

7 August 2018

Blake Organisation
7a Easton Road
BEROWRA HEIGHTS NSW 2082

Dear Sir / Madam

Pre-Development Application - PL/58/2018

Meeting:	Council's Administration Building
Date of Meeting:	03 August 2018
Pre Da No.	PL/58/2018
Address:	Lot 90 DP 858 835, No.47 Cairnes Road, Glenorie
Proposed Development:	The proposal involves construction of a Seniors housing development comprising 33 independent villas
Attendees	Peter Blake (Blake Organisation) Barney Collings (EJE Architects) Garry Chapman (Chapman Planning)
Council Staff	Rod Pickles (Manager Assessments) Matthew Miles (Senior Town Planner)

WITHOUT PREJUDICE

Please note that the following advice is indicative only and the site will be assessed again once a formal development application is lodged with Council. Any advice given may be revoked or further restrictions may be applied. A copy of this document should be included with any relevant applications to Council.

The Site

The irregular shaped rural site is located on the western side of Cairnes Road with vehicle access to Tekapo Road at the rear of the site.

The site comprises one existing allotment, includes an existing dwelling with multiple outbuildings located throughout the site and is primarily used for rural/residential use. The site is majority cleared, however native vegetation exists along the eastern front setback and the south-western corner of the site.

Half the site, towards the western boundary is bushfire prone land.

The western boundary and southern boundary adjoins R2 zoned land with detached dwellings. The northern and eastern boundaries adjoin similar rural land. A Park also adjoins the southern boundary.

The land is zoned RU4 Primary Production Small Lots.

The site has a fall of 12m to 14m towards the western rear boundary.

An existing piped watercourse traverses through the site through bushland in the south-eastern corner of the site with an overland flow path.

The site is connected to reticulated town water supply but is not connected to the sewer.

The Glenorie Village shops are located approximately 400m south west of the site. Whilst a Council verge exists, the verge comprises grass with no formal footpath and trees in-between.

The Proposed Development

The proposal is for a Seniors Living development for approximately 33 dwellings with associated community facilities and open space.

Matters for Consideration

The proposed Seniors Living development would be subject to the issue of a Site Compatibility Certificate by the Department of Planning and Environment pursuant to *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP SH)*.

Council raises objection to seniors living development at the subject site as the development would be inconsistent with the objectives of the rural zone and is an overdevelopment of the rural character of the site which would detract from the character of the rural area. It is considered that a seniors living at the subject would be inconsistent with the rural character of the area and servicing capacity of the road network. This is a position that has been supported by the State Government when Council considered the rezoning of South Dural. Furthermore, progression of this application is inappropriate when the Greater Sydney Commission has recently finalised its plans to guide the growth of Sydney which indicate that the character of our rural areas should be preserved for future generations, specifically Planning Priority N18 of the North District Plan to protect and enhance the environmental, social and economic values of rural areas. Limiting urban development to within existing urban areas is a key action to achieving this outcome.

The site is not currently connected to any sewers and relies on an existing septic system. The potential for the site to be connected to the Sydney Water sewer should be determined prior to lodgement of the application for a Site Compatibility Certificate with the Department of Planning and Environment. Sydney Water have advised Council in a letter dated 26 September 2016 that the existing wastewater facility built in mid 2015 catering for Galston and Glenorie Communities has limited available capacity and does not cater for larger properties and future development growth of surrounding areas. Sydney Water have advised that they will only accept connection applications from properties outside the Galston and Glenorie Wastewater Scheme service area that are less than or equal to 0.4 hectares until after October 2018, once smaller sized properties have had the opportunity to apply for a connection to the scheme. Properties greater than 0.4 hectares will need to apply for connection until after October 2018.

Should the Department of Planning and Environment issue a Site Compatibility Certificate the proposal would be subject to Council's own assessment of the compatibility of the proposed development with the surrounding environment, pursuant to Clause 24(3)(a) of *SEPP SH*.

Hornsby Shire Council

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As discussed at the meeting Council would have regard to the objectives of the subject RU4 Primary Production Small Lots zoning. In this regard the proposal should have regard to setbacks applicable to development within the rural zone to ensure the proposal has regard to the rural character of the site.

The proposed Seniors Living development is for independent living units. Pursuant to Clause 17 *SEPP SH* the proposed development is to be in the form of 'serviced self-care housing' – seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

Pursuant to Clause 42 *SEPP SH* service delivery by Government funded community based care programs is not applicable to this form of development. The service delivery is to form part of the proposed development and would need to be funded by the operator or the strata scheme.

The proposal is to demonstrate compliance with Clause 26 *SEPP SH*. Documentation including a detailed survey of the proposed pedestrian pathway to and from a bus stop within 400m and the Glenorie shops together with an accredited access consultant's report would be required.

Pursuant to Clause 28 *SEPP SH* the proposal is to demonstrate satisfactory arrangements for provision of reticulated water supply and removal and disposal of sewerage.

Half the subject land is identified as bushfire prone and requires a Bushfire Assessment Report to be submitted and approval from NSW Rural Fire Service.

The proposed development is to be designed pursuant to Clauses 30, 32-39 and 50 of *SEPP SH*.

Should the applicant be successful with a site compatibility certificate, Council requests the applicant lodge a new pre-development application with detailed plans for more detailed planning advice.

Should you require further information, please contact the undersigned on 9847 6711.

Yours faithfully

Matthew Miles
Senior Town Planner
Planning Division