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22 October 2018

Department of Planning and Environment  
Sydney Region West  
Level 1, 10 Valentine Avenue, Parramatta  
GPO Box 39 Sydney NSW 2001

**Attention: Mr. Michael Cividin**

**Property: 47 Cairnes Road, Glenorie – Lot 90 DP 585835**  
**Re: Site Compatibility Certificate – Request for Additional Information**

Dear Mr. Cividin,

I refer to the abovementioned Site Compatibility Certificate for a Seniors Living Development at 47 Cairnes Road, Glenorie and your request for additional information in your email dated 5 September 2018.

In accordance with the items raised in your email, amended plans and information has been prepared as follows:

- *Architectural Design Statement numbered 12361 revision C, dated 20 August 2018 prepared by EJE Architecture*
- *Route 637 Bus Timetable – NSW Transport;*
- *Footpath Accessibility Certification dated 17 October 2018 prepared by Access Solutions NSW Pty Ltd;*
- *Details and Levels Plan numbered 15302\_DET\_3A Sheets 1 – 9 revision A, dated December 2016 prepared by Survey Plus Land Development Consultants;*
- *Concept Footpath Design numbered PS01 – A000, PS01-DZ00 – PS01-DZ08, dated 16 October 2018 prepared by Martens & Associates Pty Ltd;*
- *Pre-DA Advice Summary – NSW Rural Fire Service dated 25 September 2018.*

The following addresses the amended plans and additional documents in accordance with the items raised in your email:

▪ **Bus Access**

The site is serviced by the 637 bus route with a bus stop located at Old Northern Road opposite Post Office being 408m walking distance from the subject site.

The 637 bus service is being updated from 30 September 2018. The updated timetable will service the bus stop regularly between 8am – 6pm, with four buses stopping within the morning period (8:53am, 9:53am, 10:53am, 11:53am) and five buses stopping within the evening period (1:53pm, 3:06pm, 4:23pm, 4:41pm, 5:34pm). The bus service allows for residents within the subject site to access essential services at nearby local centres including Dural, Round Corner, and Castle Hill.

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Glenorie Shops Old Northern Rd, Glenorie	-	05:31	06:29	06:49	07:15	07:49	08:53	09:53	10:53
Old Northern Rd after Edwards Rd, Middle Dural	-	05:36	06:35	06:55	07:21	07:54	09:00	09:57	10:57
Galston Rd opp Arcadia Rd, Galston	-	05:41	-	-	-	08:00	09:05	10:02	-
Old Northern Rd after Galston Rd, Dural	-	05:47	06:42	07:02	07:28	08:09	09:11	10:08	11:03
Mountainview Retire Village, Stonelea Ct, Dural	-	-	-	-	-	-	09:21	-	-
Old Northern Rd opp Stonelea Cct, Dural	05:22	05:52	06:48	07:08	07:34	08:16	09:23	10:14	11:08
Old Northern Rd opp Gilbert Rd, Glenhaven	05:25	05:55	06:51	07:11	07:37	08:21	09:27	10:17	11:11
Old Castle Hill Rd at Garthowen Cr, Castle Hill	05:30	06:00	06:59	07:19	07:45	-	09:33	10:23	11:17
St Bernadette's PS, Old Northern Rd, Castle Hill	-	-	-	-	-	08:29	-	-	-
Castle Hill Interchange, Old Castle Hill Rd, Stand B, Castle Hill	05:34	06:04	07:05	07:25	07:51	08:35	09:39	10:28	11:22
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Glenorie Shops Old Northern Rd, Glenorie	11:53	13:53	15:06	16:23	16:41	17:34	19:34	21:34	
Old Northern Rd after Edwards Rd, Middle Dural	11:57	13:57	15:11	16:27	16:45	17:38	19:38	21:38	
Galston Rd opp Arcadia Rd, Galston	12:02	14:02	15:16	-	-	-	19:42	21:42	
Old Northern Rd after Galston Rd, Dural	12:08	14:08	15:27	16:33	16:52	17:45	19:47	21:47	
Old Northern Rd opp Stonelea Cct, Dural	12:14	14:14	15:37	16:39	16:58	17:51	19:51	21:51	
Old Northern Rd opp Gilbert Rd, Glenhaven	12:17	14:17	15:43	16:42	17:01	17:54	19:54	21:54	
Old Castle Hill Rd at Garthowen Cr, Castle Hill	12:23	14:23	15:51	16:48	17:07	18:00	19:59	21:59	
Castle Hill Interchange, Old Castle Hill Rd, Stand B, Castle Hill	12:28	14:28	15:57	16:54	17:13	18:06	20:05	22:05	

**Figure 1** – Updated 637 bus schedule (valid from 30 September 2018) Source: NSW Transport

#### ▪ Essential Services

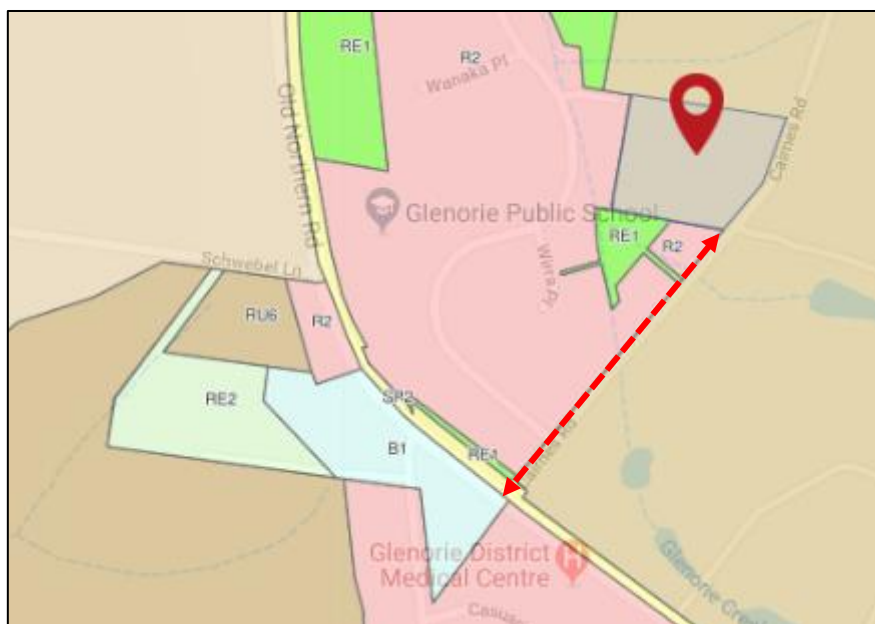
The subject site is located approximately 408m from the bus stop (route 637) at Old Northern Road opposite Post Office Road, and 500m from the essential services provided within the Glenorie Shopping Village.

The development proposes a variation to the requirements of clause 26(2)(b)(i) of 8m, being a minor variation of 2% from the required distance to a bus stop. It is considered that the variation of 8m would not present a significant or unreasonable impact upon the accessibility of residents to the bus stop, having regard to the *Details and Levels Plan* prepared by Survey Plus Land Development Consultants and *Concept Footpath Plan* prepared by Martens Consulting Engineers which demonstrates that the gradients of the path to the bus stop will comply with the requirements of clause 26(3) of the SEPP.

The subject site is located within 400m walking distance of the Glenorie Shops being within a B1 - Neighbourhood Centre zone under the Hornsby LEP 2013 and the Glenorie Shops contains the Glenorie Pharmacy being within 393m of the subject site as seen in Figures 2 & 3 below.



**Figure 2** – Walking distance from subject site to Glenorie Shops B1 zone. Source: SIX Maps



**Figure 3** – Zoning extract indicating subject site in relation to Glenorie Shops B1 zone. Source: NSW Planning Portal

Additionally, it is proposed to provide an on-site bus service for the residents of the development to and from the Glenorie Shops and to other centres/services as required, which contains a Pharmacy, Post Office, Supermarket, and RSL Club and so it is considered that the subject site is well-served by this nearby centre.

The subject site and proposed development meets the intention of the access to facilities provisions under clause 26(1) of SEPP – Seniors Living with residents of the development having access to facilities listed at clause 26(1)(b). Further, the development is capable of meeting clause 43 – Transport Services to Local Centres as a bus can be provided that will

carry at least 10 passengers. If required the provision of an on-site bus service available at occupation of the development can be addressed by condition.

#### ▪ Access Route to Bus Stop

The Concept Footpath Design prepared by *Martens & Associates* and Footpath Accessibility Certification prepared by *Access Solutions NSW* submitted demonstrate that the gradients of the path to the bus stop will comply with the gradient requirements of clause 26(3) of the SEPP. The Footpath Accessibility Certification letter prepared by *Access Solutions NSW* states:

*“Plans show the bus stop is accessible by a suitable pathway with an average gradient equal to or less than 1:14 over its entire length and no section, including kerb ramps, steeper than 1:8 gradient, as required by SEPP Seniors Part 2 ‘Site Related Requirements’.*

*SEPP Seniors also specifies a maximum length of pathway allowed at different gradients. You are permitted no more than 1.5m of 1:8 gradient, no more than 5m of 1:10 gradient and no more than 15m of 1:12 gradient. This is achieved, with intermediate gradients calculated by extrapolation.”*

The development proposal would involve public works including the construction of a footpath along Cairnes Road to provide for the pedestrian infrastructure required along the path of travel from the subject site to the Glenorie Shopping Village. The provision of a footpath will address clause 26(4) of SEPP – Seniors Living which states:

*“(a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like”*

#### ▪ NSW Rural Fire Service

Pre-development Application advice provided by the NSW Rural Fire Service dated 25 September 2018 has been submitted. The advice provided states the following:

- *The modelling provided for the hazard to the north west, beyond Tekapo Road, using a flame width of 34m and resulting in a 48m asset protection zone (APZ) is accepted.*
- *If the vegetation to the south west of the lot is managed to create a minimum separation distance of >100m from the hazard to the north west beyond Tekapo Road, this vegetation can be treated as low threat vegetation (i.e. not treated as a hazard).*
- *The proposal seems viable, however a bushfire report should be prepared which demonstrates compliance with Planning for Bushfire Protection 2006 (or equivalent) and Australian Standard AS3959-2009 Construction of buildings in bushy fire-prone areas, including but not limited to:*
  - *The proposed internal road shall comply with section 4.2.7 of Planning for Bushfire Protection 2006 (or equivalent).*

- *The provision of water, electricity and gas shall comply with section 4.2.7 of Planning for Bush Fire Protection 2006 (or equivalent).*
- *A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014 and Australian Standard AS3745 2010 Planning for Emergencies in Facilities.*
- *New construction within 100m of the hazard to the north west shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas of NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.*

Any future development application for the site will be accompanied by the above requested bushfire report and information, to satisfy the requirements of the Rural Fire Service.

#### ▪ **Sewer Services**

The applicant has referred the development proposal to Sydney Water who has advised that:

*The proposed subdivision is outside of Glenorie low pressure sewerage system boundary. The low-pressure sewerage system has not been designed to service any additional development outside its service area boundary.*

In response to this advice the proposal seeks to provide an on-site sewerage treatment system indicated on *Site Plan 01* prepared by EJE Architecture, along with further consultation with Sydney Water to discuss off-peak pumping of sewerage from the site.

#### ▪ **Vegetation Removal**

There are 9 x trees proposed to be removed across the site as indicated on the submitted *Site Plan 01* prepared by EJE Architecture. The trees to be removed include Tree 5, 6, 10, 15, 19, and a number of these trees have a short useful life expectancy at the central and eastern portion of the site.

The development proposal retains land mapped biodiversity at the south-west corner of the site under the Hornsby LEP 2013 as shown on the map below.



**Figure 4** – Biodiversity mapping – Hornsby LEP 2013

Further, there is sufficient area surrounding the proposed built form to accommodate landscape works including canopy tree planting consistent with the landscape setting of the locality.

▪ **Clarification**

An amended *Architectural Design Statement* has been prepared by EJE Architecture that identifies the relevant legislation.

If you require clarification of the issues addressed in this letter please contact Garry Chapman on 9560 1718 or [garry@chapmanplanning.com.au](mailto:garry@chapmanplanning.com.au).

Regards,

Garry Chapman  
[Chapman Planning Pty Ltd](#)