

Report to the Hunter and Central Coast Regional Planning Panel on an application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

SITE: 15 Chapmans Road, Tuncurry (Lot 3 DP 778263)

The site compatibility certificate (SCC) application was received on 7 January 2019. The site covers an area of 6973m² (Figure 1, below). The proposed development seeks to provide an extension to the existing seniors housing development.

The site is on the northern edge of the Tuncurry township, approximately 2.5km from the Tuncurry town centre via The Lakes Way (Figure 2, next page). It is located within the Tuncurry urban area and opposite a low-density residential estate on the southern side of Chapmans Road.

Adjoining the site to the north-east is a large church. Further to the north are large-lot rural-residential developments with dwellings, sheds and ancillary buildings scattered among the natural, landscaped and cleared environment. West of the site is large-lot rural-residential development and a childcare centre, and south-west of the site is planned low-density housing.

On the eastern boundary of the site is the Sunrise Supported Living Hostel. The first stage of this hostel was developed in 2004 and the second stage in 2017.



Figure 1: Site map (NB: satellite image from 2011. The lot to the east of the site has since been developed).

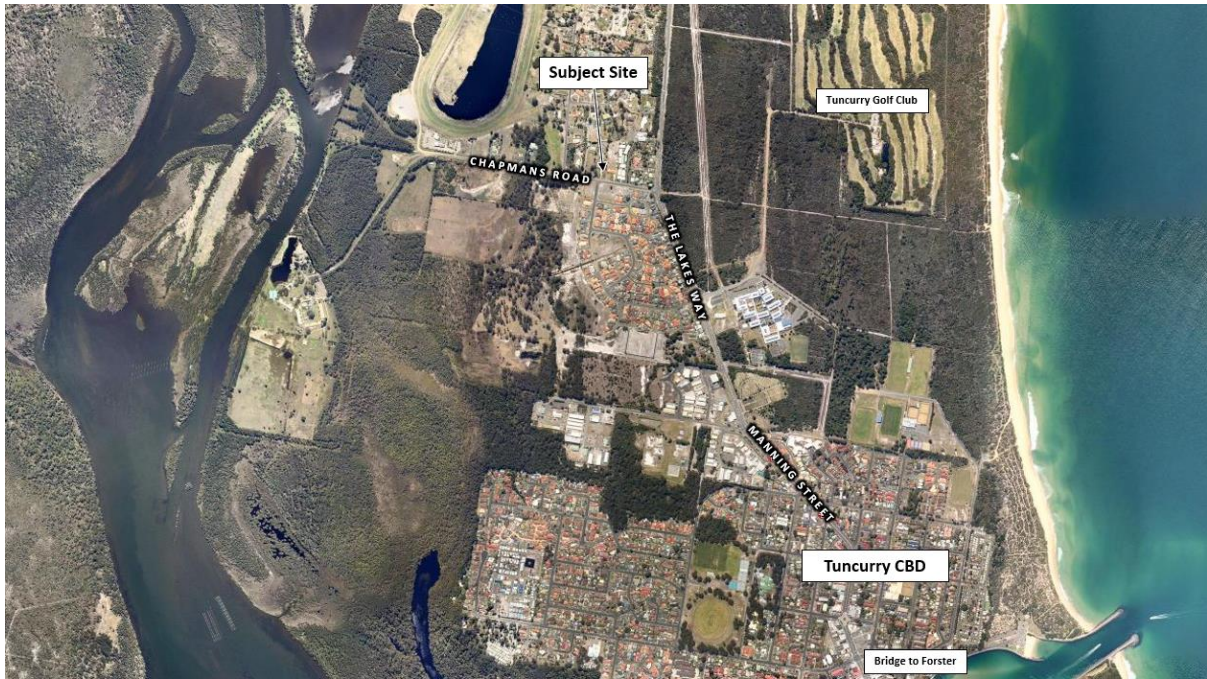


Figure 2: Location map.

APPLICANT: Village Green Projects Pty Ltd, C/- Coastplan Group Pty Ltd

PROPOSAL: The proposal is for 28 hostel units and associated car parking (24 spaces) at 15 Chapmans Road, Tuncurry (**Attachment A**).

The development will form the third stage of a hostel operation (Sunrise Supported Living Hostel) and the land will be consolidated with the adjoining lots containing the hostel units (Figure 3, below). With the addition of the 28 hostel units (this proposal), it would result in 117 hostel units over the three sites for the seniors living development.



Figure 3: Site plan and stages of development.

PERMISSIBILITY STATEMENT

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) applies to land that adjoins land zoned primarily for urban purposes, where it meets the requirements of clause 4. In accordance with clause 4, the Seniors Housing SEPP applies to the site as:

- the site is zoned R5 Large Lot Residential under the Great Lakes LEP 2014, which permits dwelling houses with consent (Figure 4, below);
- the site adjoins R2 Low Density Residential-zoned land across Chapmans Road; and
- the land to which the SCC application applies is not covered by any of the exclusions listed in schedule 1 (clause 4(5)) of the SEPP.

In accordance with clause 17(1)(a), the proposed hostel development is permissible as the site adjoins land zoned primarily for urban purposes.

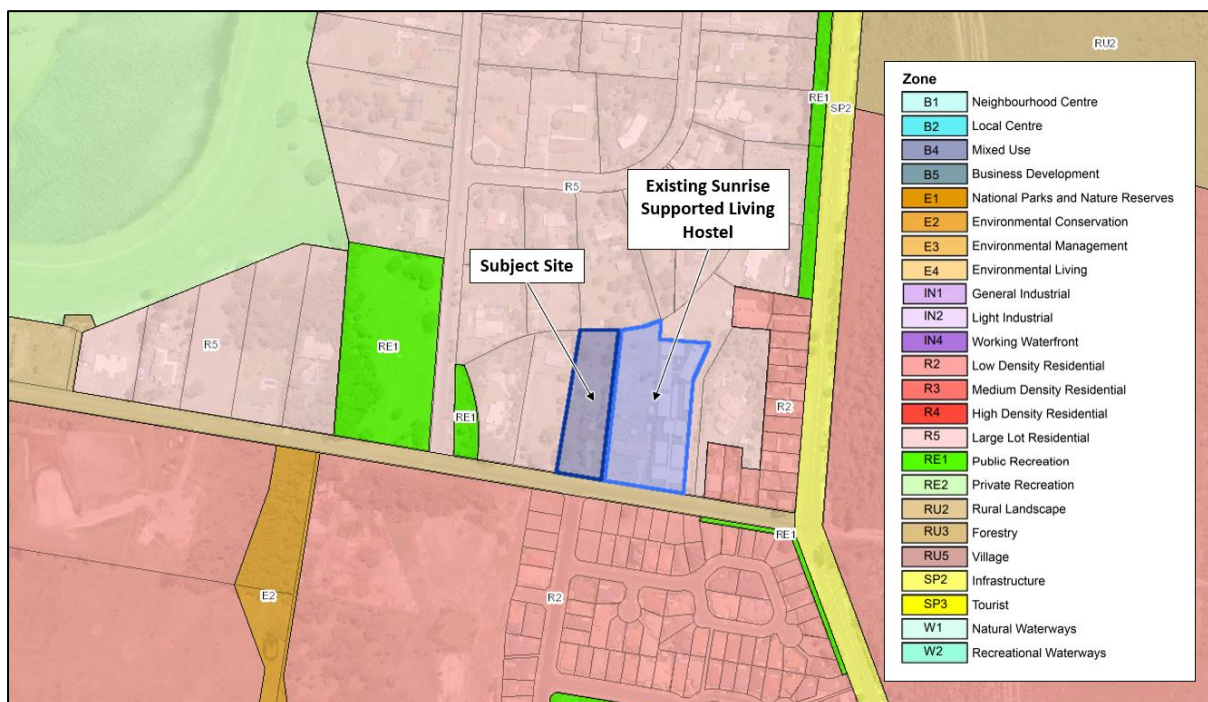


Figure 4: LEP zoning map.

PREVIOUSLY ISSUED SITE COMPATIBILITY CERTIFICATE ON THE LAND

No SCC has been issued for this land, and therefore the requirements of clause 25(5)(c) do not apply.

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

The subject site is not next to proximate site land under the terms of clause 25(2A).

CLAUSES 24(2) AND 25(5)

The panel must not issue a certificate unless the panel:

- (a) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received

from the general manager of the council within 21 days after the application for the certificate was made;

(b) is of the opinion that:

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

CLAUSE 25(2)(C)

A cumulative impact study as described in clause 25(2C) has not been provided because the application is not for land that is next to proximate site land.

A cumulative impact study is not required as the proposal will be an extension of the Sunrise Supported Living Hostel (Figure 5, below), where the demands arising from the proposal are well catered for through support services and access to public transport. MidCoast LGA has adapted to an ageing population, with government and private business providing significant health, social and recreational services for people living in seniors housing and ageing within their communities in the Forster-Tuncurry area.

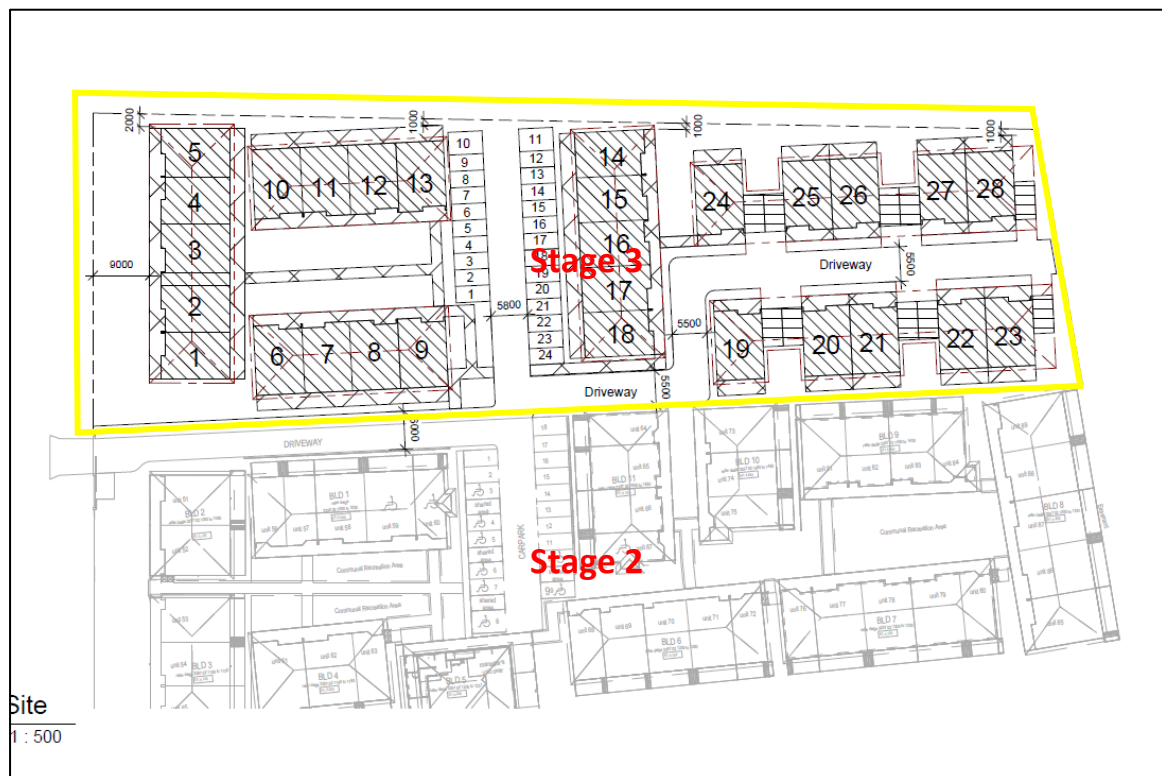


Figure 5: Concept plan for stages 2 and 3 (subject site in yellow).

COUNCIL COMMENTS

MidCoast Council provided comments on 22 February 2019 regarding the SCC application (**Attachment C**). Council does not have any objections to the application. Council provided the following comments.

- seniors housing is not permitted with consent in the R5 Large Lot Residential zone;
- in terms of constraints on the site, Council identified the following:
 - the site contains class 4 acid sulfate soils;
 - the site is not affected by flooding or coastal wetlands. However, development of the scale proposed would be required to address water quality and stormwater runoff impacts through the preparation of a water management strategy;
 - Council is not aware of any significant native vegetation on this site;
 - Commonwealth-listed Tuncurry Midge Orchid and other endangered ecological communities are not expected to be on the subject site;
 - Council is not aware of any Aboriginal cultural heritage sites or items on the site;
- the site is approximately 2.5km from the Tuncurry town centre, where a range of retail facilities are available; and
- a bus stop is located within 100m of the site.

SUITABILITY FOR MORE INTENSIVE DEVELOPMENT

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

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

The site is not subject to any significant environmental constraints that would make it unsuitable for more intensive development. The site is not on land prone to bushfire or flooding or affected by coastal wetlands. While the site is identified as containing class 4 acid sulfate soils, this can be addressed at the development application stage.

The site contains one dwelling and no agricultural activity. There will be no significant loss of rural land, rural lifestyle land or primary production from the proposal that would make the site unsuitable for more intensive development.

Chapmans Road is a sealed road, with kerb and guttering and footpaths across the frontages of the residential and seniors housing developments. At the intersection with The Lakes Way, there is a dedicated right-hand turn lane into Chapmans Road, and an acceleration lane when turning onto The Lakes Way. The proposal will use a driveway (built in stage 2) to access the site, and the more intensive development on the site will not have a significant impact on the local road network.

The site adjoins one additional large-lot residential site, adding to the three sites adjoined by the seniors living development. The site to the west, 17 Chapmans Road, will retain the large-lot rural-residential character to the north, north-east and west. There is an established pattern of residential and seniors housing on both sides of Chapmans Road heading west, and the extension of seniors housing on to this site will have limited effect on additional properties.

The site is considered suitable for more intensive development as there are no significant constraints within the site, suitable services are available to support the proposal and it is consistent with adjoining land uses.

COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES

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

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

Natural environment

The site is not affected by any significant environmental constraints and is generally flat. Vegetation is limited to managed lawns and gardens, reflecting the current use of the site. There is no native vegetation on the site and the proposal is unlikely to adversely impact on any threatened flora and fauna.

There are no defined drainage features, the site is not mapped as being flood prone or bushfire prone, and there are no other mapped natural hazards. Class 4 acid sulfate soils are present on the site (as for the residential subdivision opposite), and Council has planning controls in place to require a management plan prior to any works to ensure that development does not disturb these soils and cause environmental damage.

The site does not contain any items of environmental heritage, and an Aboriginal Heritage Information Management System search for the site has not identified any Aboriginal sites or places.

Other existing and approved uses

Most of the surrounding area is zoned R5 and R2 and provides for a mix of housing and activities. The area is generally developed for urban purposes, including residential estates, churches, childcare centres, plant nurseries and rural-residential housing that is generally low scale and single storey.

Regarding existing and approved land uses, if the proposal proceeds then the dwelling on the site will be demolished.

The proposal is unlikely to have a detrimental impact on the existing uses within the surrounding locality. Rather, it will complement the seniors housing development and provide for a logical extension. Any potential impacts on the amenity of surrounding neighbours are considered minor and can be addressed as part of any future development application.

The site is considered suitable for more intensive development to accommodate seniors housing.

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

The site is zoned R5 Large Lot Residential and a range of urban uses are permitted on the site. Council has not objected to the SCC application or the use of the site for seniors housing.

The proposal is consistent with Action 6.5 of the Hunter Regional Plan 2036 that seeks to plan for and provide infrastructure and facilities that support an ageing population. The MidCoast LGA has a large ageing population and the regional plan

notes the importance of enhancing the services and facilities to support the ageing population in Forster-Tuncurry.

The proposal is considered to be consistent with the likely future uses on the land and helps to meet the requirements for existing and future population characteristics.

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

Retail, community and medical services

The site is approximately 2.5km from the Tuncurry town centre, where a range of retail facilities including medical services is available.

Recreation and community facilities are available in Tuncurry, including a golf course, tennis courts, public reserves, beaches and baths. Community facilities are available in the general area, including the bowling and sports clubs, community halls and church halls.

Health and wellbeing services are also available in Tuncurry, including general practitioners, medical specialists, chiropractors, home nursing care services and an ambulance station. Additional facilities are also available in Forster, including the private Cape Hawke Hospital. The nearest public hospital is in Taree, approximately 35km away.

Infrastructure

The seniors housing development adjacent to the site is connected to all essential urban services. Water and sewer connections are available, and the proponent has advised that electricity and telecommunications can be augmented to the site to accommodate the proposal.

Accessibility and public transport

The proposed development is compatible with the location and access to facilities required by clause 26(2)(c) of the Seniors Housing SEPP, as there is a bus service available to the residents within 100m of the site that is accessed via pathways at the required gradient (see Figure 1, page 1).

Public transport to the retail, community and medical facilities listed above is available via bus service route 304, which provides five services each weekday and three services on Saturdays. The route travels to destinations including the Tuncurry town centre, the Foster town centre, the bowling club, Cape Hawke Hospital and Stockland Forster shopping centre.

In addition to this service, the Sunrise Supported Living Hostel has a minibus service that provides transport for residents.

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

The site is not zoned open space or special uses. The proposed development will not reduce the provision of land for open space or special uses in this locality.

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

The Great Lakes LEP contains a maximum building height of 8.5m for the site. The proposed development will be consistent with this height limit and compatible with the height of surrounding development.

The Sunrise Supported Living Hostel comprises several single-storey buildings and includes a two-storey building. The development includes a community centre, lounge and dining areas, and managed gardens. These facilities provide private and communal space to residents and amenity to the area in the form of residential-scale buildings and landscaping.

The proposal provides a logical extension to the seniors living development. The proposal is considered consistent with the bulk, scale, built form and character of the surrounding area, particularly the adjoining seniors housing development.

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

The proposed seniors living development will not involve clearing native vegetation from the site. Therefore, the relevant legislation governing the management of native vegetation is not relevant.

7. The impacts identified in any cumulative impact study provided in connection with the application for the certificate (clause 25(5)(b)(vii))

Not applicable.

CONCLUSION

The site is considered suitable for more intensive development to accommodate seniors housing, having regard to the criteria set out in clause 25(5)(b) of the Seniors Housing SEPP because:

- there are no major environmental constraints or hazards on the site;
- adequate and suitable services are available, including access to public transport and the provision of a community bus; and
- the proposal provides a logical extension to the adjoining seniors housing development and is compatible with other surrounding residential land uses.

Additional requirements are not proposed to be imposed on the SCC.

ATTACHMENTS

A – SCC application package

B – Site map

C – Council comments

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