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# Site Compatibility Certificate

## Seniors Housing

263 Annangrove Road,  
12 and 14 Edwards Road,  
Rouse Hill

Prepared by Barr Property and Planning

19 May 2020

## Document Control

Title: Application for Site Compatibility Certificate - Seniors Housing  
Address: Lot 1 DP259604 known as 14 Edwards Rd, Rouse Hill  
Lot 2 DP259604 known as 263 Annangrove Rd, Rouse Hill  
Lot 122 DP530049 known as 12 Edwards Rd, Rouse Hill  
Job No: 17NEW0177  
Client: Mr Dan Mercia

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## Executive Summary

This report provides additional detail to support the amended concept layout and associated plans, for the application for a Site Compatibility Certificate lodged on 18 July 2018 for the development of Seniors Housing on the three combined sites of 12 and 14 Edwards Rd, Rouse Hill and 263 Annangrove Rd, Rouse Hill. The application has been assigned the reference number SCC\_2018\_THILL\_001\_00.

The application has been amended in liaison with the Department of Planning, Industry and Environment, and is submitted in revised form for assessment. The original application form has not changed and is attached in Appendix A. Application is herein made for a site compatibility certificate for the proposed Seniors Housing, by way of the application form contained within Appendix A to this report, and the supporting information contained within and appended to this report.

The site is located adjacent to land zoned for urban purposes, and its development for seniors housing is consistent with the relevant provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. Lodgement of a development application for seniors housing on the site is subject to the issue of a Site Compatibility Certificate, pursuant to Part 1A of the SEPP.

The key elements to the proposal are:

- The proposed development of a seniors' living facility containing a 120 bed residential care facility and 126 self-contained dwellings;
- The consistency of the development with the strategic context of development in Rouse Hill and Sydney's north west growth corridor;
- Retaining the Shale Sandstone Transition Forest existing on site;
- Providing adequate setbacks to bushfire prone land.

Following the feedback received from the Department on 27 September 2019, key changes have been made to the plans from the original submission, including:

- The proposed yield for Independent Living Units on the site has dropped from 226 (Version 1), to 180 (Version 2), now to 126 ILUs (Version 3).
- Correspondingly, the proposed density of dwellings on the site has reduced from 33.1 dwellings per hectare (Version 1) to 26.4 dwellings per hectare (Version 2) to 18.4 dwellings per hectare (Version 3).
- Setbacks proposed are now a minimum of 20m from Edwards and Annangrove Roads, and 14m from side and rear boundaries.
- Total landscaped area on the site has increased from 56.3% initially to 63.3% under the current proposal.
- Reduction of height from three and four storeys, to two storeys across the site. This has necessitated the removal of community facilities from beneath the Residential Aged Care Facility (RACF), locating these in an additional building to the north. Despite this, proposed building site coverage has decreased from the initial proposal (43.7%) to 36.7% under the current proposal.
- Building setbacks along Hession Road are designed to mirror that of existing development on the western side of Hession Road, including the dual occupancy at 2 Hession Road and



the dwellings at 4 and 6 Hession Road. Substantial building setbacks (22m and 54m) have been provided along this frontage.

- Built form has been amended to provide single storey villas along Hession Road. Villas are designed to reflect the existing built form within the locality, with pitched roofs, overhanging eaves, and allowances for generous verandahs. These present a lower density residential form to the street.

Given the considerations within this report and the amendments made to the plans, it is considered that the site is suitable for the proposed development and the issue of a Site Compatibility Certificate is supported.



This application for a Site Compatibility Certificate is required under Part 1A of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* ("the SEPP"). The proposed seniors housing development is to be carried out on land that adjoins land zoned primarily for urban purposes. As identified in clause 24(1)(a)(i) of the SEPP, the consent authority for a future development application for the site must not consent to the proposed development unless the Director-General has certified in a current site compatibility certificate that:

- The application in Appendix A, and this accompanying report, are intended to satisfy the requirements of clause 24 of the SEPP, to allow the Department of Planning to issue a Site Compatibility Certificate, to enable Council to consider a development application for seniors living on the site.



## 2 Part A: Applicant and Site Details

### 2.1 A2 Site and proposed development details

#### 2.1.1 Detailed description of the land

The site is located within Rouse Hill and bounded by Annangrove Road to the east, Edwards Road to the south and Hession Road to the west. It is bordered by the suburb of Nelson to the north, Annangrove to the north-east, Box Hill to the north-west and North Kellyville to the south. The site is north-east of Windsor Road and 8.7km north of the M7.

The site is 6.82ha in area and is currently used for residential purposes. The site contains three existing dwellings and associated garages and sheds. To the north of the site are existing rural residential properties. The site is mainly open grassland with small patches of trees mainly to the north-west and north-east, with a small dam in the south west corner. The site has a gradual slope from east to west. The site contains two patches of Shale/Sandstone Transition Forest to the north-east and north-west. The majority of the site contains exotic grassland.



Figure 1: 12 & 14 Edwards Road and 263 Annangrove Road, Rouse Hill outlined in red (Sixmaps, 2018)



## 2.1.2 Description of proposed development

The proposed development is for seniors housing, consisting of 126 self-contained dwellings and a 120 bed residential care facility. This is described in more detail in Part 4.1.2. A full plan set is contained within Appendix C.



Figure 2: Proposed site masterplan (Jackson Teece, 2019).

### 2.1.3 History of plan amendments

The design has been amended two times since the lodgement of the original application on 18 July 2018. These amendments resulted from consultation with the Department of Planning, particularly in relation to the yield on site. This report demonstrates that the yield proposed is appropriate for the site and surrounding area, fitting in with the existing and developing character of the area.

Table 1, below, outlines the key characteristics of each concept plan. Version 3 is the current proposal.

	Version 1	Version 2	Version 3
<b>Site Area</b>	68,221m <sup>2</sup>		
<b>Yield</b>	120 Bed RACF 226 ILUs	120 Bed RACF 180 ILUs	120 Bed RACF 126 ILUs
<b>Number of Units</b>	3 bed – 226	1 bed – 15 2 bed – 135 3 bed – 30	1 bed – 6 2 bed – 100 3 bed – 12 3 bed villas – 8
<b>Maximum Height</b>	12.5m (RL 63.50)	10.5m (RL 62.30)	8.0m (RL 61.6)
<b>Building Site Coverage</b>	43.7% (29,791m <sup>2</sup> )	33.4% (22,767m <sup>2</sup> )	36.7% (25,045m <sup>2</sup> )
<b>Landscape Area</b>	56.3% (38,429m <sup>2</sup> )	66.6% (45,454m <sup>2</sup> )	63.3% (43,176m <sup>2</sup> )
<b>Dwelling Density</b>	33.1 per hectare	26.4 per hectare	18.4 per hectare
<b>Average setback along road frontages</b>	Hession Rd – 23.5m Edwards Rd – 21m Annangrove Rd – 16.2m	Hession Rd – 31.4m Edwards Rd – 13.4m Annangrove Rd – 14.6m	Hession Rd – 33m Edwards Rd – 21.8m Annangrove Rd – 22.5m

Table 1: History of Amendments to Concept



### 3 Part B: Proposal's consistency with the SEPP

#### 3.1 B1: The proposed site

##### 3.1.1 Zoning

Evidence of the site's zoning is contained within Figure 3, an extract from The Hills Shire Council Local Environmental Plan 2019 (The Hills LEP 2019), Map LZN\_006.

The site is zoned RU6 Transition and SP2 Infrastructure. The majority of the site is zoned RU6 Transition and is subject to this application. A small portion to the southern corner of the site where Annangrove Rd and Edwards Rd intersect, and a small portion along the eastern boundary to Annangrove Road are zoned SP2 (Local Road Widening), and have been identified for acquisition (refer to LEP 2019 Map Sheet LRA\_006). Development is not proposed within the areas zoned SP2.

Land adjoining the site to the east is zoned B6: Enterprise Corridor.

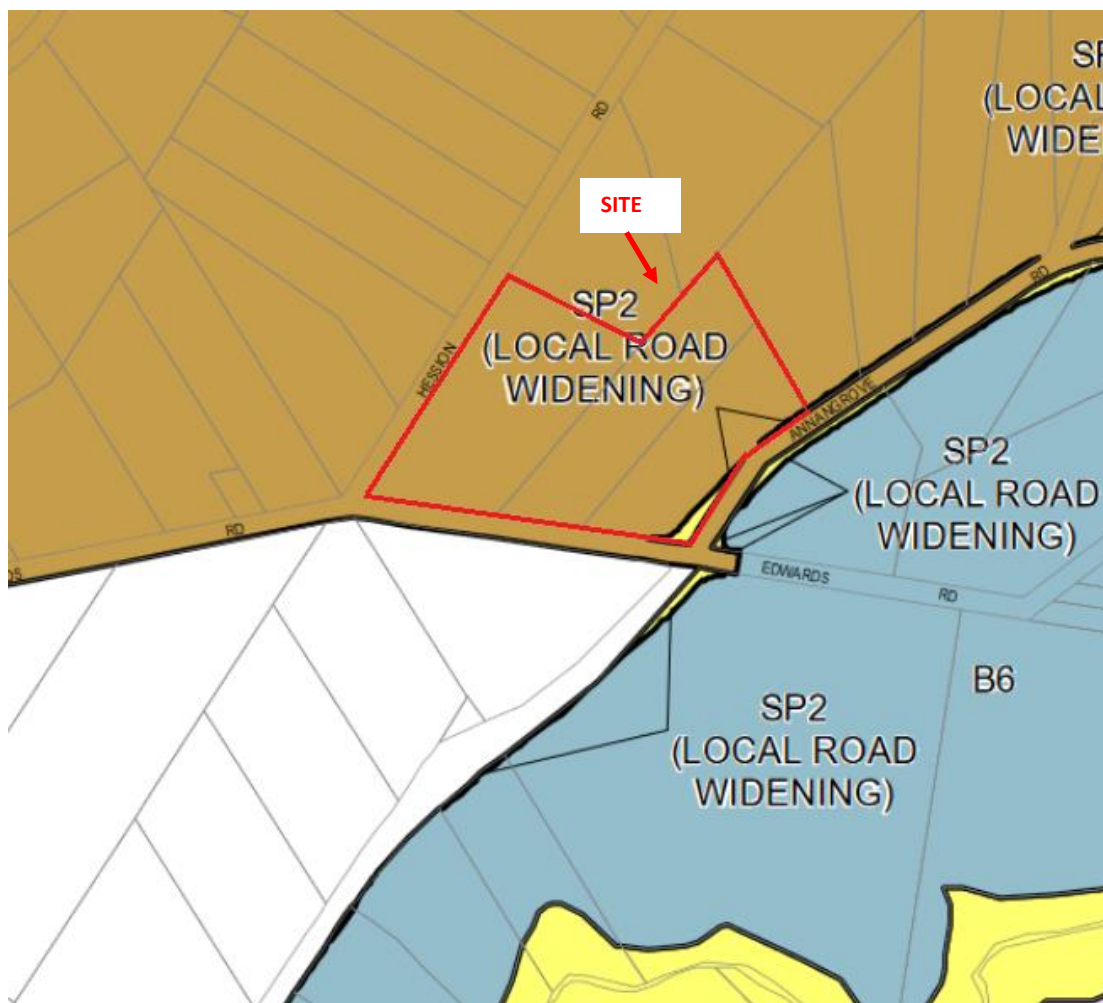


Figure 3: The Hills Shire Local Environmental Plan 2019, Land Zoning Map LZN\_006

The land to the south of the site is zoned R2 – Low Density Residential and B6 – Business Park under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, as shown on Figure 7 below.

### 3.1.2 Development Control Table

A copy of the development control table, showing the permissibility of land uses within the RU6 zone is contained below.

#### Zone RU6 Transition

##### 1 Objectives of zone

- *To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.*

##### 2 Permitted without consent

*Bed and breakfast accommodation; Extensive agriculture; Home occupations*

##### 3 Permitted with consent

*Agricultural produce industries; Building identification signs; Business identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Oyster aquaculture; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water supply systems*

##### 4 Prohibited

*Any development not specified in item 2 or 3*

The proposed development is permissible under the provisions of the Senior's Living SEPP, and compatible with the objectives of the RU6: Transition zone, as is outlined below.



### 3.1.3 Other LEP designations

There are other provisions which apply to the land within the LEP. Below are the provisions and the applicable maps.

#### Building Height

The site has a maximum building height of 10m and is shown yellow on the map in Figure 4.

Land adjoining the site to the east, shown in beige, has a maximum building height of 16m. The approved industrial warehouse on the adjoining site to the east has a ridge height of RL72.32, (+/- 500mm, SBA Architects, 2019, Job 17115, DA 300, Rev F, 10/10/2019).

The concept plan for the proposed senior's living development on the subject site achieves an RL of 61.6 (8.0m). This is below the maximum building height set by the LEP and more than 10m lower RL than the adjoining approved warehouse development.

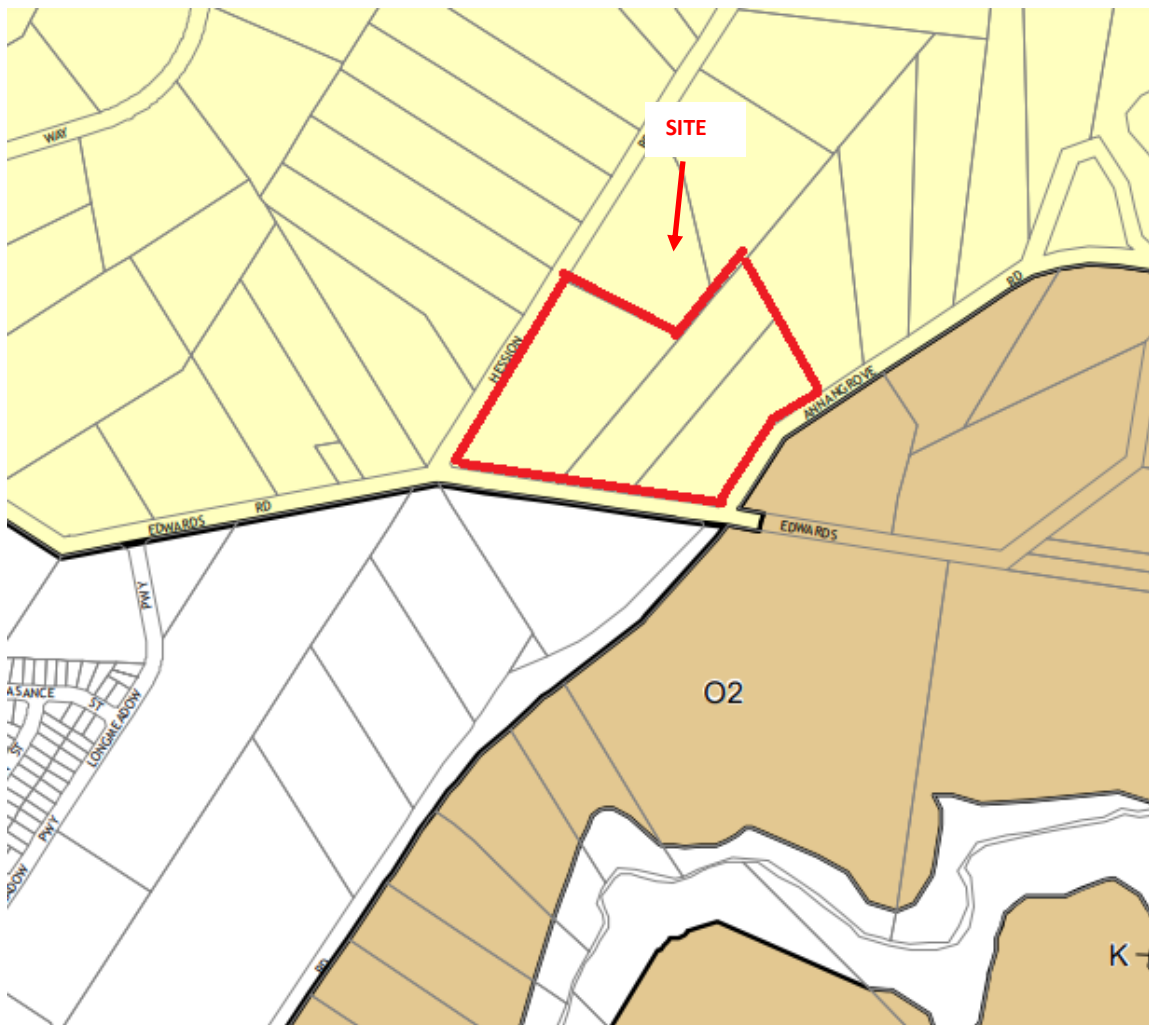
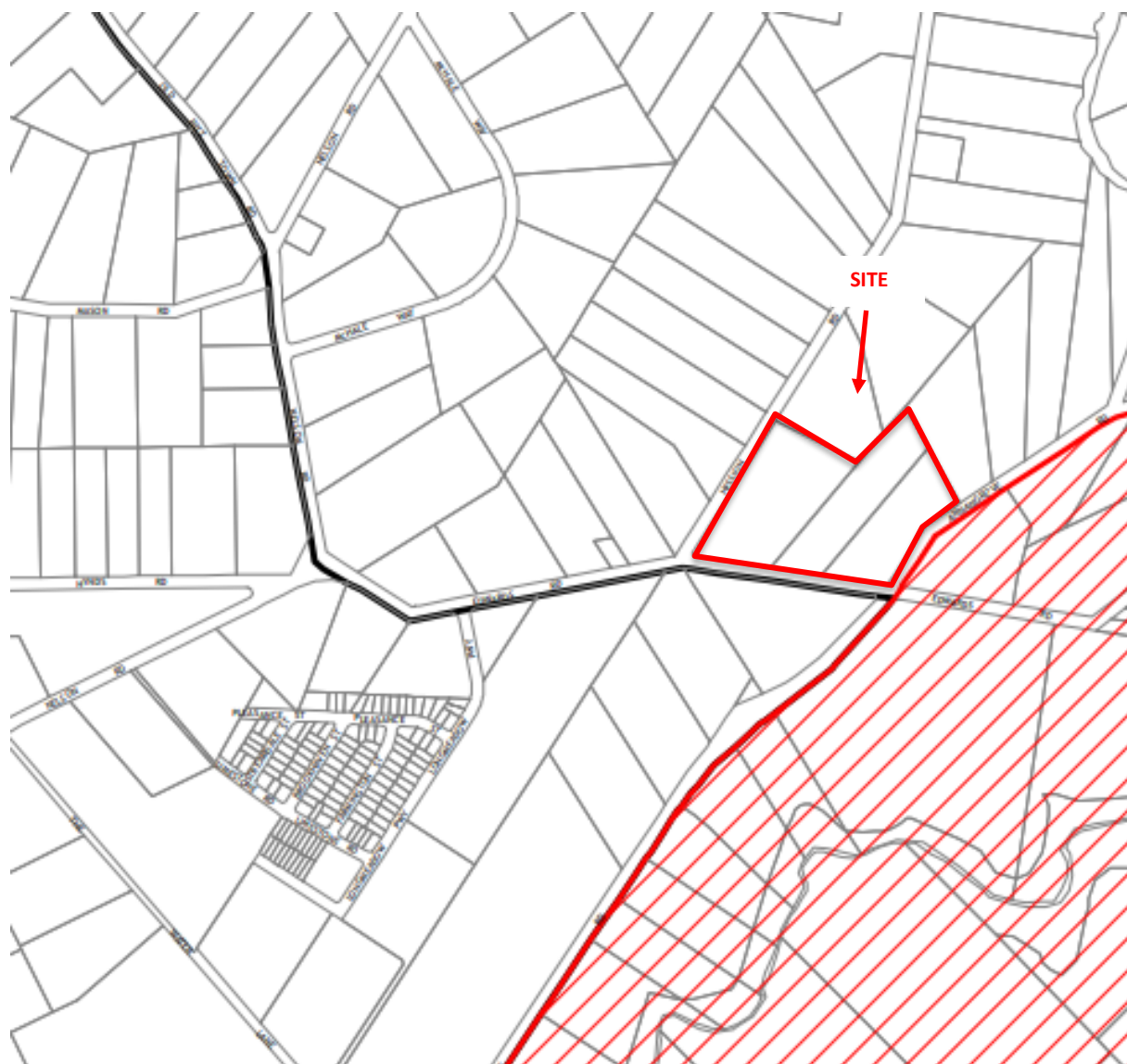


Figure 4: Height of Buildings Map, LEP Map Sheet HOB\_006



### **Foreshore Building Line Map, Landslide Risk Map, Urban Release Area Map, Key Sites Map**

The site itself is not mapped with any of these map designations. As shown on Figure 5, the adjacent site to the east is mapped as an Urban Release Area.



*Figure 5: Foreshore Building Line Map, Landslide Risk Map, Urban Release Area Map, Key Sites Map, LEP Map Sheet CL2\_006*

### Land Reservation Acquisition Map

The SP2 zoned areas of the site are identified for acquisition, to enable the widening of Annangrove Road. This will not affect the proposed development as setbacks to these areas have been considered.

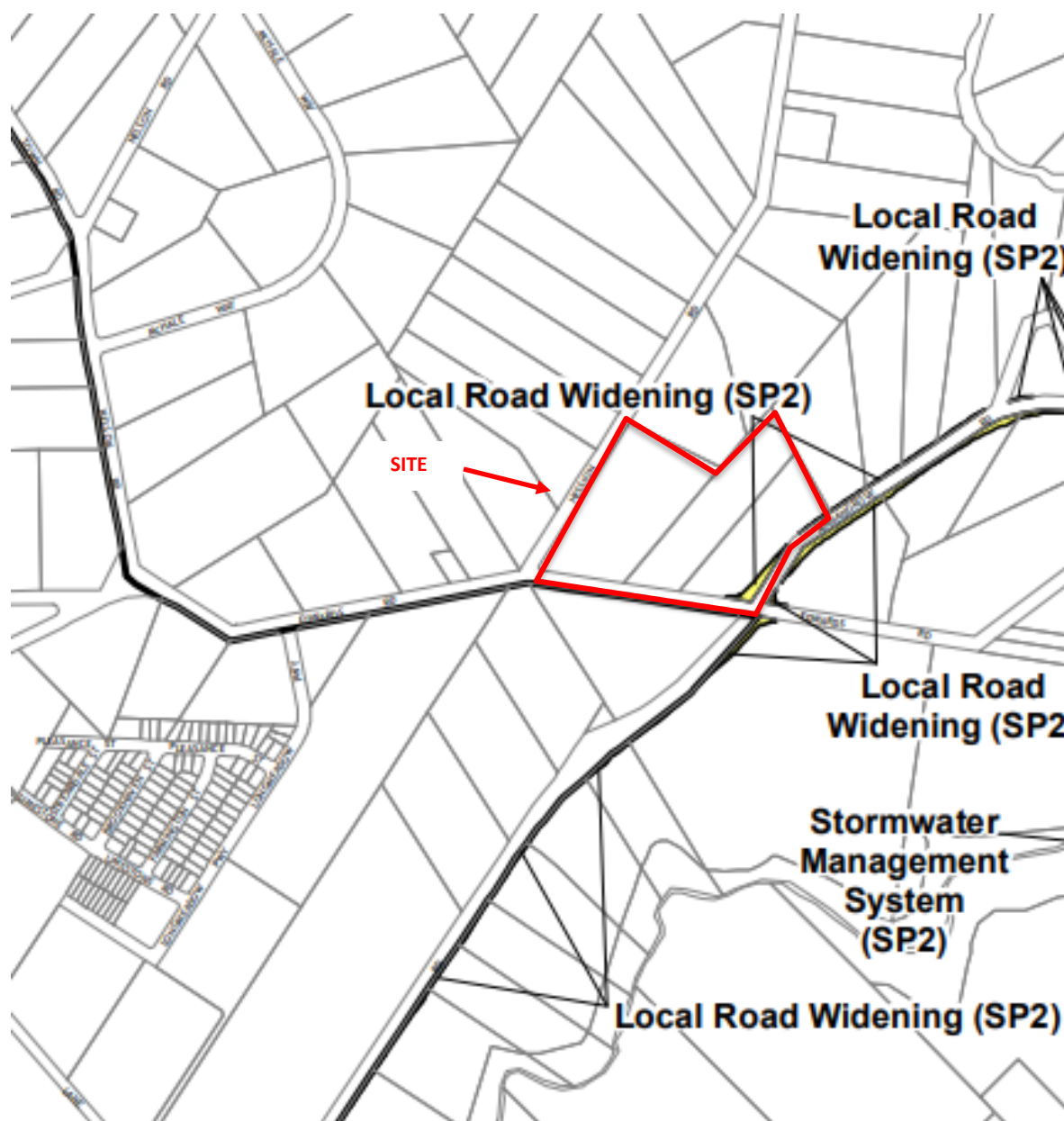


Figure 6: Land Reservation Acquisition Map, LEP Map Sheet LRA\_006

## Heritage

To the east of the site, at 288 Annangrove Road, there is a house which is a local heritage item. That site is to be developed into a warehouse and industrial unit development with the dwelling retained on site (Consent to DA 1558/2018/HA granted 12 March 2020).

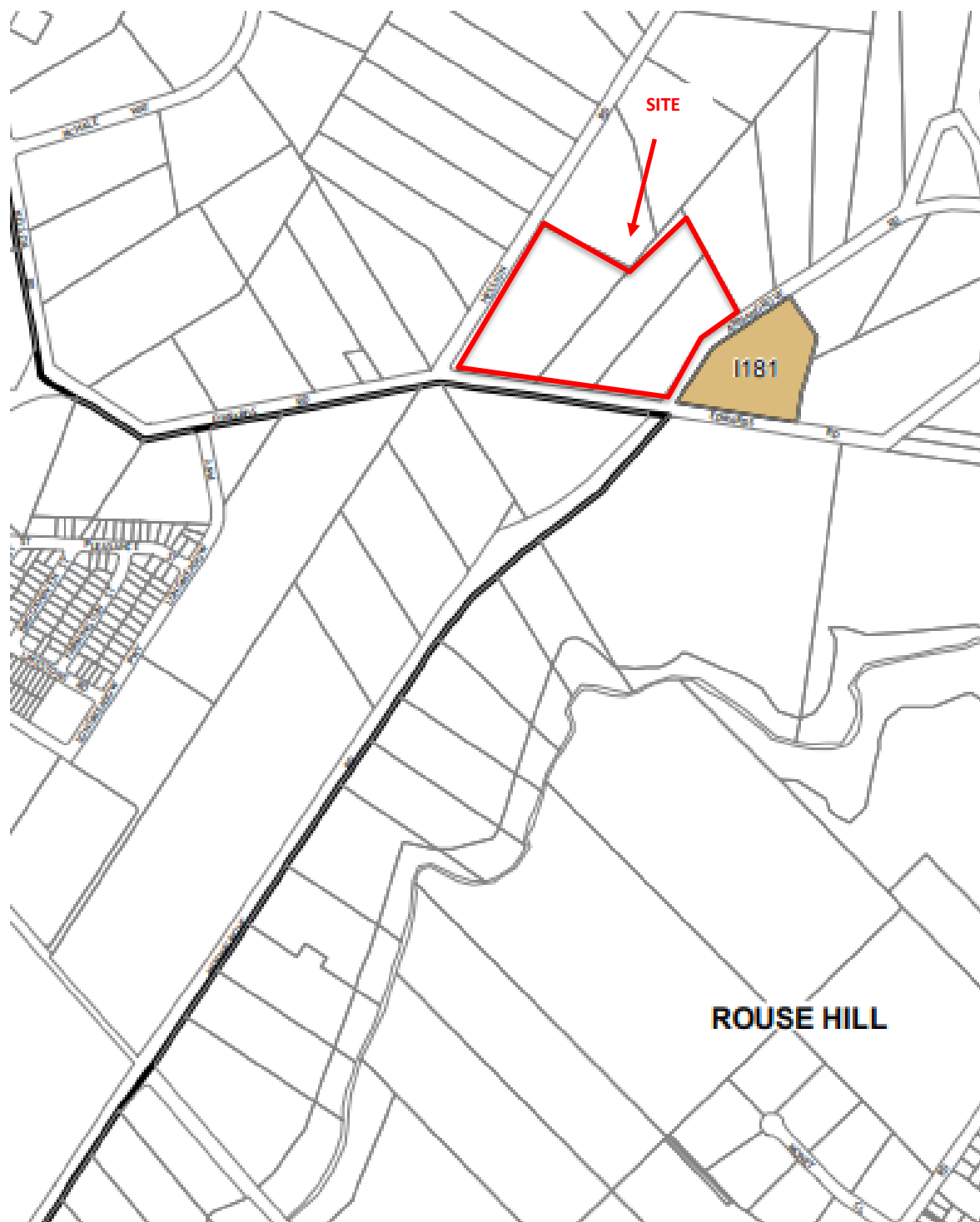


Figure 7 North West Growth Centre Heritage Map, SEPP Map Sheet HER\_008



## North West Growth Centres Maps

The following maps are from the State Environmental Planning Policy (Sydney Regional Growth Centres) 2006. The site is bordered by the North-West Growth Area which is covered by this SEPP. The below maps help explain the strategic context of the existing and future surroundings of the site.

## Land Zoning

The surrounding land zoned under the Growth Centres SEPP is shown on the below map. The land to the south is primarily zoned R2 and B6, with R2 to the west. This area will facilitate extensive residential development.

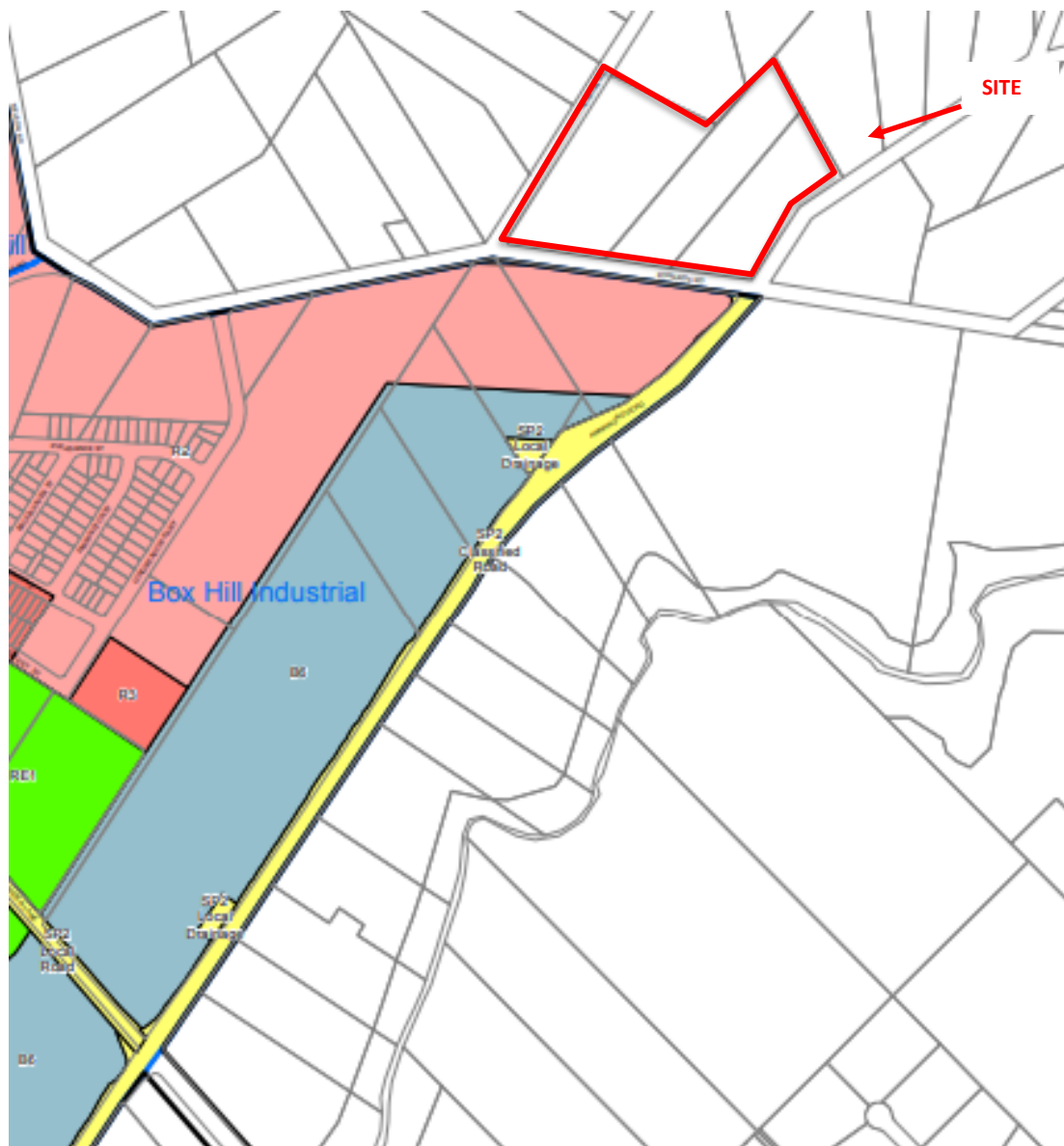


Figure 8: North West Growth centre, Land Zoning Map, SEPP Map Sheet LZN\_008A

## Lot Size

The below map shows the lot sizes applied by the Growth Centres SEPP to land south of the site. This includes lots zoned R2 – Low Density Residential with a 700sqm minimum lot size (shown yellow), and lots zoned B6 – Business Park with a 4000sqm minimum lot size (shown red).

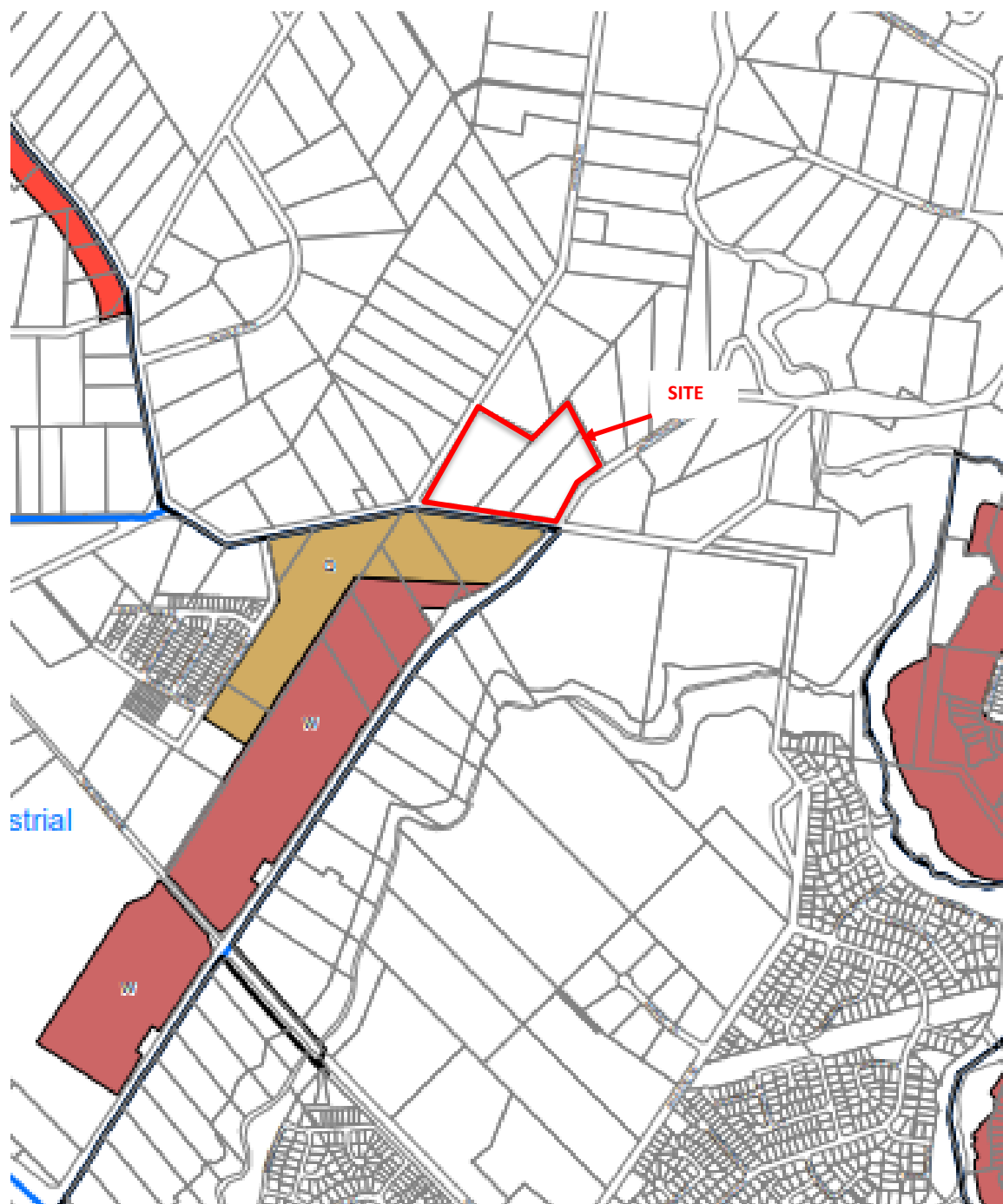


Figure 9: North West Growth Centre, Lot Size Map, SEPP Map Sheet LSZ\_008

## Height of Buildings

The sites within the R2 zoned land have a maximum building height of 8.5m under the Growth Centres SEPP (shown green and coded “I”). The sites within the B6 zoned land have a maximum building height of 18m (shown beige and coded “P”).

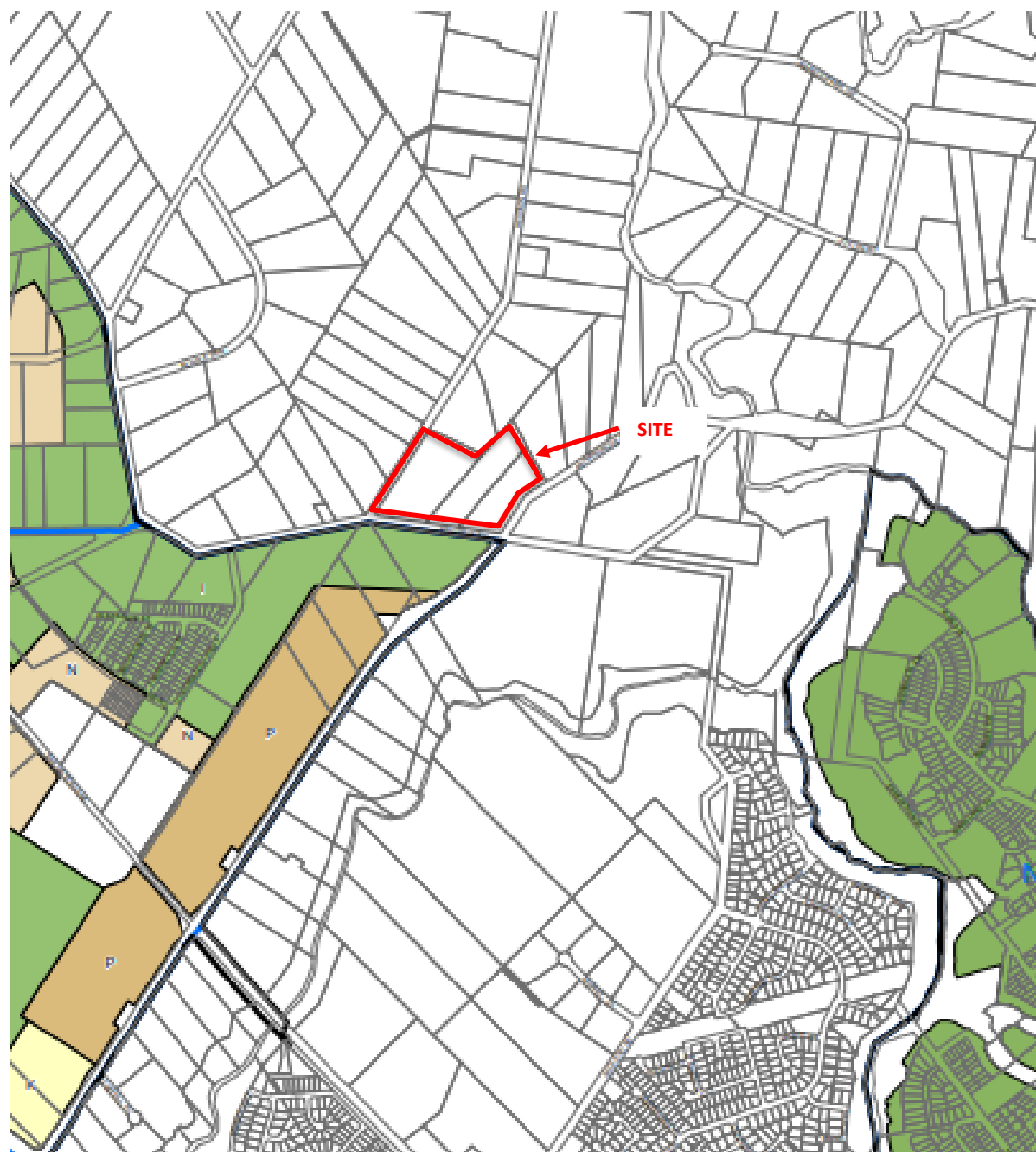


Figure 10: North West Growth Centre, Height of Buildings Map, SEPP Map Sheet HOB\_008

## Heritage

To the south-west in Box Hill is the locally significant 'The Hunting Lodge' and State Heritage Curtilage for the Hunting Lodge.

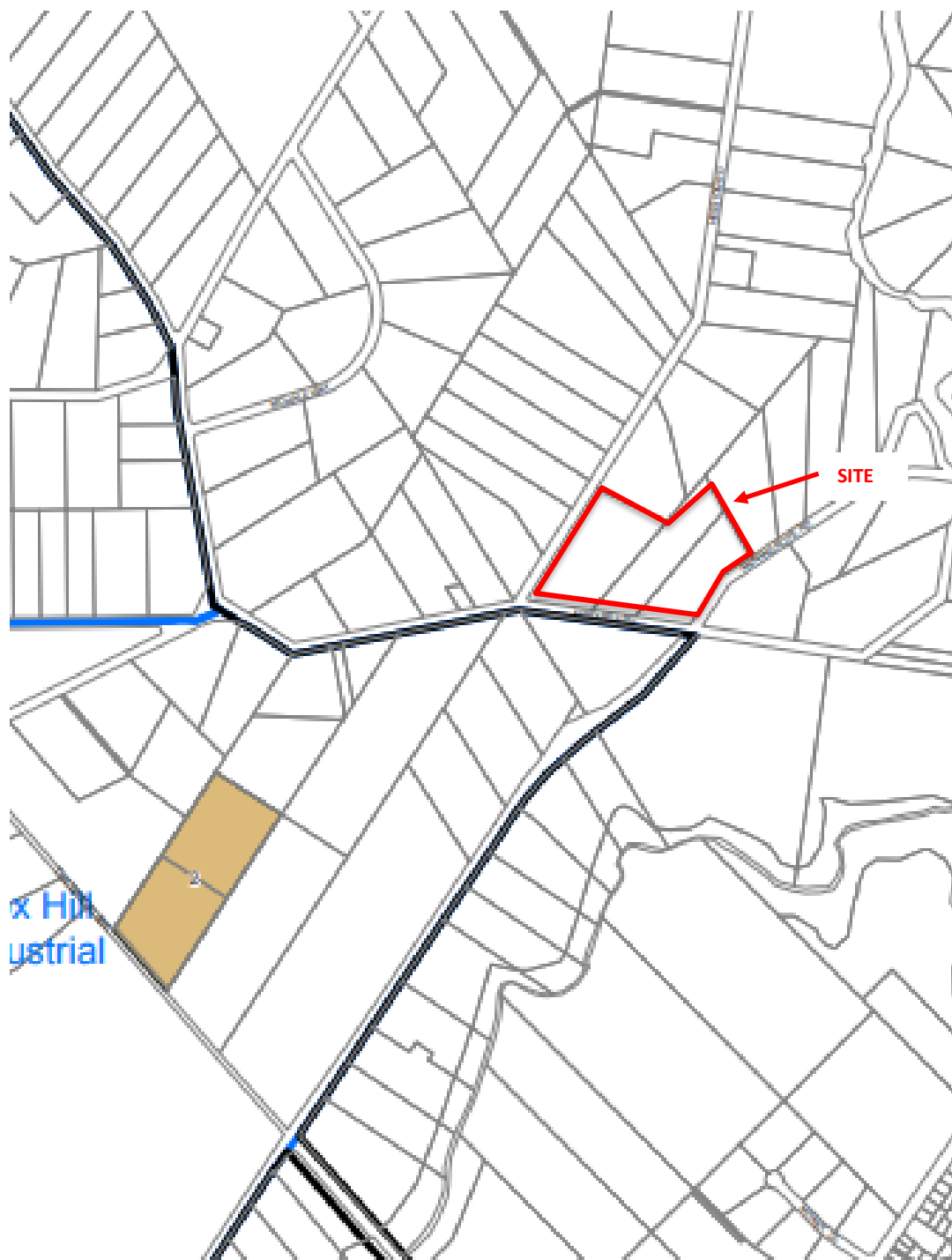


Figure 11: North West Growth Centre, Heritage Map, SEPP Map Sheet HER\_008

### 3.1.4 Land Use Definition

Seniors Housing is defined in Clause 10 of the Seniors Living SEPP as:

*residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:*

- (a) a residential care facility, or*
  - (b) a hostel, or*
  - (c) a group of self-contained dwellings, or*
  - (d) a combination of these,*
- but does not include a hospital.*

The proposed seniors living development will be a combination of a residential care facility and self-contained dwellings.

A **residential care facility** is defined under Clause 11 as:

*residential accommodation for seniors or people with a disability that includes:*

- (a) meals and cleaning services, and*
  - (b) personal care or nursing care, or both, and*
  - (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*
- not being a dwelling, hostel, hospital or psychiatric facility.*

A **self-contained dwelling** is defined under clause 13(1) of the SEPP as:

*a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.*

The proposal is to be undertaken on land adjoining land zoned primarily for urban purposes, pursuant to clause 17 of the SEPP, which permits residential care facilities and serviced self-care housing (clause 17(1)(c)) (where serviced self-care housing is to be provided in combination with a residential care facility, clause 17(2)(b)).

Clause 24(2) of the SEPP requires that a consent authority not grant consent to the proposal unless it is satisfied that the Director-General has certified in a current site compatibility certificate that:

- (a) The site of the proposed development is suitable for more intensive development, and*



*(b) Development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25(5)(b).*

The proposed development falls under the provisions of this clause by virtue of clause 24(1)(a)(i), which applies the clause to any application made for seniors housing on land that adjoins land zoned primarily for urban purposes.

Accordingly, application is made for a site compatibility certificate for the proposed Seniors Housing, by way of the application form contained within Appendix A to this report, and the supporting information contained within and attached to this report.



## 4 Part C Site Compatibility of the Proposed Development

### 4.1 C1 Development Proposal Information

#### 4.1.1 Context

Rouse Hill is located within the north-west of Sydney, approximately 42km from the Sydney central business district (CBD) and within The Hills Shire Council LGA.

The site itself is predominantly zoned RU2 with small portions of land zoned SP2, which will be acquired by Council for road widening. Currently the land to the north and west contains predominantly rural residential properties. Land to the south is under construction as a newly approved residential subdivision. Land to the east is the subject of an approved industrial development comprising a warehouse and eight industrial units. There are multiple businesses within a 1km radius which provide services such as a medical facility, landscaping and garden supplies, paintball, motor engineers, restaurant and stock feed supplier.

The character of the area is rapidly evolving with surrounding residential and industrial development. Development of the site and its surroundings is heavily influenced by its location at the northern tip of Sydney's North-West growth corridor. Its zoning as RU6 transition indicates the role of this land to manage the transition between high and medium density development in Sydney's key growth corridor to the south, and remaining rural-residential land and villages to the north.

The character of the site and surrounding area is considered in detail in the enclosed Character Statement (BPP, 2020).

##### 4.1.1.1 Surrounding built form

###### *Site*

The site is presently used for residential purposes, with a single storey dwelling on each of the individual lots. The site is located on the border of Rouse Hill and the neighbouring suburb of Nelson. The immediate surrounding sites are used for rural residential purposes, many to the north-west along Hession Road are dual occupancies.

The natural environment on and around the site has been highly modified by farming, grazing, mowing and residential development. The site contains a mapped Shale-Sandstone Transition Forest (SSTF) community, as described in the attached ecological report (Appendix D), with a substantially cleared understorey. It is proposed to retain this community in full within the proposed development, which is achievable given the reduced building footprint on site under this revised concept. The ecological community is described in more detail within Appendix D (Ecology report).

Below is a detailed description of the surrounding developments to support section 4.1.1. This is supported by the Site Context Plan, SK-004, within Appendix C (Jackson Teece Architects, 2020).







*Figure 12: Residential property fronting Hession Road (Author, 2017)*



*Figure 13: Residential property fronting Hession Road (Author, 2017)*



### **North**

To the north-east of the site along Annangrove Road are rural holdings including Rouse Hill Family Medical Practice, Baulkham Hills Landscape supplies with a café on site, three automotive mechanics and a swimming centre. Properties to the north on Hession Road remain largely rural-residential in character. Hession Road is a local, no-through road.

### **South**

The southern side of Edwards Road, opposite the site, contains residential land zoned R2 under the Sydney Region Growth Centres SEPP. Approved subdivisions in this area are now under construction and are shown on the Site Context Plan, SK-004, within Appendix C.

Development consent has been issued for the property at 17 Edwards Road (DA 182/2018/ZB). This is to be a residential subdivision consisting of 31 residential allotments ranging from 700m<sup>2</sup> to 962m<sup>2</sup> in size. These residential lots will front internal roads and present a rear boundary to Edwards Road. The development will allow for large two storey homes with a minimum setback between 4m to 6m along Edwards Road, as the rear boundary. This subdivision is abutted by the approved subdivision at 269 Annangrove Road, to the south-west of the site, for residential lots (DA 1091/2018/ZB) proposing lot sizes from 700m<sup>2</sup> to 885m<sup>2</sup>.

To the south-east, at the Action Paintball site, is an approved subdivision for business / light industrial purposes (DA 951/2018/ZA). This subdivision creates 15 lots ranging from approximately 2,500sqm to 4,700sqm in size.

The southern portion of Annangrove Road between Edwards Road and Windsor Road to the east, contains a large amount of commercial and retail development. Annangrove Road Business Park houses a variety of businesses and community facilities such as: Northwest Uniting Church, Rouse Hill Kindergarten, a gym and Diona civil engineers. Further south is a Bunnings, a brewery and TAB.

The rural character of the site and its surrounds will be greatly influenced by new development to the south. The accompanying Character Statement (Appendix H) provides a detailed analysis.





Figure 14: Site frontage to Edwards Road (Author, June 2019)



Figure 15: Frontage to Edwards Road of the residential subdivision opposite, looking west (Author, June 2019)

### **East**

To the east of the site, at 288 Annangrove Road, a development application for an industrial warehouse and eight industrial units has recently been approved by Council (DA 1558/2018/HA, approved 12 March 2020).

### **West**

Immediately west of the site lie rural residential properties, with the new residential land release areas of Box Hill immediately beyond.



*Figure 16: Annangrove Road Business Park (Author, 2019)*

The existing and potential future surrounding land uses do not present any apparent land use conflicts to the proposed development. The site is strategically located adjacent to the north-west growth corridor, which has been identified as a key location for housing and urban development in accordance with the NSW State Government's plans for accommodating Sydney's growth. The adjacent industrial estate is sufficiently set back from proposed residences on the site, so as not to impinge on future residents' amenity. The concept plan for the site is sufficiently scaled and set back so as to provide a transition to rural residential lands to the north, without having adverse amenity impacts on existing residents in the area. Surrounding land uses, and future uses, are considered to be compatible with the proposed use of the land for seniors housing.



#### 4.1.1.2 Access to services and facilities

The site is bordered on two frontages with arterial roads. Annangrove Road connects Windsor Road in Rouse Hill to Kenthurst Road in Kenthurst. Edwards Road feeds Nelson Road and Old Pitt Town Road. Hession Road to the west is a local 'no through' road. The main access to the site is proposed to be off Hession Road.

Transport New South Wales has two bus services which are available from the site:

- (1) Route 641 – Rouse Hill Town Centre to Dural, which has a bus stop along Annangrove Road.
- (2) Route 746 – Riverstone Station, Riverstone Parade, Loop service which has a bus stop along Edwards Road.

The details of the bus services and transport options are detailed further in section 4.2.

#### 4.1.1.3 Retail and service centres

The area is well serviced by retail and service facilities. Rouse Hill Village Centre is the closest shopping centre, located on Windsor Road (cnr Aberdour Avenue) approximately 3km west from the site via Annangrove Road. Rouse Hill Village Centre contains a post office, dentist, newsagency, supermarket, doctor, accountant, chemist, multiple food outlets and other specialty stores.

Rouse Hill Town Centre is further down Windsor Road, approximately 4.3km from the site, and contains a wide range of retail and service outlets. Rouse Hill Town Centre contains supermarkets and variety of bank branches, department stores, chemist, post office and other specialty stores.

Round Corner Shopping Centre is approximately 11.1km away, located on Kenthurst Road. Round Corner Shopping Centre contains a post office, doctor, supermarket, physiotherapist, bank branches and other specialty stores.

The development is able to comply with cl.26(1) due to its proximity to the services required under the SEPP. These are accessible by existing bus services, as described above.

Clause 26(1) 'Location and access to facilities' within the SEPP requires that:

- (1) *A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:*
  - (a) *shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
  - (b) *community services and recreation facilities, and*



(c) *the practice of a general medical practitioner.*

Clause 26(2)(b) applies to the site as it is within the Greater Sydney (Greater Capital City Statistical Area). This requires:

- (b) *in the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development:*
- (i) *that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
  - (ii) *that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and*
  - (iii) *that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),*  
*and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or*

In section 4.1 it has been demonstrated there are multiple bus stops and routes available to the residents of the site within a 400m distance of the site. Within the site, and to adjacent bus stops, suitable access pathways will be provided in accordance with the gradients required in subclause 26(3). Such access can be demonstrated as a part of any future development application.

#### **4.1.1.4 Further considerations**

The site is not subject to any open space provisions. The SP2 (Local Road Widening) zone applies to a portion of the site, as described above. The surrounding land uses are not used primarily for agricultural activities, as the lot sizes tend to be approximately 3 hectares in size within this area. The proposed development will not displace any existing or likely future agricultural land uses, and the land is not considered to have significant agricultural capability due to its existing and likely future residential use.

Vegetation on the site is predominantly exotic, as described in the Ecological Constraints Assessment (Cumberland Ecology, 2018, Appendix D). However, as noted by Cumberland Ecology, the site contains Shale Sandstone Transition Forest, which is substantially modified by rural-residential development. The type of vegetation on the site and its significance is described in detail within Appendix D.



#### 4.1.2 Proposal

The concept plans within Appendix C provide the proposed building footprint and building envelope. The proposal is for a seniors living development containing a residential care facility and self-contained dwellings. The residential care facility is to be located in the centre of the site, with key amenities including a separate community centre, tennis court, sports pavilion and bowling green. In addition there is proposed to be a men's shed and parking for caravans and RVs in the north-eastern corner of the site. There are proposed to be 120 beds in the residential care facility, with central light wells to provide solar access within each unit.

The proposed self-contained dwellings are to be distributed throughout the site in ten two storey buildings, consisting of either five or eight dwellings per storey, per building. The bulkier buildings containing eight dwellings per floor are located towards the rear of the site so as to present less bulk to the Annangrove and Edwards Roads frontages. Smaller buildings containing five dwellings per storey present to Edwards Road, Annangrove Road and the neighbouring property to the east. Sufficient distancing has been provided between buildings to enable visual separation, landscaping, and distribution of the proposed massing across the site. The buildings are large enough to provide efficiencies for lift wells, and small enough to break visual bulk and allow deep interior light penetration to living areas.

There are also proposed to be eight three-bedroom, single storey villas, contained within four duplexes along the Hession Road frontage. These dwellings are specifically tailored to preserving the rural-residential character of Hession Road and allow for greater building setbacks to mirror development opposite the site on Hession Road.

An Ecological Constraints Assessment by Cumberland Ecology was prepared to identify ecological constraints to development, specifically threatened flora, fauna or ecological communities listed under the NSW *Biodiversity Conservation Act 2016* (BC Act) and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) known to occur within the locality of the subject site.

Vegetation within the subject site was found to consist of Shale Sandstone Transition Forest (0.67 ha), Urban Exotic/Native Vegetation (0.50 ha) and Exotic Grassland (5.44 ha). Shale Sandstone Transition Forest is listed as an Endangered Ecological Community (EEC) under the BC Act, and although also listed under the EPBC Act did not meet referral criteria. The report concluded that the key constraint is the presence of Shale Sandstone Transition Forest. It recommended future development of the project should seek to avoid and minimise impacts to ecological values and that any future development on site will likely require assessment under the Biodiversity Offsets Scheme and require consideration of Serious and Irreversible Impacts. This proposal has been designed to avoid the Shale Sandstone Transition Forest so that no clearing of that community is required.



The potential impacts of this on the vegetation community have been assessed in the attached report (Appendix D) and will be further assessed prior to the lodgement of any development application, under the provisions of the BC Act.

The proposal will have regard to the bush fire prone land in the vicinity and will adopt asset protection zones as identified in Appendix E (Travers Ecology, 2020). The proposal also has regard to the retention of the existing Shale Sandstone Transition Forest (SSTF) community on and adjacent to the site. Travers Ecology have advised that the existing vegetation on site can be retained and treated as an Inner Protection Area. There is little understorey existing within the SSTF community, and its retention is compatible with the proposed development and its asset protection requirements.

A Concept Landscape Plan has been prepared (Moir Landscape Architects, 2020), and is contained within Appendix F. This demonstrates landscaping within generous front and side setbacks, in keeping with the surrounding rural character. Proposed landscaping is consistent with the treatment of the whole site as an Inner Protection Area, as recommended by Travers Ecology.

Development in the locality is highly transitional in nature. As discussed above, approved development to the south, west and east is underway.

#### **4.1.3 Strategic Justification**

Future development within the area is governed by the North West Priority Growth Area Land Use and Infrastructure Implementation Plan (NWPGA plan) (Department Planning & Environment, May 2017) along with State Environmental Planning Policy (Sydney Region Growth Centres) 2006. These two policies sit within the broader context of the NSW Government's 20 year metropolitan plan, *A Plan for Growing Sydney*. The Central City District Plan was prepared and released after the lodgement of this SCC, and the discussion within this report has been updated to consider it. In addition, strategic planning policies exist for the development of adjoining industrial precincts including Box Hill and Edwards Road. These and other relevant strategies are discussed below, with the exception of The Hills Shire Local Environmental Plan 2019, which has been discussed in Part 3.1 above.

##### **4.1.3.1 North West Priority Growth Area Land Use and Infrastructure Implementation Plan**

The NWPGA plan provides the framework for the development of new communities and infrastructure within the North-West. Rouse Hill sits within the overall strategic framework of the NWPGA plan, which aims to achieve 90,000 new homes in the area along with the associated infrastructure and services required to create cohesive and liveable communities. The objectives of the NWPGA plan (Pages 16-17) are:

- 1. To plan for an increased population in Sydney's North West in vibrant and liveable neighbourhoods.*
- 2. To balance the needs of a growing population with opportunities for employment and recreation.*



3. *Improve transport accessibility and connectivity throughout the area.*
4. *To facilitate the delivery of infrastructure that will support housing and employment growth.*
5. *Identify and enhance key biodiversity areas, open spaces, riparian corridors and culturally sensitive areas.*
6. *Explore new land uses along infrastructure corridors to maximise public investment in infrastructure.*

To the south-west of the site, on the opposite side of Edwards Road, is the border for the North West Priority Growth Area. This area to the immediate south-west is zoned R2 Low Density Residential. Further south-west lies land zoned R3 Medium Density Residential, R4 High Density Residential and B6 Enterprise Corridor. The NWPGA plan aims to provide diverse housing within these residential zones, such as single dwellings, terraces, apartments and studios, to provide an array of housing opportunities for the population.

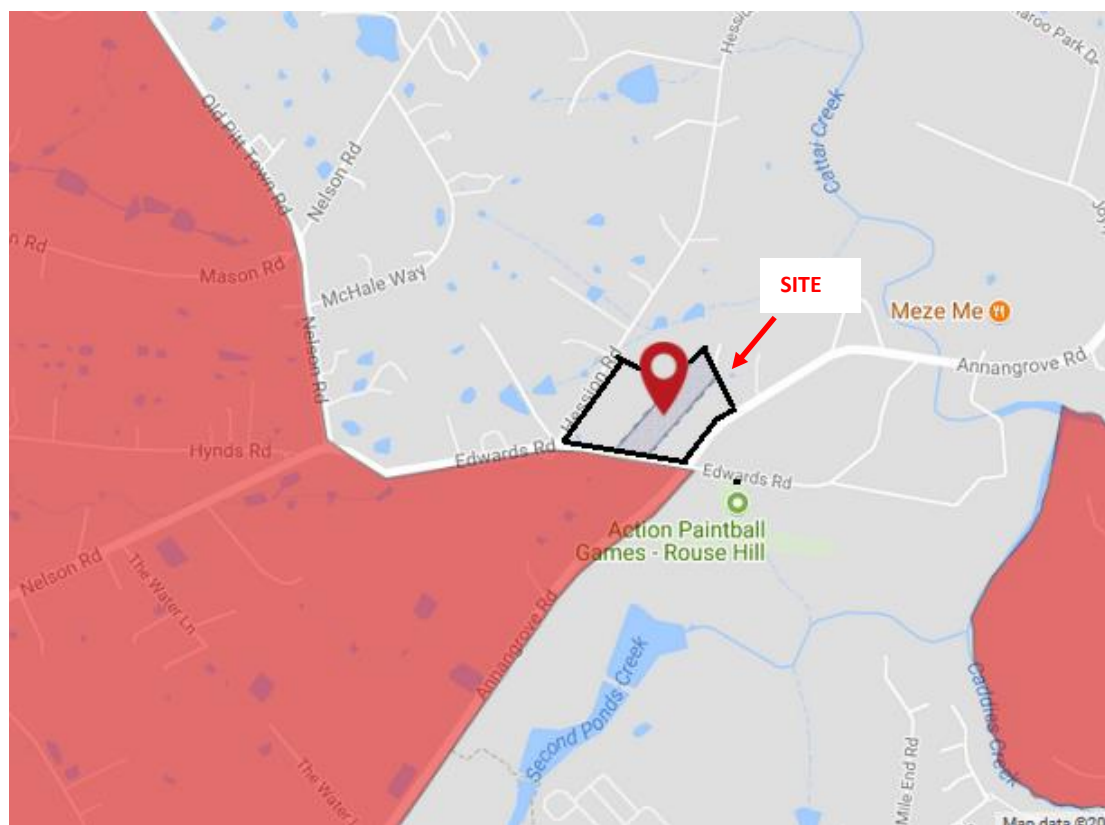


Figure 17: North West Growth Area boundary along Edwards Rd, Rouse Hill (NSW Planning Portal, 2018).

The North West Priority Growth Area Land Use and Infrastructure Strategy March 2017, states that:

*'The North West Priority Growth Area provides substantial land release areas for homes and jobs in Sydney's northwest and is forecasted to contribute approximately 12% of the homes needed to meet demand over the next 20 years... Within the North West Priority Growth Area, new communities will progressively develop with access to schools, parks, community facilities, jobs, roads and public transport. Over the next ten years, 33,000 homes will be provided and the growth area will be home to around 92,400 people'.*



It is clear that the development will be surrounded by a developing community for years to come which will create extra demand for diverse housing options. The plan recognises that family homes still make up the majority of housing in greenfield areas, but there is growing demand for more diverse housing types like multi-dwelling, apartments and studios.

The surrounding business and industrial zoned land will facilitate the increase in employment in the area. This will create a transformation in the character of this area and provide an extension from the existing retail sector located in Rouse Hill Town Centre which is currently a large employment area.

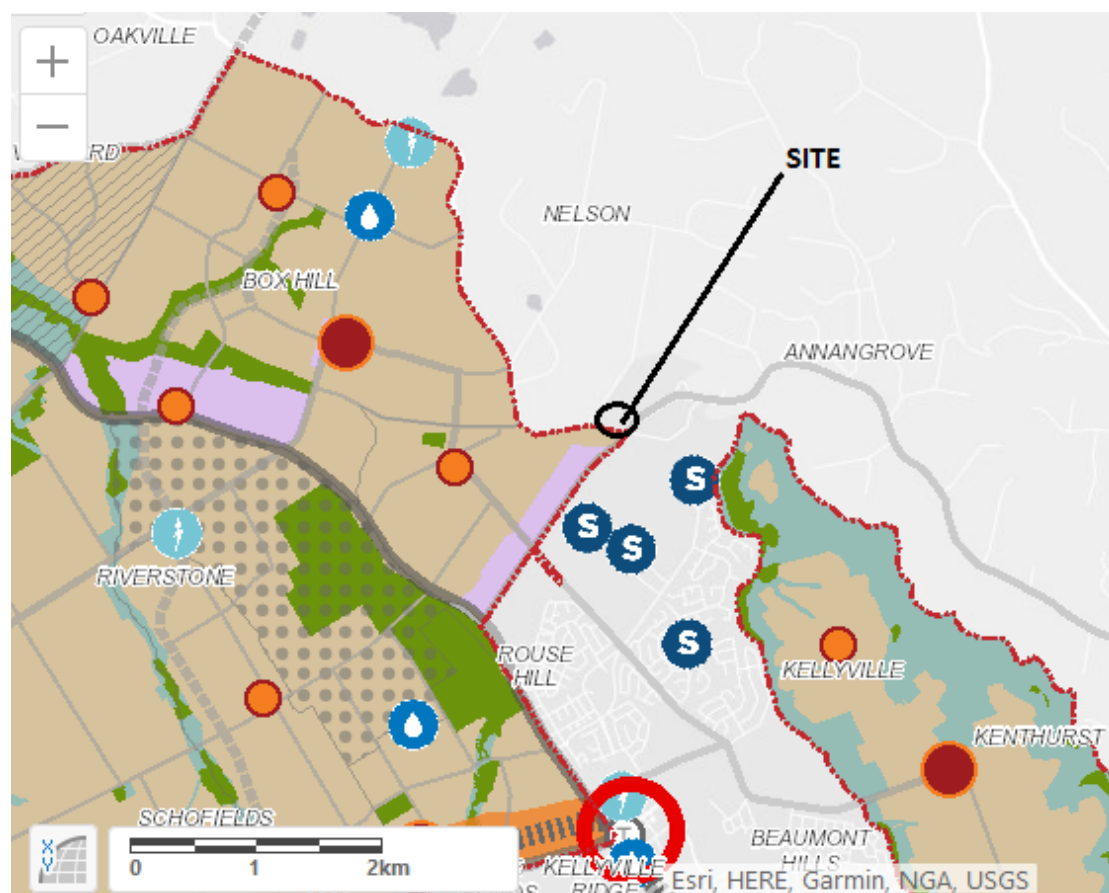


Figure 18: North West Growth Area Map (DPIE, 2018)

#### 4.1.3.2 Box Hill Industrial Area

The site is opposite the Box Hill Industrial Area which is within the North West Priority Land Release Area. The Box Hill and Box Hill Industrial Precinct Plan prepared by the Department of Planning and Infrastructure (2013), outline that the area is projected to benefit from:

- 9,600 new homes
- A new town centre and three village centres
- 133 hectares of employment land

- Upgrades to major roads
- New primary and high schools
- Protection of significant vegetation
- Improved connections to encourage walking and cycling.

The siting of the proposed development, immediately north of the NWPGA border, allows it to contribute to the objectives of that growth area whilst benefitting from the increased demand for housing in this location.

#### **4.1.3.3 Central City District Plan**

The Central City District Plan (Greater Sydney Commission, March 2018) sets out aspirations and proposals for The Hills and other local government areas within Sydney's Central City district. The plan identifies Rouse Hill as a strategic centre, particularly the area around the shopping centres. Rouse Hill provides a range of retail and community services to the population in the north-west. The future Sydney Metro Northwest station will provide the opportunity for commercial development and facilitate knowledge-intensive jobs growth. It is expected that jobs in all sectors will increase from a total of 4,200 in 2018 to 10,000 jobs by 2036.

The plan outlines that Rouse Hill is expected to introduce more medical and education services, and lifestyle opportunities to support the growing and projected population within this area. The current Rouse Hill Town Centre, only 4.3km from the site, provides a wide array of services and will require increased facilities as the population expands.

The site is located within and on the southern fringe of the Metropolitan Rural Area, designated under the Central City District Plan. The Metropolitan Rural Area encompasses areas that include primary production, National and State parks as well as rural towns and villages. Residential development is considered in this area where it has no adverse impacts on the amenity of the local character and where the development provides incentives to maintain the environmental, social and economic values of the area. Objective 29 of the Plan is that "Environmental, social and economic values in rural areas are protected and enhanced". Rural-residential development is not a value of the plan, and further such development is not encouraged. The plan aims, through the Metropolitan Rural Area, to manage areas of natural hazard, allow for the continuation of productive rural land uses such as agriculture, protect extractive industries, preserve biodiversity, and allow people to live and work in rural villages.

The SCC was lodged prior to the preparation and exhibition of the Central City District Plan, and its permissibility is assessed under SEPP 2004. However, for completeness, the ability of the concept plan to comply with considerations for development within the Metropolitan Rural area have been assessed as follows:

- The site is not currently used for agriculture, other forms of primary production, or extractive industry. These uses are not viable on the site given its fragmented holdings and position abutting three road frontages, and rural-residential development to the north. Its



development will not alter the availability of land for these uses in the Metropolitan Rural area.

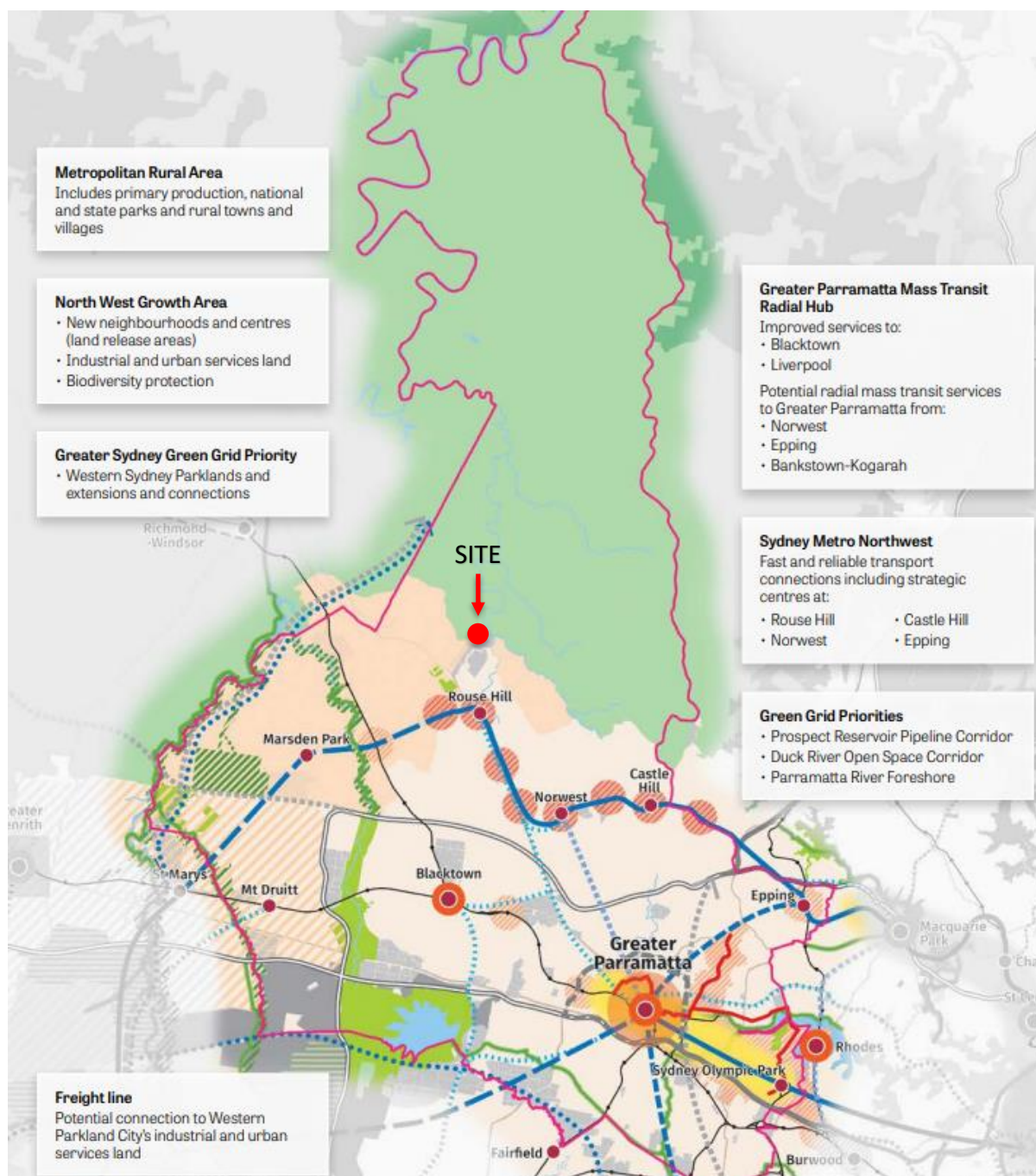


Figure 19 Central City District (Central City District Plan, GCC 2018).

- The site is not subject to natural hazard except for bush fire, the threat of which can be managed for the proposed development as outlined in the Bushfire Assessment (Appendix E).
- The existing ecological community on the site, Shale-Sandstone Transition Forest, has been assessed within Appendix D. The proposed development, including asset protection zones, can take place without adverse impact on this ecological community, as outlined in this report

and in Appendix E. The environmental values of the site can be maintained by the proposal, and existing biodiversity on the site can be preserved.

- The economic values of the site are linked to surrounding development patterns, as it does not present value for agriculture or other rural industry. The economic values of the site can be attained through its development for seniors housing, without adversely impacting on the amenity, and therefore the economic values, of surrounding lands. The proposal is considered to represent the highest and best use for the site.
- The site does not currently occupy a significant place in the social fabric of the community. Its social value is tied to its use, and as surrounding uses change with new development, the socially acceptable uses of this site will change. It has potential to provide a contribution to the social fabric of the area, by locating seniors housing close to services and facilities, providing residents with the opportunity to age in place.

For these reasons, it is considered that the proposed development can be consistent with acceptable residential development within the Metropolitan Rural Area. Permissibility of the development relies on the SEPP 2004, not on the Central City District Plan. However given the site's context, surrounding development, and present and likely future use, the issue of a SCC and subsequent development for seniors housing is not inconsistent with the Plan.

#### **4.1.3.4 Master Plan for the Edwards Road Industrial Precinct**

The site is immediately west of the Edwards Road Industrial Precinct. The Master Plan for the Edwards Road Industrial Precinct (ERIP) by The Hills Shire Council (2013) contains the following objectives:

1. Establish a land use and development control response to facilitate employment generation;
2. To ensure an interconnected street network which promotes safe and efficient vehicular movement within the precinct;
3. Facilitate safe and convenient pedestrian movement through the identification of footpaths;
4. Improve connections with The North Kellyville Precinct, the Proposed Box Hill Precincts and the Rouse Hill Town Centre;
5. Improve the visual connection between development and the public realm by encouraging a visually attractive and consistent streetscape; and
6. Minimise the impact of development on endangered and critically endangered ecological communities

The ERIP is focused on providing an employment precinct which is in a convenient location near a number of areas undergoing major growth and change. The close proximity of this precinct and master plan to the site reaffirms the suitability for seniors housing along the fringe of the future industrial area. A development application has been approved by Council (1558/2018/HA), for an industrial development on 288 Annangrove Rd, Rouse Hill. The current permitted building height on that site is 18m, substantially higher than the buildings proposed on the subject site in the future.





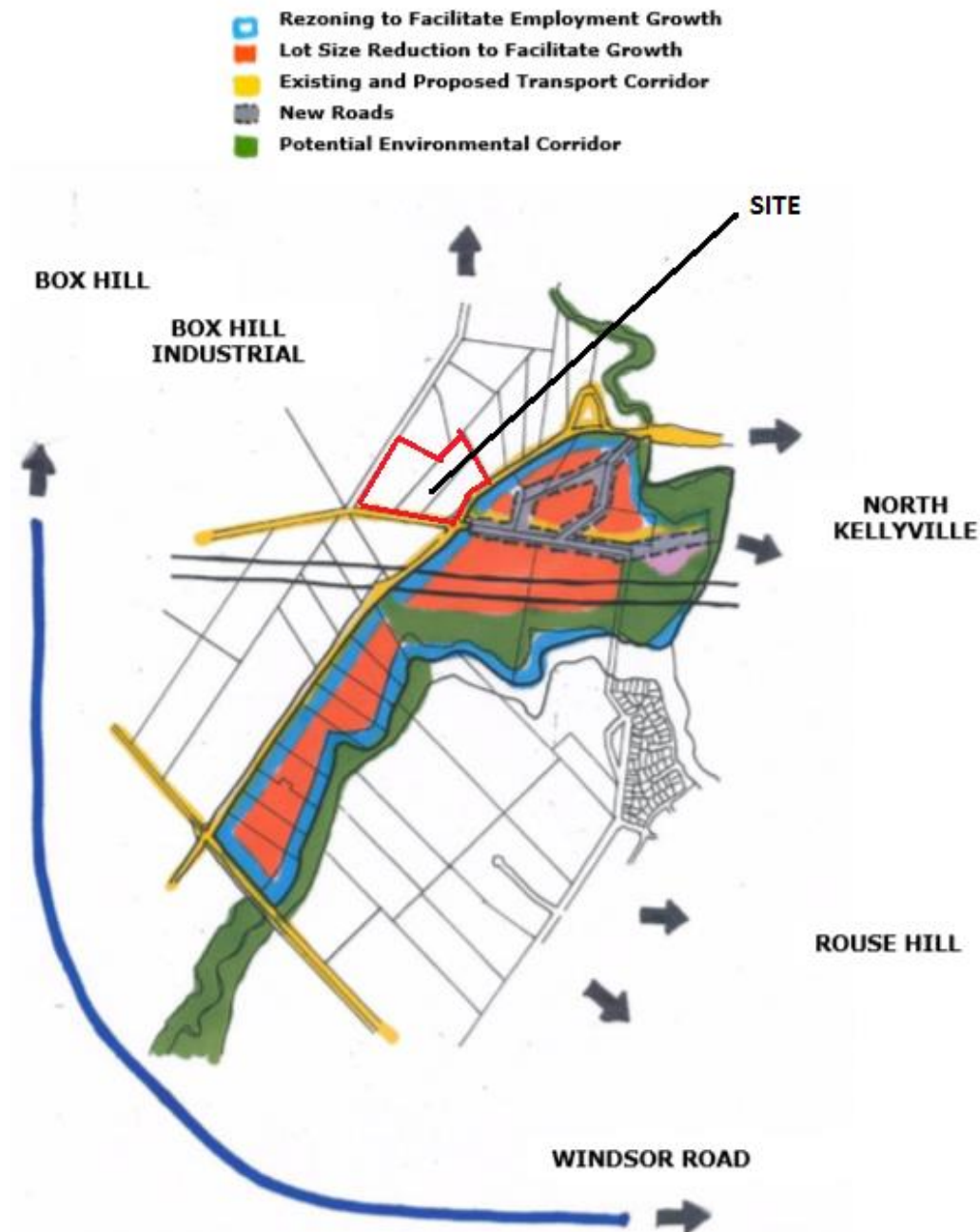


Figure 20: Edwards Road Industrial Precinct (The Hills Shire Council, 2013).

#### 4.1.3.5 Regional and Local Strategies: Summary

The site is adjacent to the NWPGA northern boundary, and within the region covered by the Central City District Plan. It is acknowledged by the strategic planning documentation that this area is one of the most rapidly growing areas in Australia and faces substantial transition within the coming decades as it accommodates a large share of Sydney's population growth. This is reflected in the RU6 Transition zone applied to the site, and the expectation that a transition occurs between higher density

residential and commercial uses to the south, east and west, and lower density rural-residential uses to the north.

The Central City District Plan provides an overall plan for Sydney's growth, including a way to retain a rural-urban boundary via the Metropolitan Rural Area. Within this plan, the North-west Priority Growth Area establishes areas for residential, commercial and industrial development. Commercial development in the area is to be concentrated around the expansion of the existing Rouse Hill Town Centre. Industrial development is located adjacent to the site in the Edwards Road Industrial Precinct, identified by Council, and the Box Hill Industrial Precinct, identified under the North West Priority Land Release area set aside by the Department. These strategic documents identify the pattern for development in the area, including areas for priority development, to provide for Sydney's growth, and boundaries to that growth. The Metropolitan Rural Area, identified under the Central City District Plan, is one such boundary. Development under these plans is already underway, with Rouse Hill Town Centre expanding, and the subdivision of adjoining industrial and residential areas approved by Council, as described above.

The Central City District Plan and accompanying documents are broad strategic planning documents, indicating the direction for growth in the North-West corridor. These documents are not designed to give consideration to the specific permissibility of land uses under existing environmental planning instruments. They provide a structure which legislative provisions such as Local Strategic Planning Statements and Local Environmental Plans will follow, as they are revised and released over time.

SEPP 2004 provides for the permissibility of Senior's Housing on land adjacent to land zoned for urban development. There are existing provisions within the SEPP to prevent the "creep" of development for senior's housing beyond land that is immediately adjacent to land zoned for urban development. Thus the proposed development will not set a precedent for development within the Metropolitan Rural Area that could be repeated elsewhere. Rather, pursuant to the SEPP 2004, it provides an opportunity for a land use that is recognised to be in high demand and low supply within the Sydney area.

The provisions of the SEPP 2004 exist in order to permit development in precisely such locations, adjacent to existing urban development where other residential development would not be permitted. Should Seniors Housing have to compete on the open market without such protections (ie, within higher density residential zones only), it is highly likely that developers would not provide it in favour of other more profitable residential development. These protections are built into the SEPP to enable senior's housing to be developed, where it does not have to compete with high density residential development, to ensure that it is provided by the private market. Seniors Housing thus experiences expanded permissibility, by virtue of the SEPP, in order to achieve such development where other forms of housing are not permitted. The State Government has recognised the difficulty of providing senior's housing that is sufficient to provide for Sydney's aging population in the provision of the SEPP. The SEPP, as a legislated Parliamentary environmental planning instrument, provides a State-wide mandate to enable the provision of senior's housing where other forms of residential development are not permitted, to ensure that it can be provided at levels that are sufficient to



provide for the burgeoning population of over 55's, now and into the future. In this regard it overrules the broad strategic directions set out in the Central City District Plan.

The subject application was lodged and under assessment by the Department prior to the release of the Central City District Plan. The Metropolitan Rural Area was therefore not a consideration when the application for a Site Compatibility Certificate at the site was prepared. It is acknowledged that the Metropolitan Rural Area seeks to conserve important rural landscapes on the Sydney metropolitan fringe, and this is a strategic direction to guide Sydney's growth, and particularly development in the North West corridor, into the future. The consistency of the proposal with the Metropolitan Rural Area has been discussed in Part 4.1.3.3 above.

Considering the planning strategies abovementioned, it is clear this area of The Hills Shire LGA has been chosen for an increase in residential development and employment generating development. The inclusion of Seniors Living on the boundary of the NWPGA can support the aging population in this community. Seniors housing will become important in this area to ensure that housing for different family types and age ranges are provided so that people can transition into housing that is appropriate for their needs as they age.

#### 4.1.3.6 Projected population growth

The population within The Hills Shire Council in 2016 was 162,525. By 2036 the population is projected to increase to 297,089 and by 2041 the population is projected to be at 321,308 (DPIE, Population Projections, 2019). The population of Rouse Hill in 2016 was 8,389, projected to increase to 15,023 in 2036. That is a 44.1% increase (forecast.id).

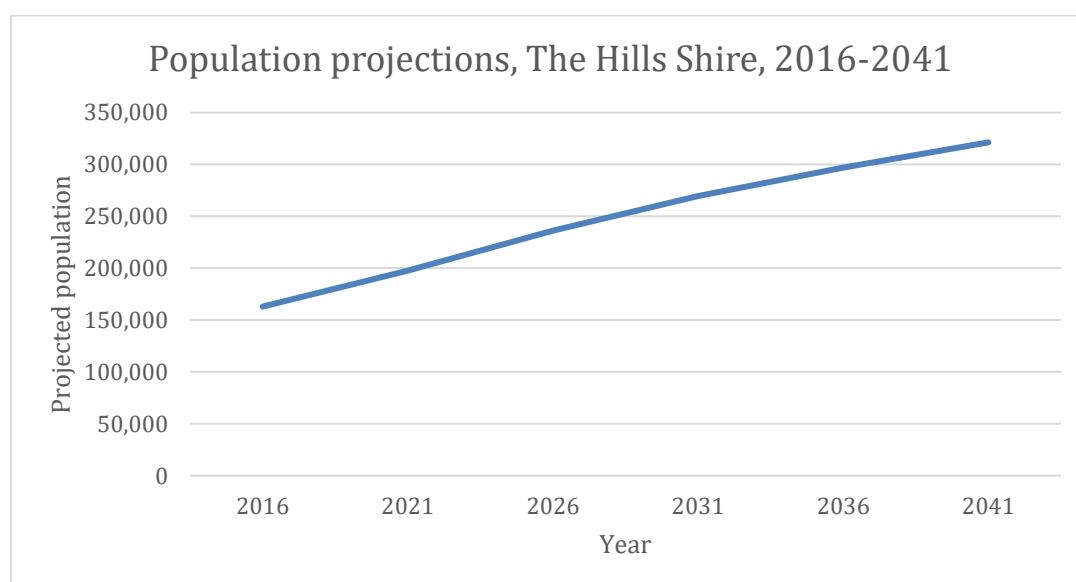


Figure 21 Population Projections, The Hills Shire (source: <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>, Accessed 27/04/2020)

In 2036 the ABS has projected that 23% of the population of Rouse Hill will be over the age of 55 and 12.7% will be aged 60 and over. In the adjacent north, north-east and north-west, Annangrove - Nelson – Maraylya, in 2036 it is projected that 33% of the population will be over 50. The seniors housing development is expected to service that aging population as it is an adjacent suburb. This does not take into consideration the aging population that will occur in the surrounding suburbs of Box Hill and North Kellyville which will require specific seniors housing to service the high family densities as they age in those areas.

It is expected that the ageing population will continue to rise in Rouse Hill as families are attracted to the area with the new residential opportunities and services being provided. A Seniors Housing development in close proximity to the NWPGA will likely attract the elderly whose families are moving into these new residential developments. It will also provide a transition for those who live in surrounding residential zones who wish to downsize but stay in the same area. The retention rate of the population is expected to continue with increased settlement in the area, and residents are considered likely to choose to age in place.

Increased residential development in the area will attract more families who will in time wish to downsize once the children have left the home. This development will also support The Hills Draft Housing Strategy 2019 which identified that it expects more medium density housing in the LGA. The Housing Strategy outlined that single detached dwellings are the most common housing form in the LGA and considers that apartment development can specifically provide the ageing population with opportunities to 'age in place' in more manageable dwellings close to services.

Studies by the Australian Housing and Urban Research Institute (AHURI, 2005) recognise there is an overwhelming desire within the ageing demographic to be autonomous within the community. Research has demonstrated that the ageing population, while not wanting to live in the family home, wish to have independence within their community and stay within that community. The proposed development provides that opportunity for the current and projected population.

The proposed development will provide for two types of care, low care and high care. The development proposes 126 Independent Living Units (ILUs) on the site. The low care accommodation allows residents to live independently in self-contained dwellings but have access to services and recreation they may require on site. High care living opportunities provide around the clock care for residents who need monitoring and increased daily assistance, within the 120-bed residential care facility on site. This two-phase accommodation allows residents to initially move into an ILU within the site and, once mobility and independence are more limited, move into the residential care facility within the same site.

This type of facility offers many social benefits, allowing for the retention of social bonds, building the social fabric of the area, and decreasing the extent to which one's social network is fragmented by frailty and changing mobility. This is especially important for couples, who may enter the facility with the same level of independence, but age at different rates. Growing frailty in one member of a couple, or even among close friends, may otherwise lead to separation. In a facility where a range of needs





are provided for, there is time to build and retain a social network which is increasingly important as people age.

#### **4.1.3.7 Infrastructure provision**

Services and facilities in the area have been described in Part 4.1.1 above. The proposed seniors housing development will support the objectives of the relevant strategic plans for the area and provide diverse housing opportunities within close proximity to the required social and physical infrastructure and servicing. The provision of adequate utilities infrastructure in the locality is further evidenced by the plans and documentation contained within Appendix G.

The current construction of the Sydney Metro Northwest has also contributed to the placement of a mix of residential development within this area. Rouse Hill has not historically been well connected to the City of Sydney and surrounds via public transport. The new metro line will now make it more attractive to live in this area and still have access to the eastern suburbs and the City.

#### **4.1.3.8 Consistency with public interest**

The site has the capacity to deliver an additional 126 Independent Living Units and 120 beds within the residential care facility, subject to the assessment and approval of a future development application. This will assist in achieving the projected dwelling yields in the area and will in turn benefit from the projected increase in facilities and services within the immediate locality.

The proposed development will be able to provide accommodation for the ageing population in an area which will experience substantial increase in population. The proposed development will not only provide housing for seniors but also contribute to the employment needs of the area. Beyond initial increases to jobs in construction, the ongoing operation of the high care facility will provide a long term boost to employment. The development will increase the demand for nursing staff, cooks, cleaners and other ancillary jobs for retirement living and a residential care facility. The proposed development would also increase employment in the area for the nearby existing service facilities, which experience flow-on benefits from the increase of residents, staff and visitors in the area.

The proposal is compatible with the identified strategic goals for the locality, as outlined for the North West Priority Growth Area, the Central City District, and Edwards Road Industrial Precinct. The Metropolitan Rural Area has not considered the provisions applicable to allow Seniors Housing under the Seniors Housing SEPP when considering this site nor the services available that can facilitate it. The site has the ability to provide the type and diversity of housing in the area that can be compatible with the existing and developing built form. The site has the capacity to cater to the diverse housing needs of the aging population, providing increased stock of dwellings for seniors and people with a disability and the ability for existing and future residents of the growth area to age in place. It is considered that the proposed development is entirely consistent with the public interest and furthers the objectives of the local and regional strategic plans, as reviewed above.



#### 4.1.4 Pre-lodgement consultation

A pre-lodgement meeting was conducted with Council on 18 November 2016. A copy of the minutes of this meeting is within Appendix B. A second meeting was held with Council on 8 June 2018, to discuss the revised proposal. It is noted that this revised Statement and accompanying plans and documentation will be forwarded to Council for comment.

#### 4.2 C2 Statement Addressing SEPP Site Compatibility Criteria

- (i) ***The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.***

The site does not contain any significant external views. The site does contain Shale Sandstone Transition Forest (SSTF) which is listed as an Endangered Ecological Community (EEC). The Ecological Constraints Assessment prepared by Cumberland Ecology (contained within Appendix D) explains that the SSTF is “present in a highly modified form, as the understorey shrubs have been removed and the ground layer is dominated by exotic species. The community only exists as canopy tree species”. Other vegetation on site was described as urban/exotic vegetation and exotic grassland.

The likely ecological impacts of the proposal on the SSTF community are described in detail within Appendix D. These will be further examined for any development proposal for the site, and the potential for any Serious and Irreversible Impact (SAII) examined in accordance with the Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017.

The surrounding residential land uses will not be greatly impacted upon by the proposed development. The bulk and scale of the proposed buildings has been designed to sit appropriately within the site and with the surrounding existing context as well as the expected future residential and commercial context. The site slopes gradually from the east to west and the design has been based on having no higher than two storey development on site so that the height follows the slope of the land down the block. This decreases the visual impact of the development when viewed from the street, allowing the development to fit within the current and likely future streetscape.

Existing land uses in the immediate locality are in transition. A number of development applications have recently been approved by The Hills Shire Council, as described above, and will result in increases to bulk and scale immediately adjacent to the site. The proposed development of the site is considered to fit well within the existing and approved development within the locality.

- (ii) ***the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of the land in the vicinity of the development,***



The surrounding lots to the north and north-west are zoned RU6 Transition. RU6 zoning allows for a multitude of different land uses including community facilities, dwellings and dual-occupancies, places of public worship, public administration building, information and education facilities, recreation facilities and restaurants and cafes. The area also has a height limit of 10m. Future development within this area to the north and north-west of the site is likely to be a diverse mix, likely attempting to complement the residential and industrial -zoned land that is to the east and south-west.

The land to the south and west of the site is zoned R2 Low Density Residential and R3 Medium Density Residential. This is a significant area in size which has already seen many dwellings built, primarily in Box Hill. This area is within the North West Priority Growth Area, which is mapped under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The aim of this policy is to provide land within the north-west (along with the south west and Wilton growth areas) which will provide residential, employment and other urban development opportunities.

To the east of the site and south along Annangrove Road, the land is zoned B6 Enterprise Corridor. The B6 zone allows for development such as business premises, food and drink premises, hotel or motel accommodation, light industries, office premises, serviced apartments, warehouse or distribution centres. The height limit in these areas is 16m. This will allow for quite a diverse range of development, which will bring business into the area and increase local employment opportunities.

Seniors housing is considered to be an appropriate future use of the site. This use will be compatible with the surrounding residential and retail/commercial development that is planned in the North West Priority Growth Area. The proposed development will facilitate housing specifically for seniors in an area that is undergoing urban transformation. The surrounding development and land uses will facilitate an increase in residential dwellings, businesses, services and employment opportunities, which is compatible to a development such as seniors housing.

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

The proposed development will increase traffic to the local and regional road network, and will increase patronage to local bus and train services, shopping centres and other community infrastructure. The North West Land Use and Infrastructure Implementation Plan (NSW Planning & Environment, 2017) states that there is no indication that existing transport, social and community infrastructure has reached its capacity, though there are plans within the North West Priority Growth Area to expand the shopping facilities in the area along with providing more transport links to attract people to the area.

Traffic impacts of the development are considered to be a minor increase in the traffic flows experienced in the area. For comparison, a similar aged care development in Maitland containing 146 Independent Living Units produced:



- • AM- 12 vehicles in, 47 out
- • PM – 47 vehicles in, 12 out

The worst case peak hour trip generation rate was 0.4 trips per dwelling. This is typical for aged care developments as many residents are not working and spend more time within their homes or within the community facilities on site. The Residential Aged Care Facility (RACF) is expected to have a low rate of vehicle traffic generated primarily by staff and visitors. Those residing within the RACF are not expected to own a car or drive. A Traffic Assessment will be provided with any future development application. The nature of the development will not place undue demand on the local road network.

Clause 26 outlines the services and facilities required to be accessible to residents of the proposed Seniors Housing. The Rouse Hill Family Medical Practice is located less than 200m from the site along Annangrove Road, as shown in Figure 22. In addition, the required community and social infrastructure is available within Rouse Hill Town Centre, including:

- a post office;
- multiple banks;
- pharmacy, medical, dental and optometry practices;
- many retail and commercial services including supermarkets (Woolworths and Coles), department store (Big W), Reading cinemas and various cafes, take away shops and clothing stores;
- Vinegar Hill Memorial Library;
- Castlebrook Memorial Park.
- A range of recreation opportunities include the swimming centre along Annangrove Road, Rouse Hill Regional Park and Cinemas in Rouse Hill Town Centre.

Access to these facilities is to be provided by a continuous accessible path of travel to a transport service located no further than 400m from the site. There are presently bus services operating along Annangrove Road that take the public to Rouse Hill Town Centre:

- Route 641 (Available from bus stops 2, 3, 4 and 5) Dural to Rouse Hill Town Centre.  
This bus starts at Rouse Hill Town centre and ends at Round Corner shops in Dural (and also goes the opposite way). This bus runs seven times a day with its first pick up opposite 259 Annangrove Rd, Rouse Hill at 7:17am and the last pick up at 6:51pm. The times between each stop service vary from 40 minutes up to 4.5 hours. Most services along this route have wheelchair access.
- Route 746 (Available from bus stop 1), Riverstone to Box Hill (Loop Service).  
This bus stops at Rouse Hill Village Centre. This bus runs 11 times a day along Annangrove Road, between 6.47am and 8.09pm. The times between each stop service vary from one hour to two hours. Eight services are wheelchair accessible.



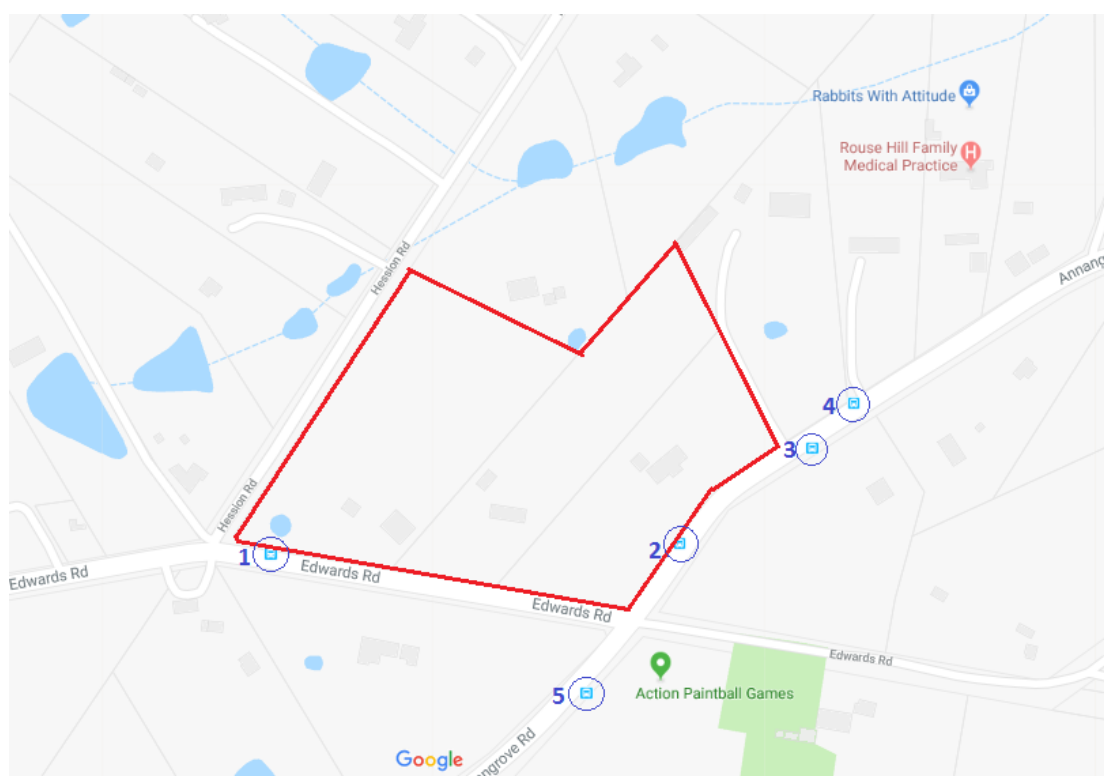


Figure 22: Surrounding bus stops (Google Maps, 2018)

Table 1: Distances from the site to surrounding bus stops

Bus Stop	Closest distance to site	Furthest distance to site
1	6m from front southern boundary	390m from the furthest northern corner of the site
2	4.5m from eastern boundary	340m from corner of Hession Road and Edwards Road
3	25m from the most north-eastern corner	449m from corner of Hession Road and Edwards Road
4	67m from the most north-eastern corner	485m from corner of Hession Road and Edwards Road
5	73m from the corner of Edwards Road and Annangrove Road	348m from the most north-western corner along Hession Road

Access to these bus services will be provided on site through pedestrian walk ways to the grades required under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 . The existing verge along Edwards road is quite flat, and does not have any formed pathways. Access to comply with clause 26 of the SEPP can be provided along this frontage, and will be easily accessible from site for all residents. The existing verge along Annangrove Road also lacks kerb and guttering and formed pathways, and has a gradual incline getting steeper to the north-east. It is considered likely that access can be provided to comply with clause 26 of the SEPP, to be confirmed by future surveys.

The bus route 641 has two stops out the front of Rouse Hill Town Centre, the largest shopping centre that can be accessed via bus from the site. The bus stops are approximately 80m and 165m from Main St, which contains the main entry ways to the shopping centre and shops. The walkways are quite flat and wide, providing ease of access for the elderly or impaired.

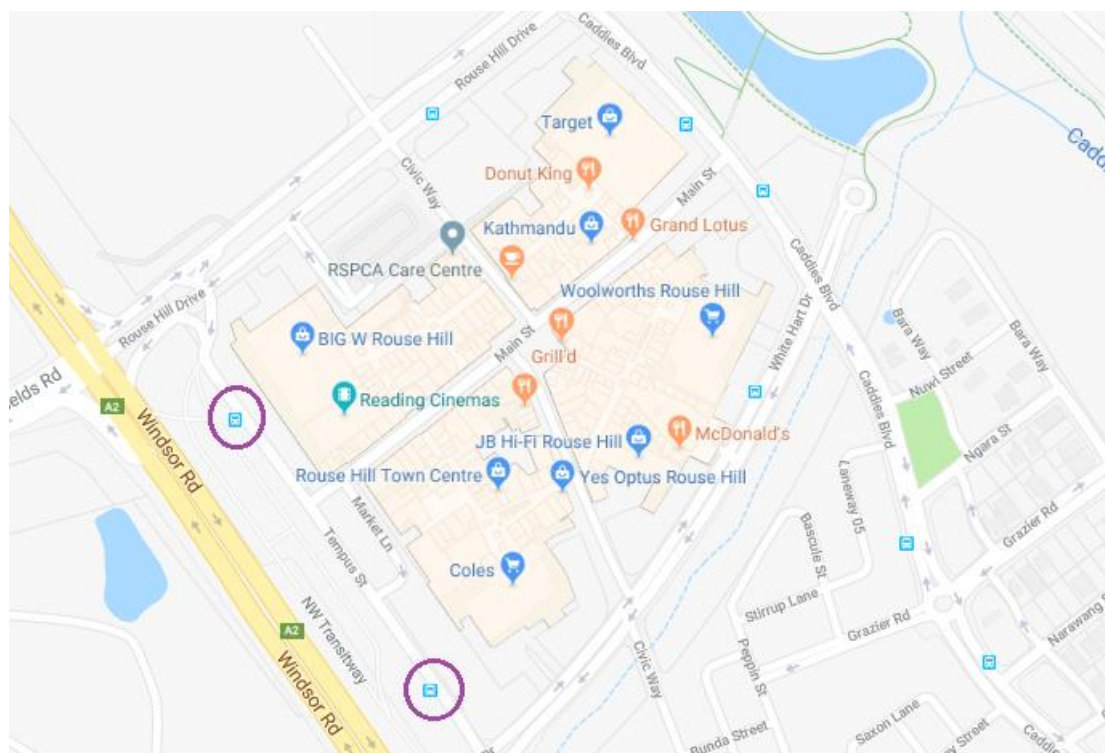


Figure 23: The bus stops circled in purple are drop off points along route 641 (Google Maps, 2018).

The provision of physical infrastructure to the site is evidenced by the documentation within Appendix G.

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

The proposal is not situated on land that is zoned open space or special uses. A small portion of the site is reserved for the purposes of acquisition for road widening, as shown on Figure 3 above. This land will not be affected by the proposed development.

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

A Character Statement has been prepared to assist the consideration of the existing and likely future character of the site and its surrounds. This is contained in Appendix H.



The south-east of the site has a gradual slope towards the centre and then has a steeper downwards slope towards the north-west. Higher density accommodation, being the two-storey Residential Aged Care Facility, will be located towards the centre of the site. Smaller buildings containing Independent Living Units with the low density accommodation will be located along the site's outer boundaries. The concept architectural plan has been structured such that the development mirrors the density of existing and approved future development adjacent to the site:

- The frontage to Edwards Road takes into account setbacks and height limits for the approved residential subdivision opposite, proposing a series of two-storey buildings well set back from the road (over 20 metres setback from the Edwards Road road reserve). These will have generous spacing of 10 to 17 metres between buildings. The site will emphasise the transition from the approved low density residential development to the south of Edwards Road, where there will be minimal spacing (3 metre average) between two-storey dwellings, to rural-residential development north of the site.
- The frontage to Annangrove Road has been designed to provide a transition from the business zoned land to the east to the rural residential lands further north. The approved warehouse and industrial facility has been examined for height and setbacks to ensure that the proposed development provides an appropriate transition. On this frontage there are generous setbacks of over 20 metres from Annangrove Road, spacing of 10 to 35 metres between proposed buildings, and retention of existing canopy vegetation.
- The frontage to Hession Road has mirrored the existing setbacks of the dual occupancy at the corner of Hession Road and Edwards road, and dwellings located north along Hession Road. Setbacks of built form on the site increase as the dwellings opposite increase their setbacks, and range from 22 metres to 54 metres from the road reserve. Built form has been substantially scaled back on this frontage to reflect the rural-residential nature of Hession Road. Rather than multi-dwelling buildings, three-bedroom villas have been proposed in single-storey duplex form. These are well set back from the road, screened by the retention of existing mature vegetation, and provide spacing between buildings of between 6 metres and 8.5 metres.
- The interface with existing dwellings to the rear (north) of the site has been closely considered, with the closest dwelling being 36 metres from the nearest proposed building.
- A driveway separates the development from its eastern neighbour.

All surrounding existing, approved and likely future development has been considered in the design of the concept plan. The above analysis and the plans within Appendix C demonstrate that the proposal is compatible with the existing and likely future development in the area. Bulk, scale, built form and character elements have been carefully considered in the design phase, to minimise impacts on adjoining development and ensure the site can act as a transition site to lower density development to the north. In addition, vegetation compatible with planting in an Inner Protection Area will be planted along all frontages to beautify the site, in accordance with the Concept Landscape Plan in Appendix F. This will result in an improvement to the existing streetscape.



Existing development in the area to the north is mainly rural residential and businesses. The surrounding areas are zoned R2 Low Density Residential, R3 Medium Density Residential, R4 High Density residential and B6 Enterprise Corridor. These zonings are to encourage the future growth of residential dwellings and employment within this area. These future uses occur within the North West Priority Growth Area which is shifting land use in these areas away from rural land uses. The proposed development will contribute an additional type of residential accommodation in the area, seniors housing, helping achieve the goals for the delivery of a range of appropriate and diverse housing types within the North West growth corridor.

Due to the expected population increase within Rouse Hill and the North West area, the provision of seniors housing within this area is considered appropriate. Seniors housing will allow for the ageing population to remain within the community they know and age in place, whilst having the services they require.

This site is particularly well placed to provide this type of development, as it will be along the residential fringe of the NWPGA and the Edwards Road Industrial Precinct. The development will fit within the scale of the surrounding development and provide an essential service to the community in line with the strategic direction for the North West.

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

The Native Vegetation Act 2003 was repealed on 25 August 2017 by the Local Land Services Amendment Act 2016, in conjunction with the commencement of the Biodiversity Conservation Act 2016 (BC Act). The Ecological Constraints Assessment undertaken for the site (Appendix D) provides an overview of the application of the BC Act to the site and to any future development application (page 1.4).

The proposal involves minor clearing of exotic vegetation. The highly modified portion of Shale-Sandstone Transition Forest on the site can be retained without modification and incorporated into an Inner Protection Area. The potential impacts of this on the vegetation community have been assessed in the attached report and will be further assessed prior to the lodgement of any development application, under the provisions of the BC Act.



## 5 Conclusion

This report has presented information to support the revised application for a Site Compatibility Certificate for the development of seniors housing and a residential care facility, at 12 and 14 Edwards Rd, and 263 Annangrove Road, Rouse Hill. The proposed development is consistent with the requirements of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The proposal will provide 120 beds in a residential aged care facility and 126 seniors housing dwellings, adding to the stock of diverse and appropriate housing for seniors and people with a disability within the locality. These have been carefully scaled so as to be appropriate in the context of rapid residential and industrial development to the south and east, while providing a transition towards remaining rural-residential and business land uses to the north and west.

The proposed development will have minimal impact on surrounding land uses and represents appropriate development for the site. Given the site's location within Rouse Hill, adjacent to the North West Priority Growth Area and Box Hill and Edwards Road industrial estates, the proposed increase in dwellings in this location fits within the overall capacity of services and infrastructure provision planned for the area. It has been assessed against the principles for the Metropolitan Rural Area, and found to be not inconsistent with those principles.

Precedence in assessment of the SCC must be given to existing environmental planning instruments including SEPP 2004, which provides a vehicle to achieve the State-wide priority of housing seniors and people with a disability. The proposed SCC:

- Will not set a precedent for further development north of existing urban areas, due to the existing provisions of SEPP 2004;
- Will not be inconsistent with the principles of the Metropolitan Rural Area, since the development of the site will not impact any existing primary production, rural or extractive industries, and is compatible with preserving the existing biodiversity values of the site;
- Will enable the preservation of rural character through increased setbacks, decreased heights, and increased spacing between buildings, allowing for generous landscaped areas and a rural feel to the development;
- Provides a diversification of dwelling stock within the area to allow older people to age in place within smaller housing options – in line with Council's Draft Housing Strategy and the aims of the SEPP 2004.

It is noted that the proposed development is permissible under clause 17 of SEPP (Housing for Seniors or People with a Disability) 2004. The proposal is to provide serviced self-care housing in combination with a residential aged care facility. The proposal is not inconsistent with the range of permissible uses within the RU6 zone and can assist in the transition of land uses from higher density development to the south, to the rural residential development to the north. Seniors housing is permissible on the site pursuant to the SEPP 2004, which enacts the NSW State Government mandate to allow seniors to



“age in place” by the provision of a range of appropriate housing solutions in locations adjacent to areas zoned for urban development.

The proposed development will provide housing diversity necessary to support the ageing population in Sydney and The Hills Shire. It is considered to be consistent with the public interest, the strategic context of the site, and the identified capability of the site and surrounding areas to support further residential development.

It is with confidence we commend this application for a Site Compatibility Certificate.



## Appendices





## **5.1 Appendix A: Site Compatibility Certificate Application**



## **5.2 Appendix B: Pre-Lodgement Minutes**



### **5.3 Appendix C: Concept Plans, Jackson Teece Architects**



## **5.4 Appendix D: Ecological Constraints Assessment, Cumberland Ecology**



## **5.5 Appendix E: Bushfire Assessment, Travers Bushfire and Ecology**





## **5.6 Appendix F: Concept Landscape Plan and Perspectives, Moir Landscape Architecture**



## **5.7 Appendix G:Existing Services and Infrastructure**

Source: Dial Before You Dig, accessed 20/06/2018



## **5.8 Appendix H: Character Statement, Barr Property and Planning, May 2020**

