

PLANNING AND NATURAL SYSTEMS

ATTACHMENT C

**DA 441/2017 - SENIORS HOUSING - LOT 83
DP 262684 KULAROO DR, FORSTER**

DEVELOPMENT CONTROL UNIT MEETING

6 SEPTEMBER 2017

INTRODUCTION

This report has been prepared to further detail the proposed design revisions to Pacific Cape, the approved seniors living aged care accommodation precinct as described in the information and drawings scheduled below on the property 138-150 Kularoo Drive, Forster, and to assess the environmental effect on the amenity of the surrounding neighbourhood and general community of the proposed design revisions.

The following documents are included as part of this application:

- *Architectural Drawings-McFadyen Architects Pty Ltd
- *Design Report and Statement of Environmental Effects-McFadyen Architects Pty Ltd
- *Revised Bioretention Report and Site Stormwater Concept – Coastplan
- *Revised Landscape Plan – Oculus Pty Ltd
- *Revised Traffic Report – Transport and Traffic Planning Associates
- *Revised Energy Reports – Basimax



GENERAL

GENERALLY

Great Lakes Aged and Invalid Care Association Limited, a local public benevolent organisation, seniors living and aged care social housing provider, was granted development consent reference DA 249-2013 for Pacific Cape Village on September 25, 2013 and have since proceeded with construction of Stage 1 of the project which is now complete and currently being occupied and Stage 2 currently under construction.

Glaica have recently identified issues with respect to the lack of alternative accommodation for seniors within the community and the need to maximise resident numbers in aged care facilities to better manage viability, given imminent changes to Commonwealth funding arrangements.

Design options were investigated to determine how best the proposed village could incorporate the required higher density of resident rooms, larger service areas and increased carparking for the aged care facility and the inclusion of a further alternative form of accommodation for seniors being aged care apartments.

The proposed revision to the village includes a new building comprising 20 serviced seniors living apartments in place of 8 approved duplex dwellings, a substitution of 2x3 duplex units for 2x2 bed duplex units, and increase in clubhouse area, an increase in floor area for Level 2 (undercroft), 4 and 5 of the approved aged care facility to incorporate 16 additional resident rooms, additional management offices, increased services area and an additional 22 carparking spaces.

PROPOSED DEVELOPMENT

DESCRIPTION

The existing site and approved development were analysed with respect to potential for increasing site development and limiting any potential adverse impacts on the amenity of the adjacent properties.

The portion of the site adjacent to the southern boundary and stormwater swale green space was identified as having potential for an intensification of use due the separation distance to the neighbouring dwellings to the south, created by the adjacent stormwater swale, potentially, with good design, negating any adverse impacts on neighbour amenity aspects of visual impact, overshadowing and residential privacy. This location was characterised by a favourable northerly aspect that could be utilised to provide a high amenity built environment for intending village residents.

To achieve a viable density for this alternative form of accommodation the building has been designed as 3 residential levels above a lower garage and services level. The single aspect nature of the apartments maximised northerly aspect with treatment to the southern building façade providing visual interest and maintaining residential privacy to the southern neighbours. A design parameter for the building was to limit the building envelope to ensure there was no detrimental overshadowing of the southern neighbouring residences.

The approved aged care facility building was investigated and an opportunity was identified to further develop the proposed unexcavated space of the north end of Level 2, below Level 3 of the proposed building, enabling an increase in services building area and additional carparking provision, and an addition to Level 5 to yield a further 16 resident rooms and Level 4 management offices without the additional proposed building fabric impacting on the amenity of the neighbouring properties. The substitution of 2x2 bed duplex units with 2x3 bed duplex units is proposed to better cater for the current market and the increase in floor area of the club room will have no detrimental impact on amenity and will increase amenity for residents.

The proposed development still satisfies the SEPP SL 2004 floor space ratio, site landscaping, deep soil zones, solar access and carparking controls. The increased building heights and number of storey controls are subject to a separate planning objection given they do not impact on the amenity of the neighbouring properties.

Site services and bioretention systems are all adequate to service the proposed design revisions to the village.

Incorporating the proposed design revisions, Pacific Cape will comprise the following.

- 160 Place Residential Aged Care Facility and Associated Service Areas
- 42 Duplex Serviced Self Care Dwellings
- 20 Serviced Apartment Dwellings
- Village Clubhouse
- Car Parking Spaces including Garages
- Site Landscaping and Site Services

The development staging is proposed to be revised to include for the revisions to type of accommodation and provide improved overall buildability.

DESIGN DEVELOPMENT DETAILS

Site Area	30,000sqm
Current Consent	50 serviced self care duplex dwellings, clubroom and 144 resident RACF
Proposed Development	42 serviced self care duplex dwellings clubroom, 20 serviced self care apartments, 160 resident room RACF
Approved RACF Floor Area	10,082sqm
Proposed RACF Floor Area	11,939sqm Level 4 156sqm (Addition of 1265sqm Level 5, 156sqm for Level 4 and 436 sqm excess carparking Level 2)
Approved Dwellings Floor Area	5,251sqm (50 duplex villa dwellings+clubroom)
Proposed Dwellings Floor Area	7,354sqm (42 duplex villa dwellings+20 apartments)
Proposed Clubhouse Floor Area	140sqm (Increase of 45sqm on current consent) (Deletion of 8 Duplexes and Addition of 20 Apartments and 22 Car Parking Spaces)
Permissible FSR	1 to 1 RACF; 0.5 to 1 Self Care
Approved FSR	1 to 1 RACF; 0.26 to 1 Self Care Dwellings
Proposed FSR	1 to 1 RACF; 0.40 to 1 Self Care Dwellings
Landscaping Provision Required	10,170sqm (160x25sqm + 62x35sqm)
Landscaping Provision Approved	13,662sqm
Landscaping Provision Proposed	13,000sqm
Deep Planting Provision Required	4,500sqm
Deep Planting Provision Approved	9,251sqm
Deep Planting Provision Proposed	9,000sqm
Carparking Provision Required	RACF 58; Serviced Self Care 13 (1/5 Social HP) (Additional requirement for RACF+2)
Carparking Provision Approved	RACF 83; Serviced Self Care 60
Carparking Provision Proposed	RACF 103 Serviced Self Care 71

4.0 SITE DESCRIPTION

SITE LOCATION AND CONTEXT

The site is now part developed with the completion of Stage 1 of Pacific Cape, being 8 duplex dwellings. Stage 2 comprising a further 8 duplex dwellings is under construction. The site was previously a greenfield site reserved for use by NSW State Government Department of Education and zoned Special Uses (School), rezoned to permit residential subdivision development. The site has 2 street frontages being Kularoo Drive 20.115m width to the north and Karloo Street 20.0m width to the west. Properties adjacent to the north, south, east and west of the proposed area of development comprise single allotment residential and villa and duplex housing of 1 and 2 storeys. An open space reserve LOT248 DP801790 is located to the south east of the site and a stormwater easement LOT385 DP830925 of 19 metres width is located along the southern boundary.

SITE IDENTIFICATION

130-158 Kularoo Drive, Forster
Lot 83 DP 262684

SITE AREA

7.4 acres approximately 3.0 hectares

SITE DIMENSIONS

237.9/237.74x107.4/131.51

SITE ZONING

R2 Low Density Residential under Great Lakes LEP 2014.

TOPOGRAPHY

The site rises at an average 1:27 gradient from west to east along the Kularoo Drive frontage, the eastern boundary falling north to south at 1:10 gradient and western boundary falling north to south at 1:60.

The adjacent residential properties to the north of the site continue to rise to the north.

The stormwater swale drain falls east to west adjacent to southern boundary.

Cape Hawke rises to the south east of the site with coastal plain to the south and west.

ASPECT

The site possesses a northerly aspect to the Kularoo Drive frontage.

PROSPECT

District views to the west and south are available from the north eastern corner of the site with views of Cape Hawke to the south east available throughout most of the site.

PREVAILING WINDS

Winter westerly winds and cooling summer north easterly winds are the main prevailing breezes with summer southerlies also having a cooling affect.

FLORA AND FAUNA

There are no significant stands of existing vegetation with some scattered existing trees. A stand of palms exists to the open space reserve area adjacent the site to the south east.

There are no significant animal habitats on the subject site.

UTILITY SERVICES

The sewer main services the site to the south east and south west with manholes to the south east and south west corners adjacent to the site boundary.

An easement for Electrical Supply exists to part Kularoo Drive frontage and an Electrical Substation is proposed to be constructed as part of Stage 2 of the previous development consent, due to commence.

EXISTING TRAFFIC AND CARPARKING AND TRANSPORT

The site has street frontage to the north in Kularoo Drive and west in Karloo Street both being streets of a 20m minimum road reserve width.

Bus stops are located adjacent to the north east corner of the site on Kularoo Drive and to the south west end of the site on Karloo Street.

Kularoo Drive functions as a sub-arterial road with the site's Karloo Street frontage providing part of a link between Kularoo Drive and The Southern Parkway (via Hesper Drive). Both street frontages have good vision for approaching traffic.

A revised traffic report, taking into consideration the increase in site population, prepared by Transport and Traffic Planning is included as part of this application.

LOCAL AMENITIES

Stockland Forster shopping centre, Forster Private Hospital, Cape Hawke Community Hospital, Forster Community Centre, Great Lakes Council and Library and a variety of professional and medical consulting offices and businesses, recreation and sporting clubs are located within 2 kilometres to the west and north of the site.

Forster Park public reserve and One Mile Beach are located nearby to the east of the site.

Existing footpaths lead west along the southern frontage of Kularoo Drive and provides safe level walking or riding access through to Breeze Parade, Stockland Shopping Centre, Great Lakes Council and Forster Community Centre.

An Australia Post mailbox is located adjacent to the Kularoo Drive and Karloo Street intersection.

AUTHORITIES

The site is located in the Midcoast Council formally Great Lakes Local Government Area and Mid Coast Water is the authority for water and sewerage services.

Essential Energy is the electrical supply authority.

BUSHFIRE

The site is not identified in council maps as being in a bushfire prone area with the adjacent reserve area to the south east being less than 1 hectare in area.

SITE FLOODING AND DRAINAGE

The 1% AER level as RL 2.7 The lower level garages to the apartment building has a proposed RL of 3.2.

A grassed stormwater culvert with a concrete invert exists adjacent to the southern boundary.

A report considering revisions with respect to the approved bioretention system considering an increase in rainwater reuse of site has been prepared by Coastplan and is included as part of this application.

GEOTECHNICAL

The geotechnical investigation and report prepared by Regional Geotechnical Solutions for the current approved development notes that the site is suitable for the proposal with no contamination or acid sulphate soils requiring remediation.

CONSULTATION

Prior to lodgement of the application for development consent the following preliminary consultation was carried out with the groups as noted below.

Great Lakes Council Development Assessment Panel 20 September, 2016

Mid Coast Water Local DA Lodgement

5.0 ASSESSMENT OF PLANNING ISSUES

The following is the assessment of the environmental effects of the proposed development. The assessment includes matters under section 79C(1) of the Act.

SITE SUITABILITY

The site is located within an urban area close to shopping and service facilities, is zoned for residential development and has an existing development consent for use as a serviced seniors housing and aged care village. It is well located in a central residential neighbourhood permitting local residents to maintain established links with the district as they require alternative forms of accommodation. The site is suitable for the proposed development.

COMPLIANCE WITH STATUTORY PLANS

ENVIRONMENTAL PLANNING INSTRUMENTS

As the development is for the purpose of accommodation for the aged, State Environmental Planning Policy (Seniors Living) 2004 is applicable and forms the main development planning control. A detailed analysis of the policy constraints relative to the revised design follows.

Planning instruments considered in preparation of this development proposal.

Great Lakes Council Local Environmental Plan 2014

Great Lakes Council Development Control Plan with reference to low density development.

GLLEP 2014

Great Lakes Council Local Environmental Plan Map (GLLEPM) identifies the site as being zoned R2 Low Density Residential and notes seniors housing as a permissible use.

The GLLEPM notes an applicable floor space ratio of 0.5 to 1 and max building height of 8.5 metres.

State Environmental Planning Policy 2004 Seniors Living applies to the subject land being land zoned primarily for urban purposes and on which development of dwelling houses is permitted as noted below and is the main planning policy influencing the design proposal.

DCP

Solar Access and Overshadowing – 2hours sunshine indoor and outdoor areas between 9am and 3pm on 21 June; The proposed apartments all have a northern aspect and will exceed the solar access minimum requirements noted in DCP and SEPP SL. There is no control stipulated for resident rooms in RACF as there are a range of rooms in different locations available for resident use and activities.

Views and Privacy – Protect the amenity and privacy of indoor and outdoor living areas of new and existing development; The proposed orientation of the apartments being single sided to north and fenestration and facade design to the south mitigate any impact on adjacent neighbours with regard to overlooking and loss of residential privacy.

Energy Efficiency - To provide thermal comfort and minimise the need for electrical lighting, heating and cooling and greenhouse gas emissions. The favourable northerly aspect maximises the potential for passive solar use for the apartments. Openable windows will enable cross flow ventilation and maximum use of prevailing northeasterly cooling breezes.

General Building design - Built form is to be articulated into a series of linked massing elements. Each massing element is to have an overall maximum wall length of 12m

The proposed apartment building is a medium scale building by its nature but is highly articulated and materialised facades are proposed to control scale perception of the building.

Setbacks - Setbacks - To ensure residential buildings have sufficient separation to provide privacy, solar access, landscaping opportunities and amenity for occupants.

Side boundary setback 900mm + height – 3.8m/4. Rear Boundary 3000mm + height -3.8/4

The presence of the 19 metre wide stormwater swale mitigates any issue with regard to potential impact on neighbour amenity. The apartment building however is setback from the southern boundary adjacent to the swale by 4.5 metres to permit a usable area for landscape and built element screening of the façade which presents as base, body and roof elements.

The neighbouring properties to the southern boundary all have 1.8 metre high fences and varying degrees of planting to their northern boundaries effectively screening views to the north while still utilising available solar access. The solar access and shadow study included in the documentation clearly indicate the separation distance between buildings mitigates any potential overshadowing of the adjacent properties.

Private Outdoor Areas - To provide residents with functional and accessible private outdoor areas. Where the main living areas are not provided at ground level, a balcony or deck of a minimum area of 16m² and a minimum dimension of 2m, shall be provided with direct access from the main living areas.

In this instance north facing balconies are proposed to be provided with direct access from living areas.

The balconies are of a generous size for their proposed use being minimum 5m x 2.4m.

Character Statement - Existing low density residential development is generally influenced by natural landform and vegetation; The overall site is approved for the development of serviced seniors housing and an aged care facility. By their nature the scale of aged care facilities and seniors living apartments is greater than low density residential development and this is recognised in the seniors living planning policy which permits a greater density and scale in residential areas. The village overall will maintain a suitable scale of development that, given the site topography, shape and size, and adjacent open space areas can integrate with the surrounding low density neighbourhood.

Waste Management – Minimise waste generation and recycle and waster areas are designed to be suitable for use.

The apartments will have suitable waste management facilities with Glaica continue the management of this as a part of the service provision to the senior residents.

STATE ENVIRONMENTAL PLANNING POLICY (SENIORS LIVING) 2004 ANALYSIS

The following summarises the proposed development and the design constraints relative to State Environmental Planning Policy (Seniors Living) 2004. The objective of the policy is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frailer, and other people with a disability regardless of their age.

The relevant parts of the policy are noted below.

ITEM/REF	REQUIREMENT/PROVISION	COMPLIANCE
Chapter 1 – Preliminary		
Cl.1- Name of Policy	Information	Noted
Cl.2 – Aim of Policy	Increase supply and diversity of seniors housing	
- Proposed development consistent with aim providing self care and assisted care housing		Yes
Cl.3 – Interpretation	Information	Noted
Cl.4 - Land ot which policy applies	Residential zoning	Yes
Cl.5 - Planning Instruments	Policy prevails if inconsistent	
Cl.6 – Transitional provisions	No transitional provisions required	Yes
Cl.7 – Suspension covenants	No site covenants	Yes
Chapter 2 – Key Concepts		
Cl.8 – Seniors	Information	Noted
Cl.9 - People with a disability	Information	Noted
Cl.10 - Seniors housing	Information	Noted
Cl.11 - Residential care facilities	Information	Noted
Cl.12 - Hostels	Information	Noted
Cl.13 - Self-contained dwellings	Definition	Yes
"in-fill self-care housing" defined as seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.		
As services will be available to the self contained dwellings they are not 'in-fill self care housing'.		
Chapter 3 – Development for Seniors Housing		
Part 1 General		
Cl. 14 – Objective	Opportunity for suitable housing for seniors	
-The development proposes specific aged and disabled friendly designs		Yes
Cl.15 – What Chapter does	Permits development on urban lands and adjoining	
Land zoned for urban use.		Yes
Cl.16 – Development consent required		Noted
Cl.17 – Development land adjoining land zoned for urban purposes		Noted
Land zoned for urban purposes.		
Cl.18 – Restrictions on Occupation	Seniors, disabled, partners, staff	
Section 88b restriction to user required and will be provided		Yes
Cl.19 – Seniors Housing in commercial zones		
Location is residential zone		Yes
Cl.20 – Repealed		
Cl.21 – Subdivision permissible		Noted

Glaica intend to own and operate under loan licence arrangement			
Cl.22 – RACF Fire Sprinklers	Development Consent required		Yes
Sprinkler installation part of RACF 9(c) building class			
Cl.23 – Registered Club Development	Constraints to permit development		
Noted This proposal does not involve a registered club			
Part 1A Site Compatibility Certificates			
Cl. 24 – Site Compatibility Certificates	Required for some developments		
Noted			
This proposal does not require a site compatibility as appropriate zoning			
Cl.25 – Application for Site Compatibility Certificate			
Not required as land appropriately zoned			Noted
Part 2 Site Related Requirements			
Cl.26 Location and Access to Facilities	Facilities/Transport Available		Yes
Bus transport provided within 400metres of site and shopping, medical facilities and professional services all available at South Forster Stocklands Centre			
Cl.27 Bushfire Prone Land	Not bushfire prone land		Yes
Subject land not bush fire prone			
Cl. 27 Water and Sewer	Site Services Available		Yes
Mains water supply and sewer available on site			
Part 3 Design Requirements			
Division 1- General			
Cl.30 Site Analysis	To be provided		Yes
Included in architectural design documentation			
Cl 31. Design of in-fill self care housing	Urban Guidelines		N/A
The proposal is not defined as in-fill self care housing as noted in Cl.13			
Cl.32 Design of residential development	Regard to Division 2 principles		Yes
Design concepts as noted			
Division 2 – Design Principles			
Cl.33 Neighbourhood Character	Streetscape		Yes
The urban design model proposed is an integrated model that fits in with the surrounding subdivision patterns			
Cl.34 Visual/Acoustic Privacy	Planning/Fenestration		Yes
Residential privacy has been considered in design of building locations and fenestration detail to ensure minimal impact to neighbours			
Cl.35 Solar Access/Climate	North orientation		Yes
The proposed apartments and RACF have been designed to take advantage of favourable northerly site orientation and prevailing breezes for passive cooling and heating			
Cl.36 Stormwater	Minimise and Reuse		Yes
Stormwater identified for reuse and bio retention used for water polishing. Soft landscaped areas maximised. Council DCP 54 incorporated			
Cl.37 Crime Prevention	Security and Observation		Yes
The proposal has been designed to encourage passive observation and security within the proposed village			
Cl.38 Accessibility Pedestrian/Vehicle	Separated and Safe		Yes
Separate accessible footpath access is provided internally and along roads			

Cl.39 Waste Management	Provision	Yes
Full waste management proposed with DCP guidelines		
Part 4 Development Standards to be complied with		
Division 1 – General		
Cl.40	Minimum Site Size 1000 sqm Site area 30,000sqm	Yes
	Minimum Site Frontage 20m Frontage 237m Kularoo	Yes
	Height Max 2 storeys at boundary 3 storey	No
	8 metre height ceiling to nat. ground	No
	Height control exceeded refer GLLEP Cl. 4.6 objection	
Division 2 – RACF Access and Useability		
No standards in policy and refers to Commonwealth Certification		Note
Division 3		
Cl.41 – Standards for Hostels and Self Contained Dwellings		
Access and Useability in compliance with Schedule 3		Yes
Part 7 Standards That Cannot Be Used As Grounds To Refuse Consent		
Cl.46	Relationship with Division 2 Part 3 can issue consent.	Noted
Cl.47	Heritage This part does not apply	Noted
No heritage items in proposed development		
Division 2 Residential Care Facilities – (Part Site Allocation 12,977sqm)		
Cl.48	Building height 8 metres	No
	Variation to 8 metres max refer Cl.4.6 objection	
	Density/Scale FSR <1 to1 Actual FSR 1 to 1	Yes
	Landscape 25sqm/facility bed 25sqm/bed (x160) 4,000sqm	Yes
	4,000sqm minimum provided.	
	Parking 1/10beds; 1/2 staff 16+21= 37 required 104 provided	Yes
	1 ambulance space + loading bay	Yes
Division 3 Hostels		
Not applicable as no hostel in proposed development		
Division 4 Self Contained Dwellings – (Part Site Allocation 17,023sqm)		
Cl.50	Building height 8 metres	No
	8 metres max control exceeded in proposed apts refer Cl.4.6 objection	
	Density/Scale FSR 0.5 to1 FSR 0.40 to 1 GFA 7,494sqm	Yes
	Landscape 35sqm/dwelling 2,170sqm required 9,000sqm provided	Yes
	Deep Soil 15% site area 2,490sqm required 7,000sqm provided	Yes
	Solar Access	Yes
	70% dwellings living rooms and private open spaces 3hrs sun between 9am and 3pm mid winter	
	Balconies Min 12 sqm min	Yes
	Parking 0.5 space/bedroom 55 required 86 provided	Yes

SCHEDULE 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings

Part 1 - Standards applying to hostels and self-contained dwellings

Siting standards

Wheelchair access Yes

Site gradient less than 1:10

100% dwellings accessible path to public road

Site gradient +1:10 % of dwellings = % site less than 1:10 or 50%min

To common areas AS 1428.1

Wheelchair access provided to and within all dwellings and racf areas and site footpaths.

Security

Pathway lighting to avoid resident glare 20lux min at ground Yes

Can be provided.

Letterboxes

Hard stand wheelchair accessible. Lockable. Central locations. Yes

Individual letterboxes with hard stand area provided

Private car accommodation

Resident car parking spaces to AS 2890 Yes

Accessible entry

Compliance with clauses 4.3.1 and 4.3.2 of AS 4299 Yes

530 latch side clearance provided for entry doors.

Interior: general

Internal doorways compliance with AS 1428.1. Yes

Latch side clearances and internal space in accordance with AS 1428.1 2001

Internal corridors min 1000mm width Yes

Circulation space at approaches compliance with AS 1428.1 Yes

Latch side clearances and door widths in accordance with AS 1428.1 2001

Bedroom

One bedroom min. within each dwelling must have: Yes

area for queen bed and wardrobe and 1200mm clear at foot and 1000mm beside bed

Bedrooms sizes suitable throughout

2 double general power outlets on bedhead wall and 1 opposite

telephone outlet and general power outlet next to the bed

on the side closest to the door potential for illumination level of

at least 300 lux

Can be provided

Bathroom

Yes

One bathroom within a dwelling must be on the ground

(or main) floor and have slip resistant floor, shower,

grabrail, folding seat, wall cabinet with clearance and circulation

space for sanitary facilities in accordance with AS 1428.1
Main bathroom to dwellings in comply with requirements

Toilet Yes

One toilet on the ground (or main) floor and be a
visitable toilet that complying with AS 4299 .
Design in excess of requirement with disabled access space for
ambulant and wheelchair disability

Surface finishes Yes

Slip resistant balconies and external paved areas
Can be provided

Door hardware Yes

Door handles and hardware comply with AS 4299 .
Lever handles and 1000mm height proposed

Ancillary items Yes

Switches and power points comply with AS 4299 .
Switch height generally 1000mm high and GPO 600 high

Part 2 - Additional standards for self-contained dwellings
14 Application of standards in this Part

Additional standards for self-contained dwellings.
Living room and dining room Yes

Circulation space comply with clause 4.7.1 of AS 4299
a telephone adjacent to a general power outlet.
potential illumination level of at least 300 lux.
Space with living and dining room complies
GPO and illumination can comply

Kitchen Yes

Circulation space comply with clause 4.5.2 of AS 4299
Circulation space at door approaches to AS 1428.1
Bench, taps, cooktop, oven, D handles, GPOs subclauses
clause 4.5 of AS 4299
Circulation space 1550mm between benches, latch side clearances comply
Other details can comply

Laundry Yes

Circulation space at door approaches to AS 1428.1
Provision for washer and dryer
1300mm clearance to appliances
Slip-resistant floor surface
Accessible path of travel to any clothes line provided
Latch side and approach clearances and clothes line provided
Slip resistance can comply

Storage for linen Yes
 Linen storage comply with clause 4.11.5 of AS 4299 .
 600mm min width linen provided

Garbage Yes
 To be provided in an accessible location. Enclosure in apartment building

Sepp SL aims to encourage the provision of housing that increases the supply and diversity of residences that meet the needs of seniors and people with a disability. The proposed apartment building form of accommodation meets this aim within the approved development.

SUPPORT SERVICES STATEMENT

In accordance with the requirements of State Environmental Planning Policy (Seniors Living) 2004 the proposed location, available facilities, proposed support services and type of housing proposed should be considered by local council when considering a development proposal for accommodation for older people and people with a disability.

The proposal is well located to the south of Forster with Stockland Forster shopping centre, Forster Private Hospital, Cape Hawke Community Hospital, Community Dental Clinic, Forster Community Centre, Great Lakes Council and Library and a variety of professional and medical consulting offices and businesses, recreation and sporting clubs are located within 2 kilometres to the west and north of the site.

Forster Park public reserve and One Mile Beach are located nearby to the east of the site.

Public transport bus stops are located to the south west Karloo Street frontage and to the north east Kularoo Drive street frontage of the site providing regular and available access to all services provided in Forster town centre and adjacent areas.

Existing footpaths lead west along the southern frontage of Kularoo Drive and provides safe level walking or riding access through to Breese Parade, Stockland Shopping Centre, Great Lakes Council and the Forster Community Centre.

An Australia Post mailbox is located on Kularoo Drive adjacent to its intersection with the Karloo Street.

As noted previously GLAICA is a community based organisation providing assisted care and accommodation for aged and disabled persons recognised by the Department of Health and Ageing of being of the highest standards. They continue in their capacity as a social housing provider.

It is intended that care and support services will be provided to the residents of the village duplexes on a needs basis providing ageing in place principles.

GLAICA and their extent of care and accommodation services to the aged are well known to Council.

Coastal Design Guidelines for NSW

While Forster/Tuncurry falls within the category of a coastal town under the guidelines, both towns have significant high rise development in their centres that shapes their built form to more that of an emerging coastal city where larger buildings are more commonplace.

The coastal guidelines seek to ensure that built form contributes positively to its particular landscape character in terms of form, height, footprint, scale, massing, amenity, external appearance and materials. Again the emphasis is in relation to visually significant land such as foreshores, headlands and the like.

The land the subject of this application is not an area of high visual sensitivity. Views to the site from public places are limited to just a few streets and the visual catchment within which it is located is that of an unremarkable built form typical of second generation coastal development.

The major proportion of the land will be developed in accordance with the existing development consent with low scale and larger scale buildings included. The nature of the development is such that it includes an aged care facility and the proposed apartments that of necessity occupy larger footprints with a larger scale and massing.

The topography of the land is such that the RACF will present to its street frontage as a building in scale with its streetscape. The bulk of the proposed apartment building is located well away from the streetfront and adjacent to the stormwater swale green space which mitigates its visual impact.

The external appearance the buildings are of a high quality with the materials and colours proposed to be used, appropriate to its setting.

Particular care has been taken to minimise the potential visual impacts to the adjoining three dwellings to east of the aged care facility building as well as ensuring their visual privacy and their solar access.

In terms of impacts on the amenity of the neighbourhood, seniors living villages by their nature display 'good neighbour' characteristics and impacts will be minimal.

The need for developments such as this are clear and coastal locations are a preferred location. Forster/Tuncurry already has a higher than average percentage of retirees and its close proximity to Sydney and improved road access and the impending retirement of the 'baby boomer' generation are all likely to see this significantly increase.

Importantly the development will assist in the opportunity for residents to age in place and keep social contacts rather than be lost to the community.

SEPP 71-Coastal Protection

The Coastal Protection SEPP 71 applies to the site however it is located further than 100 metres from the coast high water mark and therefore does not constitute significant coastal development.

As the site location is not on the coastal foreshore many of the items for consideration are not applicable. However design concepts of energy efficiency, water quality, high quality

sympathetic landscaping and open space strategy have been all considered and the development proposal should have negligible affect on the adjacent coastal foreshore area. NSW Coastal Policy 1997

The NSW Coastal Policy sets a framework for balanced and co-ordinated management of the coast's unique physical, ecological, cultural and economic attributes.

The Policy is based on four principles, the conservation of biological diversity and ecological integrity, the maintenance or enhancement of the coast's health, diversity and productivity, pricing and incentive mechanisms and the precautionary principle.

Relevantly, key actions of the Policy include the improvement of coastal water quality, the conservation of biodiversity and the recovery of threatened species, and the discouragement of inappropriate housing developments.

The potential of the proposed development to adversely impact on coastal water quality as stormwater discharge from the land has been mitigated by the bioretention system introduced to satisfy council's water sensitive design Development Control Plan to ensure that new development meets its water quality targets by the reducing the flow of nutrients into the aquatic environment. The first stage of the bioretention system has been constructed and is operative.

A landscape concept plan for the proposed revised development showing existing and proposed planting forms part of the application.

The land does not form part of any existing wildlife corridor and has no relevant conservation value.

The proposal represents a high quality appropriate housing development. The site is unique in being the only available parcel of unconstrained land of adequate size, accessible to essential services, established public transport services in close proximity to community health, medical services, a community hospital and shopping and commercial services all of which is of benefit. to support an seniors village and aged care facility of a necessarily economic size.

BUILT ENVIRONMENT AND STREETScape

The existing neighbourhood is characteristically residential in nature with a mixture of 1 and 2 storey dwellings on single allotments and a number of duplex developments.

The development proposal is for a revision to the approved aged care accommodation precinct to provide further forms of alternative housing for the seniors comprising both self care apartment housing and a slight increase to the capacity of the residential care facility.

The residential aged care facility will continue to present as 2 storeys adjacent to the eastern boundary and to the Kularoo Drive streetscape in context with the surrounding development.

In its current approved form the RACF building, does exceed the height controls of the relevant planning policies due to the sloping topography of the site, the building requirements for connected level floor areas for efficient operation with aged care facilities

and the provision of the carparking under the 2 residential levels of building. The proposed revision to the RACF building does increase the building height in certain areas but this located away from the side boundaries to mitigate any additional amenity impact on neighbouring residential buildings.

The increase in height for the proposed apartment building over the approved duplex villa form of development in the southern area will have no detrimental impact on the amenity of the adjacent dwellings due to the location of the stormwater easement and the 25-35 metre separation of buildings resulting in no overshadowing of the adjacent dwellings with substantial landscaping and southern building façade treatment proposed to visually screen the building on the south side.

There will be no impact from the proposed RACF revisions with respect to overshadow the three dwellings to the east during the midwinter 9am to 3pm period.

The proposed architectural treatment of the street frontage facade of the residential care facility will incorporate a range of finishes and articulation that will result in a building presentation and visual appearance of an acceptable scale similar to that of a medium density housing development.

HERITAGE CONSERVATION

There is no impact on any heritage properties.

IMPACT ON ADJOINING PROPERTIES

The impact of the proposed design revisions for the residential care facility building on those dwellings to the eastern and southern boundaries has been carefully considered with building forms adjacent to the eastern boundary limited to locations of adjacent building envelopes and open space areas being provided adjacent to existing external space areas. New landscaping has now been planted along the eastern boundary to permit its establishment prior to the RACF construction to assist with visual screening. Orientation of windows to the proposed additional residential rooms are to the north away from the existing adjacent residences to ensure residential privacy is maintained. The proposed apartment building to the southern boundary has a building separation of up to 35 metres across the grassed stormwater easement to the adjacent existing dwellings meaning no impact on solar access to the adjacent properties as shown in the prepared shadow diagrams. Substantial landscaping is proposed and the articulated building form will present as an item of visual interest.

INTERNAL AMENITY

The layout of the site was originally based on providing quality landscape open space areas as a structure for the development with areas within the village easily accessed and the courtyards of each cluster in the racf providing quality usable space available for resident use and providing views to resident rooms.

The proposed apartment building continues to maximise use of the site's northerly orientation providing good solar access. The northerly orientation of the additional RACF resident rooms increases the number of the resident rooms having direct solar access. The lounge areas provide alternative access to sunshine for those residents who prefer not to have direct sunshine in their bedrooms often due to the health problems that are encountered with ageing such as skin and eye irritations.

The internal living amenity will be of the highest quality for the residents of both the proposed apartments and existing approved duplexes and the increased capacity residential care facility.

ACCESS, TRAFFIC TRANSPORT and PARKING

The existing streets having frontage to the site provide good access for both the self care village and residential aged care facility component. On site carparking is proposed to be further increased and will be well in excess of that required by SEPP seniors living.

A revised traffic report has been prepared by Transport and Traffic Planning and is attached in the addendum.

STORMWATER MANAGEMENT

The first stage of the previously approved bioretention system for management of site stormwater has been constructed. A report prepared by Coastplan forms part of this application and further assesses the approved bio retention areas for control of water quality and storage and reuse of stormwater.

FLORA AND FAUNA

There are no significant habitats or stands of trees on the subject site. The proposed quality of landscaping and planting for the site is anticipated to attract local bird life.

Oculus have prepared a revised landscape plan which forms part of is this application.

ENERGY EFFICIENCY

Recurrent operational costs are to be kept to a minimum by the use of energy efficiency principles. The potential use of the northerly aspect of the site and prevailing cooling breezes in summer have been identified and utilised further in the proposed apartment building design to implement passive energy principles for heating and cooling. Hot water is to be provided to apartments using evacuated tube solar system. Triple A rated tapware fittings and 5 star appliances are proposed use. Wall and roof construction will be detailed to obtain appropriate insulation values.

Basimax have prepared a Basix certificate for the proposed apartment building as included in the addendum.

SOCIAL AND ECONOMIC ISSUES

The provision of appropriate accommodation for care of the aged has been identified as a major social and urban problem for a number of years with the forecasts that it will continue to become a worse as the 'baby boomer' generation age. The number of Australians who will access aged care is expected to almost quadruple in the next few decades.

Forster/Tuncurry has a higher proportion of aged persons than the State average and the number of its residents aged 75 or older has increased from 2591 in 2001, to 3450 in 2011, a rate significantly higher than its overall population growth.

The proposal is for the provision of another alternative form of accommodation and care for the aged within the Great Lakes area, by a provider of the highest quality of care. The design of the proposal incorporates quality urban planning and environmentally responsible current best practice principles ensuring extremely high quality and suitable forms of accommodation and care appropriate and positive to the aged of the municipality. The proposed design revisions to the approved aged care and seniors living precinct development will further increase opportunities to provide employment for nursing, maintenance and support staff with a reputable employer in the aged care field. In terms of social and economic issues the proposal will have a further positive impact for the community.

CRIME PREVENTION

The proposed design revision in the provision of the apartment building will add to provide passive observation crime control with residents able to contact management in the event of any unusual activity.

CODES

In addition to the LEP, SEPP and DCP the following regulations and policies have been considered in the design of the proposal.

Building Code of Australia Class 2 and 9 (c) building
Australian Standard AS 1428 Parts 1 to 3 Access for the Disabled
EPA, Workcover and Occupational Health and Safety Regulations

CONCLUSION

The design revisions, subject of this application, to the approved seniors living and aged care precinct known as Pacific Village, have been proposed as a response to the need to ensure the recurrent viability of the residential aged care facility and to meet a demand for an additional alternative form of accommodation for the seniors community in the provision of a residential apartment type building which will provide a simpler form of self care living. The additional opportunity for 'ageing in place' in the proposed apartments further improves the overall potential for quality of life provision within the village.

The proposed design revisions meet the requirements of State Environmental Planning Policy (Seniors Living) 2004 with regard to floor space ratios, landscaping provision and carparking, however, given the nature of the site and the nature of the proposed buildings height and number of storeys, exceed the planning policy's controls that if complied with may not be used as a grounds for refusal, however, the design of the proposed apartment building and the proposed RACF additional resident rooms, service areas and carparking provision have been carried out with consideration of maintaining the amenity of the adjacent residential dwellings. Solar access and overshadowing has been investigated in detail and the building forms designed to ensure complying solar access provision to adjacent dwellings. Active fenestration has been oriented away from the neighbouring residences to ensure that with the separation distances between buildings residential privacy of the adjacent neighbouring residences is maintained.

The previously illustrated site development parameters of substantial areas of landscaped open space, provision of on site carparking in excess of requirements, in recognition of the sites location, all assist in mitigating any detrimental impact on the residential properties in the immediate vicinity and illustrate Glaiça's commitment to responsible development.

Significant landscaping of the generous proposed open space areas as previously outlined in the concept plan open space will further enhance neighbourhood amenity and quality of appearance of the public domain.

The inclusion of the alternative apartment accommodation and the increase in resident rooms to the RACF will be of benefit to the approved seniors living and aged care precinct and the future residents.

ADDENDUM

A) Bioretention Report and Revised Site Stormwater Concept – Coastplan

B) Revised Landscape Concept - Oculus

C) Revised Traffic Report – Transport and Traffic Planning Associates

D) Basix Certificate Apartments – Basimax

E) Schedule External Materials and Finishes

F) Site Waste Minimisation and Management Plan

G) Planning Objection GLEP 2014 Cl.4.6

A)Bioretention Report and Revised Site Stormwater Concept – Coastplan