimed land along the site's northern boundary. Notwithstanding, construction of the basement car parking will involve significant excavation and the proposed development may have potential indirect impacts on the natural environment, including from site runoff.

The subject site is located within the NSW coastal zone and is in proximity to sensitive coastal areas including the Clyde River estuary and the Bateman's Bay Marine park. The site is adjacent to Hanging Rock Creek which flows into the Clyde River.

Being within the coastal zone and in proximity to sensitive coastal areas, master planning for the broader site has given due consideration to impacts to and from coastal hazards and processes, impacts on water quality and biodiversity, public access and coastal amenity.

The proposal will not significantly alter the extent of non-permeable surfaces currently covering the subject site. Nevertheless, a detailed stormwater management scheme will form part of any future DA for the proposal to protect the water quality of nearby waterways. The scheme will include measures to reduce the current level of site runoff to the adjoining residential area to the south.

In terms of flooding and sea level rise, Council has advised that the 1% AEP flood level for the subject site, accounting for sea level rise by 2100, is 2.93m AHD (*Eurobodalla Coastal Hazard Assessment*, June 2017). Future detailed designs will ensure all habitable floors are set above the flood planning level for the site, taking into account sea level rise.

The majority of the subject site is mapped as containing Class 3 Acid Sulfate Soils. A geotechnical assessment, including a preliminary assessment of potential acid sulfate soils, will be required at the pre DA stage to advise on any limitations to the construction of basement car parking on the site.

The subject site is not affected by bushfire hazards.

The subject site is considered to have a low likelihood of contamination based on the current condition of the site and its current and historical uses for tourist accommodation purposes. No known contaminating activities have occurred on the site. Should any evidence of contamination be found at a later stage, additional testing will be undertaken in accordance with the requirements of SEPP 55.

The western portion of the subject site includes the 'Hanging Rock Conservation Area', a place of Aboriginal Heritage Significance. The significance of this conservation area will be considered in the detailed design of any future development, and a heritage impact assessment will be will form part of any future DA for the proposal.

As discussed in Section 2.1.3 of this report, the subject site is largely surrounded by detached residential dwellings to the east, south and west (beyond Beach Road). The portion of the existing Coach House Marina Resort within the R3 Medium Density Residential zone adjoins the subject land to the east. A range of recreational and tourist facilities are located in proximity to the site, including along the coastline. The proposal is unlikely to result in any significant transformation to the nature and character of the surrounding area. The potential impacts of the proposal on the surrounding area are assessed in Section 3.2 below.

3.2 Future uses of land in the vicinity

The subject site's proposed seniors housing forms part of a comprehensive long-term master plan for the whole Global Living Communities' site, which aims to provide an integrated, resort-style community comprising seniors housing and residential development. Community facilities and open space within the seniors housing component of the master plan site have been located to ensure future residents (seniors and non-seniors) and members of the local community can enjoy the shared facilities provided within the broader site.

As described in Section 2.1.3 of this report, the subject site is adjoined by low density residential development to the south. Zoned R3 Medium Density Residential, future development in this area will continue to be generally residential in character, but potentially in a denser urban form in accordance with the zone's objectives.

The proposed seniors housing is considered to be a compatible use with adjoining current and likely future residential uses, with which there are synergies and opportunities for interrelated activities.

The closest residential dwellings directly adjoin the subject site to the south. Proposed development within the subject site along this shared boundary will be limited to 2-storeys in height and appropriate setbacks will be adopted to ensure no adverse overlooking or overshadowing impacts arise. Generally comprising self-contained seniors dwellings, development along the site's southern boundary represents a low intensity, low impact use that is entirely compatible within the site's context. It is considered that the proposal will not limit the development potential of the adjoining R3 zoned land.

Due to the topography of the area and the extent of existing development within the subject site, views through the site to the shoreline from the south are limited. Nevertheless, if required, a view analysis can be provided with any future DA.

Other surrounding uses are separated from the subject site by Beach Road, Hanging Rock Creek or the remaining area of the existing marina resort. This separation will ensure future residents of the proposed seniors housing are unlikely to be affected by noise or other impacts from the nearest recreational activities.

Additional traffic volumes generated by the proposal will be subject to assessment at the pre DA stage to ensure there will be no adverse impact on the surrounding road network as a result of the proposal.

Overall, it is considered that no identifiable impacts are likely to arise from the proposed development of the subject land that may adversely affect surrounding land uses, and vice versa. Rather, impacts are likely to be substantially positive, due to synergies with proposed uses within the broader site and existing and likely future surrounding uses.

3.3 Available services and facilities

As described in Section 2.1.4 of this report, the subject site satisfies Clause 26 accessibility criteria under the Seniors Housing SEPP. Specifically, the site is within 400 metres via an accessible travel path to bus stops located on Beach Road. The bus stop provides regular services and convenient access to several shopping centres, hospitals and medical services within the local area, and onward public transport connections to surrounding townships. In addition, future residents of the proposed seniors housing will benefit from the proposed community and recreational facilities to be developed within the site.

The subject site is currently serviced by existing utilities, including water, sewer, electricity, gas and telecommunication networks. However, to meet additional infrastructure demands generated by the proposed development, the following upgrades will be required as part of any future DA:

- Essential Energy has confirmed that the existing electricity substation servicing the site (3 phase 250kVA unit) will need to be upgraded to between a 750kVA - 1500kVA unit. In addition, to allow redundancy in the high voltage supply when maintenance or

repairs are made to the network, the high voltage supply to the site will need to be converted from a radial supply to a ring main feed.

- Awaiting confirmation/advice from Council regarding sewer and stormwater demand and suitability of infrastructure for the proposal. This advice will be provided to the Department shortly.

3.4 Provision of land for tourist uses

The subject site is zoned SP3 Tourist. The 'Coachhouse Marina Resort' has operated on the site for over 40 years, providing tourist/visitor accommodation and a range of recreational facilities.

While the proposed seniors housing will not provide tourist accommodation, it is anticipated that approximately 50% of the residential apartments proposed within the R3 zoned master plan site are likely to be ultimately used for such purposes. In addition, the proposed wellness centre and café/restaurant within the proposed community centre will be open to the local community, including visitors to the area.

Overall, the long-term proposals for the broader master plan site, including the proposed seniors housing, are considered suitable and appropriate uses of the broader site given its zoning and historic use. The subject site will continue to provide facilities for the local community and visitors to the area, in addition to providing seniors housing in various forms to meet the needs of the LGA's ageing population.

3.5 Bulk, scale, built form and character

The area immediately surrounding the subject site to the south predominately comprises detached single and two storey residential development. Adjoining land to the east and south is zoned R3 Medium Density Residential and is subject to a maximum building height of 11.5m.

The site section included in the accompanying Design Package (**Appendix 1**) demonstrates the bulk, scale and built form of the seniors housing proposal in the form of indicative building envelopes. The proposed building envelopes are shown in the context of existing adjoining dwellings and potential future building envelopes, assuming a maximum permissible built form and site amalgamation.

The SCC application seeks to enable seniors housing development up to a maximum scale of 4 storeys. Specifically, the concept proposal for the subject site's Zone B involves 3 building 'types' which vary in height between 2 storeys and 4 storeys. Zone C within the subject site will incorporate 2 main buildings, 2 and 3 storeys in height.

It is noted that the proposed seniors housing presented in the masterplan represents a maximum possible yield for the subject site – the development yield (and therefore bulk, scale and height) may be reduced in the process of detailed design and pre DA consultation with the Council.

Generally, the proposed buildings on the subject site will be higher than the existing buildings, which range between 1 and 2 storeys in height. It is noted, however, that the existing function centre and office buildings currently located within the subject site are large and bulky in scale. The scale of the proposed seniors housing is broken up into a series of detached buildings that are set around a central open space area. Importantly, the taller proposed buildings will be located centrally within the site to maintain an appropriate interface with the residential development to the south and to the waterfront to the north of the site. Proposed development along the southern boundary will be limited to 2-storeys in height, consistent with adjoining residential development to the south. The lower built forms towards the site's southern and northern boundaries will assist in limiting the visibility of the taller buildings when viewed from surrounding areas.

Figure 11 provides an indicative perspective of the future development as shown in the context of Avalon Street. Within the context of a large site and the R3 zoning of the adjoining

land to the south, the proposed built form as envisaged in the master plan is considered to be compatible with the bulk, scale and character of existing and likely future development.

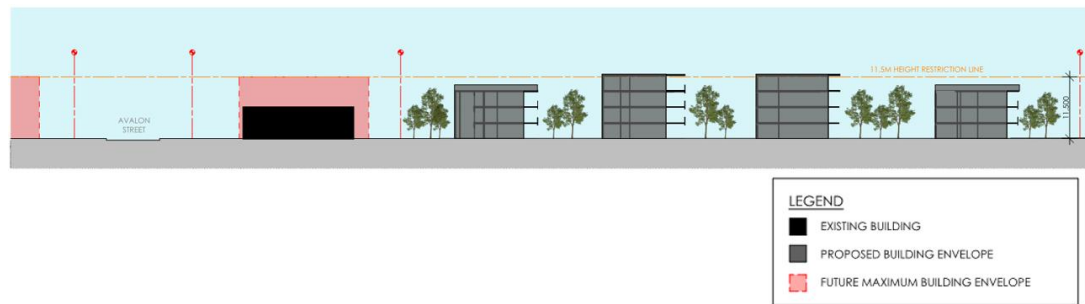


Figure 11: Section through subject site showing relationship to the adjoining area (Source: BHI Architects)

While detailed design of the buildings has not been undertaken, the design intention will be to create a resort-style appearance within a high-quality landscape setting that is compatible with surrounding development and respectful of the site's waterfront location.

With appropriate design, the proposal is intended to be compatible with the character of the surrounding area.

4. Conclusion

This application seeks a site compatibility certificate to enable the development of seniors housing on the subject site, comprising the central and western portions of the Global Living Communities' broader site. The proposed development of the subject site comprises:

- 274 self-contained dwellings in the form of serviced self-care housing;
- A 150-bed residential care facility (RCF);
- Basement car parking for residents and above-ground visitor car parking; and
- Associated community spaces and facilities.

The proposed development would afford future residents a high level of accessibility to a range of services and facilities located in the surrounding area. The site benefits from good public transport connections to services within the Batemans Bay town centre.

Seniors living is compatible with the surrounding context, with which there are synergies and opportunities for interrelated activities. While the proposed seniors housing will not provide tourist accommodation, it is anticipated that many of the residential apartments proposed within the broader R3 zoned portion of the master plan site are likely to be ultimately used for such purposes. In addition, some of the recreational and community facilities within the seniors housing proposal will be accessible to the local community, including visitors to the area. In these respects, the overall master plan for the broader site will continue to provide tourism-related uses within the broader site.

Although presenting a maximum possible yield for the subject site, the proposed design is compatible with the surrounding built form, including the current and desired future character of the adjoining R3 zoned land.

While the subject site is already developed and contains little undisturbed natural environment, the site adjoins and is in proximity to waterways and sensitive coastal areas. Construction of the basement car parking will involve significant excavation and the proposed development may have potential indirect impacts on the natural environment, including from site runoff. Accordingly, a detailed stormwater management scheme and other appropriate studies will be undertaken to support any future DA for the proposal to ensure there are no adverse impacts upon the natural environment as a result of the proposed development.

Overall, the social benefits provided by the proposed development outweigh any potential impacts, and as such, the certification of the site as being suitable for seniors housing of the nature and scale proposed in this application is considered to be in the public interest.