

Pacific Cape Modification DA 441/2017/A Statement of Environmental Effects 04/02/20
Great Lakes Aged and Invalid Care Association Limited
McFadyen Architects Pty Ltd



Stage 6 level 2 courtyard - looking east



Stage 6 level 2 courtyard



Stage 5 and 6 courtyard birds eye view



Stage 6 East egress path



Stage 5 Activity Room



Stage 5 L3 courtyard

CONTENTS

1. INTRODUCTION
2. GENERALLY
3. PROPOSED DEVELOPMENT
4. SITE DESCRIPTION
5. DESIGN DEVELOPMENT DETAILS
6. SITE DESCRIPTION
7. ASSESSMENT OF PLANNING ISSUES

APPENDIX

- A) Revised Site Stormwater Concept – Coastplan
- B) Landscape Concept - CSLA
- C) Revised Traffic Report – Transport and Traffic Planning Associates
- D) Revised Schedule External Materials and Finishes
- E) Site Waste Minimisation and Management Plan
- F) Planning Objection GLEP 2014 Cl.4.6

1. 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 for 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 Site Stormwater Concept – Coastplan
- *Landscape Plan – CSLA
- *Revised Traffic Report – Transport and Traffic Planning Associates
- *Revised Schedule External Materials and Finishes
- *Site Waste Minimisation and Management Plan
- *Planning Objection GLEP 2014 Cl.4.6

2 GENERALLY

Great Lakes Aged and Invalid Care Association Limited, a local public benevolent organisation and seniors living and aged care social housing provider, have been granted development consents for their site 130-138 Kularoo Drive, Forster as follows:

- *DA 249-2013 for Pacific Cape Village on September 25, 2013 for 50 self care duplex dwellings, a 144 place resident aged care building of 1 to 4 storeys and a central clubhouse building.
- *DA 441-2017 for Design Revisions on September 6, 2017 including for a 20 apartment serviced seniors living building and an additional 16 places to the proposed residential aged care facility
- *DA 441-2017A for Design Revisions on November 15, 2018 including for additional storage

To date 36 of the duplex dwellings, the apartment building and the clubhouse have been constructed.

3. PROPOSED DEVELOPMENT

Since the development was initially proposed in 2013, evolving changes in the aged care industry have caused GLAICA to review its Pacific Cape project and subsequently sought and obtained approval to replace some of the self care dwellings with self care apartments and increase the number of fully serviced resident aged care facility (RACF) units.

The increase in the number of RACF units was achieved by incorporating additional units in the northern and central parts of the roof space. While the resultant visual bulk of the building presented to Kularoo Drive increased, its setbacks, façade articulation and the landform combined to ensure that the amenity of the residents to the north and north east was not diminished.

Imminent changes to Commonwealth funding arrangements and reviews into aged care generally have caused GLAICA to further identify issues with respect to the need to better manage economic viability and resident care of the development.

As a result a design analysis of the existing site and approved building envelopes was carried out and it was found that it would be possible to increase the RACF yield to 200 residents comprising 192 single occupancy rooms and 8 twin occupancy rooms in a manner reasonably consistent with the bulk and scale of the earlier approvals

The proposed modification maintains the Kalaroo Drive elevation of the RACF as a two storey building but proposes an alternative building footprint and envelope for Stage 6 being the southern wing of the building. It includes an additional 34 resident rooms, an alternative arrangement for the common resident activity areas and a rearrangement of resident rooms to the northern wing being Stage 5 of the proposed development. Stage 5 yield remains at 88 residents' rooms and the Stage 6 yield increases to 112 resident rooms. These changes significantly improve the residents' amenity and outlook over the internal activity areas while ensuring that they do not further reduce the privacy of neighbours or their solar access. Visual massing of the southern elevation has also been mitigated by limiting its number of storeys to four.

The revised traffic report demonstrates only a minor increase in carparking demand with carparking for Stage 5 now being proposed to be provided as part of Stage 5, satisfying SEPP (Housing for Seniors or People with a Disability) 2004 carparking requirements. It had previously been proposed to construct the carparking area included in Stage 6 as part of Stage 5 but on further detailed investigation this is not possible in buildability terms.

The proposed development satisfies the SEPP floor space ratio, site landscaping, deep soil zones, solar access and carparking controls. The increased building height and number of storeys development controls are subject to a separate planning objection given they do not further impact on the amenity of the neighbouring properties and the development proposal is in the public interest. 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.

200 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 remain as currently approved.

DESIGN DEVELOPMENT DETAILS

Site Area	30,000sqm
Current Consent	42 serviced self care duplex dwellings, clubroom, 20 serviced self care apartments and 160 place resident RACF
Proposed Modification	200 place resident aged care facility in lieu of 160 places currently approved
Approved RACF Floor Area	11,939sqm
Proposed RACF Floor Area	13,967sqm
Approved Self Care Floor Area	7,701sqm
Permissible FSR	1 to 1 RACF; 0.5 to 1 Self Care
Proposed FSR	0.96 to 1 RACF (13,967sqm/14,598sqm site) 0.5 to 1 Self Care Dwellings (7,701sqm/15,402sqm site) including clubhouse
Landscaping Provision Required	7,170sqm (200x25sqm + 62x35sqm)
Landscaping Provision Proposed	9,148sqm
Deep Planting Provision Required	4,500sqm
Deep Planting Provision Proposed	5,000sqm
Carparking Provision Required	RACF 60 (1/10 for 200 residents =20+1/2 of 80 staff=40)
Carparking Provision Proposed	RACF 103; Note: Self Care 71 (Approved and Existing) Stage 5 carparking provision of 31 spaces complies with requirement for 88 resident rooms at 1/10=9 and 44 staff (1/2) at any one time=22.

4.0 SITE DESCRIPTION

SITE LOCATION AND CONTEXT

The site is now partly developed with the completion of the 20 serviced self-care apartment building, 36 of the planned 42 duplex dwellings and clubhouse. The site was previously a greenfield site reserved for use by NSW State Government Department of Education and zoned Special Uses (School), later rezoned to permit residential development. The site has 2 street frontages being Kularoo Drive of 20.115m width to the north and Karloo Street of 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, 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 has been constructed to service the site.

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 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). Traffic along this link is likely to significantly reduce as a result of the extension of Kentia Drive to The Southern Parkway which is currently under construction. Both street frontages have good vision for approaching traffic.

A revised traffic report, taking into consideration the increase residential aged care facility yield, prepared by Transport and Traffic Planning is included as part of this application.

LOCAL AMENITIES

The South Forster commercial precinct is within 1.5km of the site and includes the Stockland Forster shopping centre, showrooms and light industrial developments , a MidCoast Council local office and Library. Forster Private Hospital and a variety of professional and medical consulting offices and businesses, recreation and sporting clubs are located within 2.5km to the west and north of the site.

Palm Grove Park and One Mile Beach are located nearby to the east of the site.

Existing footpaths lead west along the Kularoo Drive, Boundary Street and Breeze Parade and provides a safe level walking or riding access through to South Forster Commercial Precinct. An Australia Post mailbox is located adjacent to the Kularoo Drive and Karloo Street intersection. Bus shelters adjacent to the site along Karloo Street were provided by GLAICA as part of the developments first stages.

A water bore with a treatment facility has been provided within the site and has sufficient capacity to water the extensive gardens of both the existing and proposed development.

AUTHORITIES

The site is located in the MidCoast Council Local Government Area and MidCoast Council is the supply authority for water and sewerage services. Essential Energy is the electrical supply authority for the site.

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% AEP flood level is RL 2.7 The lower level carparking area in Stage 6 has a proposed RL 5.4.

The stormwater drain with a concrete invert exists adjacent to the southern boundary.

A report considering revisions to site stormwater concept 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 site notes the site is suitable for the proposal with no contamination or acid sulphate soils requiring remediation.

CONSULTATION

Prior to lodgement of this application preliminary consultation was carried out with MidCoast Council Development Assessment Panel November 26 , 2019.

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 (Housing for Seniors and People with a Disability) 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 (GLLEP)

Great Lakes Council Development Control Plan (DCP) 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 maximum building height of 8.5 metres.

SEPP (Housing for Seniors and People With a Disability) 2004 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 seeks to ensure 2 hours sunshine indoor and outdoor areas between 9am and 3pm on 21 June is available to adjoining residential development. There is no control stipulated for resident rooms in RACF. There are a range of rooms in different locations for resident use and activities providing good levels of solar access for residents. Shadow diagrams indicate adjacent dwellings will retain compliant solar access.

Views and Privacy – Protect the amenity and privacy of indoor and outdoor living areas of new and existing development; The proposed orientation of the aged care facility resident rooms and fenestration has been designed to achieve outcomes consistent with the existing approval with regard to overlooking and loss of residential privacy to adjacent neighbours.

Energy Efficiency - To provide thermal comfort and minimise the need for electrical lighting, heating and cooling and greenhouse gas emissions; The favourable northerly aspect to the open space centre courtyard space maximises the potential for passive solar use for the resident rooms. 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 to mitigate bulk and scale: Each massing element is to have an overall maximum wall length of approximately 12m. The proposed building envelope Stage 6 of the modified residential aged care facility is in excess of the development standards, however, the design has been developed to ensure minimal impact on the adjacent residential dwellings.

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 to the south and similarly to the east with the relative floor levels, boundary setbacks and existing planting providing privacy. The building separation to height ratio is a minimum of 1 to 1.

The neighbouring properties have 1.8 metre high fences and varying degrees of planting to their adjacent boundaries effectively screening views to the north and west while still utilising available solar access. The solar access and shadow study included in the documentation clearly indicate the separation distance between buildings is sufficient to meet the prescribed objectives.

Private Outdoor Areas – The central open space courtyard area to Level 2 and 3 will provide an improved quality amenity space and facilities appropriate for resident use.

Character Statement - Existing low density residential development is generally influenced by natural landform and vegetation; The site has been approved for the development of Pacific Cape Village. The scale of the RACF building by its nature 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. The RACF appearance along Kularoo Drive is retained.

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

The residential aged care facility waste management plan and facilities have been approved in previous development consents and GLAICA will continue the management of this as a part of their service provision.

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		
Cl.3 – Interpretation	Information	Noted
Cl.4 - Land to 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	Noted
Chapter 3 – Development for Seniors Housing		
Part 1 General		
Cl. 14 – Objective		Noted
Cl.15 – What Chapter does		Noted
Cl.16 – Development consent required		Noted
Cl.17 – Development land adjoining land zoned for urban purposes		Noted
Cl.18 – Restrictions on Occupation		Noted
Cl.19 – Seniors Housing in commercial zones		Noted
Cl.20 – Repealed		
Cl.21 – Subdivision permissible		Noted
Cl.22 – RACF Fire Sprinklers		Yes
Cl.23 – Registered Club Development		Noted
Cl. 24 – Site Compatibility Certificates		Noted
Cl.25 – Application for Site Compatibility Certificate		Noted
Part 2 Site Related Requirements		
Cl.26 Location and Access to Facilities	Facilities/Transport Available	Yes
A public bus service is available, accessible adjacent to the main entry of the RACF and to the Karloo Street frontage. This service links the wider Forster area.		
Cl.27 Bushfire Prone Land		
	Not bushfire prone land	Noted
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 previously approved		
Cl 31. Design of in-fill self care housing	Urban Guidelines	Noted
Cl.32 Design of residential development	Regard to Division 2 principles	Yes

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 RACF has 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. CCTV is provided to existing development and will also be incorporated within expanded development.		
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	Yes
Height Max 2 storeys at boundary	4 storey	No
8 metre height ceiling to natural ground		No
Height control exceeded refer GLEP Cl. 4.6	objection	

Division 2 – RACF Access and Useability

No standards in policy and refers to Commonwealth Certification	Noted
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Division 3

Cl.41 – Standards for Hostels and Self Contained Dwellings	
Access and Useability in compliance with Schedule 3	Noted

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

Division 2 Residential Care Facilities – (Part Site Allocation 15,598sqm)

Cl.48	Building height 8 metres	No
	Variation to 8 metres max refer Cl.4.6 planning objection	
	Density/Scale FSR <1 to1 Actual FSR 0.96 to 1	Yes
	Landscape 25sqm/facility bed 25sqm/bed x200 = 5,000sqm 5,000sqm minimum provided.	Yes
	Parking 1/10beds; 1/2 staff 20+42= 62 required; 103 proposed 1 ambulance space + loading bay	Yes Yes

Division 3 Hostels

Not applicable as no hostel in proposed development

Division 4 Self Contained Dwellings – (Part Site Allocation 15,402sqm)

SUPPORT SERVICES STATEMENT

In accordance with the requirements of SEPP (Housing for Seniors and People With a Disability) 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 being in proximity to Stockland Forster shopping centre, Forster Private Hospital, Forster Community Centre, MidCoast Council local office 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.

Palm Grove 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.

GLAICA and their provision of care and accommodation services to the aged are well known to Mid Coast 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 has been developed in accordance with the existing development consents with low scale and larger scale buildings included. The nature of this development is such that it includes an aged care facility and of necessity will occupy a larger footprint 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 aged care facility is located well away from the street front and adjacent to the southern open space and stormwater swale green space which mitigates its visual impact.

The external appearance of the buildings is 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 impacts to the adjoining four dwellings to east and south of the aged care facility building as well as maintaining their visual privacy and 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 well recognised 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 and maintain connections within 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 modification to residential aged care facility building 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 residential 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 in supporting an 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 an increase to the capacity of the residential care facility.

The RACF will continue to present as 2 storeys 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 residential levels of building. The proposed revision to the RACF building increases the building height as shown on drawings in certain areas but the

articulation and orientation of fenestration in the areas adjacent neighbouring properties will mitigate any additional amenity impact.

There will be no additional impact from the proposed RACF revisions with respect to overshadowing of the three dwellings to the east and 1 dwelling to the south during the midwinter 9am to 3pm period.

The proposed architectural treatment of the facades 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. Trees and shrubs have been planted along the eastern boundary to permit its establishment prior to the RACF construction to assist with visual screening. Orientation of fenestration to the proposed additional residential rooms are directed away from the existing adjacent residences to ensure residential privacy is maintained.

INTERNAL AMENITY

The planning of the site was originally based on providing quality landscape open space areas for the development with the built elements fronting streets and open spaces. Areas within the village were easily accessed through open space areas and the courtyards of each cluster in the aged care facility providing quality usable space available for resident use and providing views from resident rooms. The proposed design modification in creating the larger central courtyard further improves residential amenity.

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 maintained well in excess of that required by the SEPP.

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

STORMWATER MANAGEMENT

A report prepared by Coastplan forms part of this application and further assesses the site stormwater treatment concepts.

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.

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 further utilised in the design of the aged care facility building to implement passive energy principles for heating and cooling. Wall and roof construction will be detailed to obtain appropriate insulation values.

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 worsen 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 2693 in 2011 to 4611 in 2016, a rate significantly higher than its overall population growth.

The proposed modification to increase the Residential Aged Care Facility to 200 places, will provide care for the aged within the Midcoast 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 for the aged of the municipality. The proposed design revisions to the approved residential aged care facility 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 modification in the provision of a central courtyard space will add to the potential for passive observation crime control with residents being able to report 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 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 modification to the Residential Aged Care Facility within the approved seniors living and aged care precinct known as Pacific Village, has been proposed as a response to the need to ensure the recurrent viability of the residential aged care facility and has resulted in an improved amenity for residents with a larger usable central courtyard space and easy access to the main activity areas.

The proposed design revisions meet the requirements of State Environmental Planning Policy (Housing for Seniors or People With a Disability) 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 modification of the proposed RACF has been developed 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 onsite 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 GLACIA'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 increase in resident rooms for the RACF will be of benefit to the approved Pacific Cape Village, future residents and the local community.

ADDENDUM

- A) Revised Site Stormwater Concept – Coastplan
- B) Revised Landscape Concept - CSLA
- C) Revised Traffic Report – Transport and Traffic Planning Associates
- D) Schedule External Materials and Finishes
- E) Site Waste Minimisation and Management Plan
- F) Planning Objection GLEP 2014 Cl.4.6

A) Revised Site Stormwater Concept Report – Coastplan

31 January 2020

Great Lakes Aged & Invalid Care Association (GLAICA)
c/- Peter McFadyen
McFadyen Architects Pty Ltd
thebay@mcfadyen.com.au

Our Ref: 12044

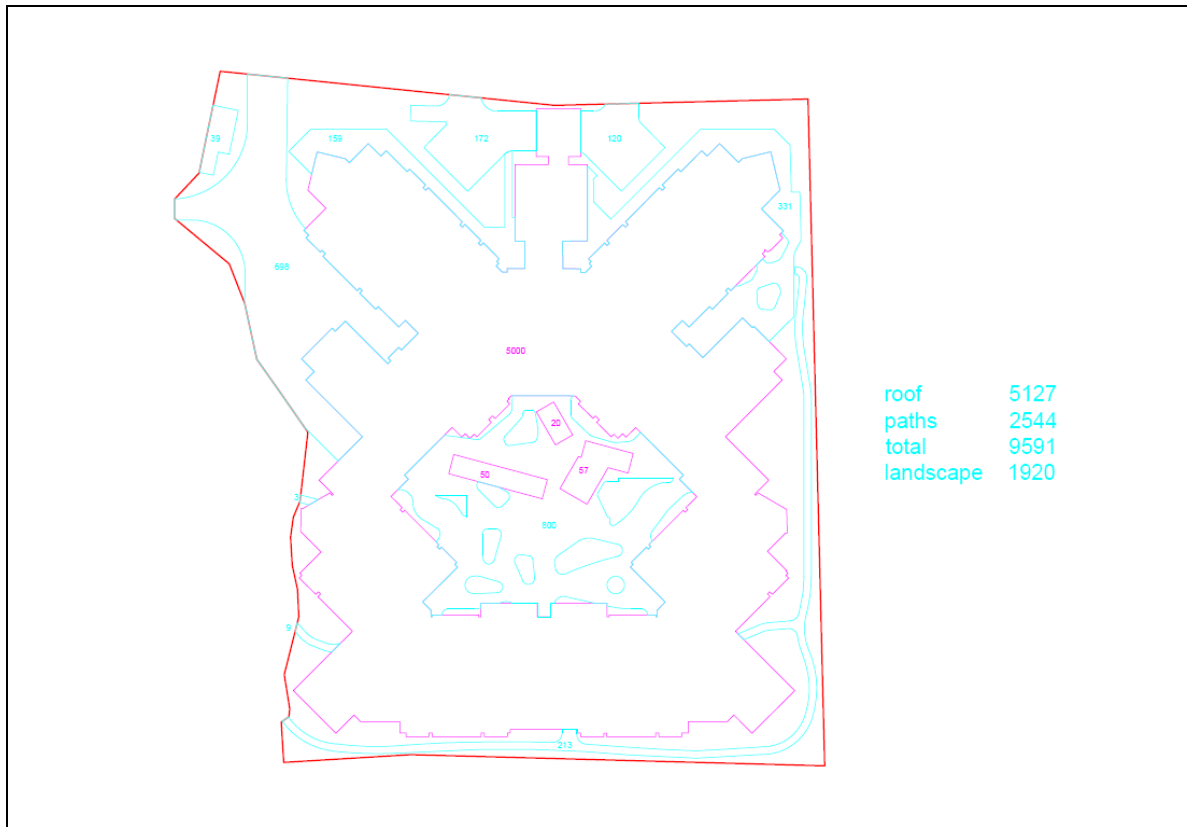
Dear Peter,

**RE: PROPOSED RACF - PACIFIC CAPE DEVELOPMENT
KULAROO DRIVE, FORSTER**

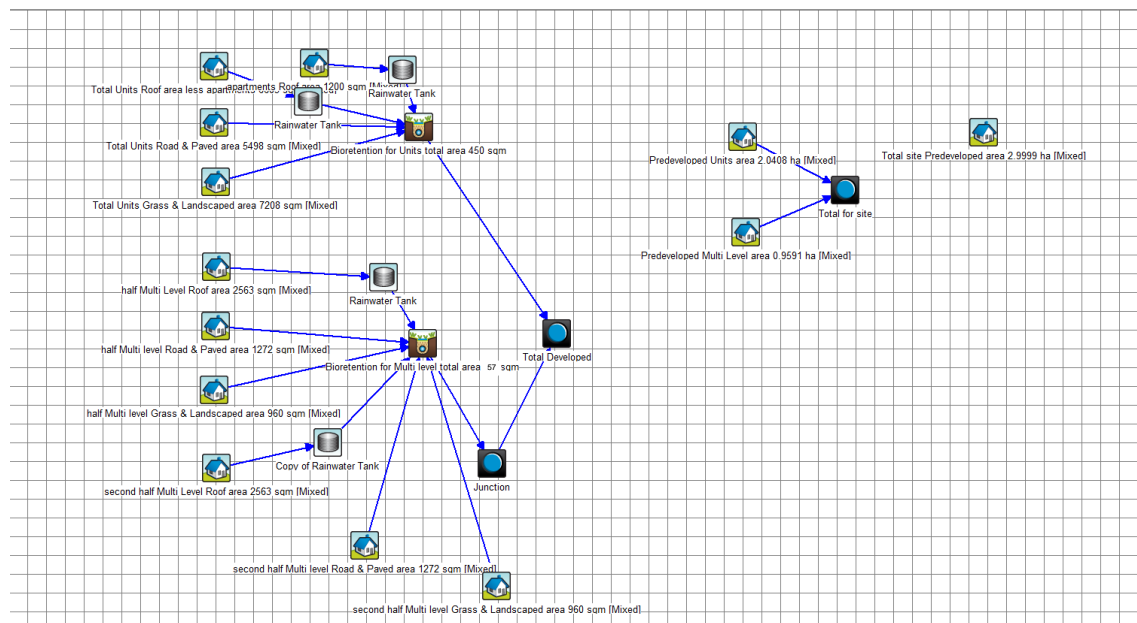
Reference is made to Coastplan Group's letter dated 8 March 2017 and to the MUSIC model associated with that letter.

Since that letter and modelling, there has been a proposed change to the RACF building that required running the model with the modified areas. For the purpose of modelling the changes, and due to construction constraints, the demand for the rainwater tank reuse for the RACF was reduced by deducting the irrigation portion which was previously supplied to the tank near the clubhouse. The irrigation reuse for the developed portion of the site was not adjusted to reflect that the irrigation reuse for the eastern part of the development will now have a higher demand for irrigation. The internal reuse demand for the RACF remains unchanged. The sub catchment areas for the RACF were adjusted.

The sub-catchment area for the RACF used in the model is as follows:



The following diagram shows the model network.



The area of the former central bioretention is increased to 57 m². It is assumed that all the hard surface runoff for the RACF, as well as the soft area, drains to the bioretention area.

The model output details are as below.

Pre developed multi level:

Pollutant loading:

	outflow
Flow (ML/yr)	3.77
Peak Flow (m3/s)	0.173
Total Suspended Solids (kg/yr)	111
Total Phosphorus (kg/yr)	0.577
Total Nitrogen (kg/yr)	5.39
Gross Pollutants (kg/yr)	0.00

Post developed multi level:

Pollutant loading:

	Inflow	Outflow
Flow (ML/yr)	5.36	5.36
Peak Flow (m3/s)	115	115
Total Suspended Solids (kg/yr)	0.402	0.402
Total Phosphorus (kg/yr)	5.38	5.38
Total Nitrogen (kg/yr)	0.00	0.00

The model output shows that the bioretention area of 57m² will achieve the target pollutant removal.

Please find attached to this letter the modified concept stormwater drainage quality control Issue 10. A copy of the modified model will be attached for submission to MidCoast Council.

If you have any questions regarding the above please do not hesitate to contact me.

Yours faithfully



HANY IBRAHIM
BEng MIEAust CPEng
Coastplan Group Pty Ltd
email: hany@coastplan.com.au

Enc



Large Scale Development Application Checklist

Breese Parade Forster
PO Box 450 Forster NSW 2428

phone 02 6591 7222
fax 02 6591 7200

email council@greatlakes.nsw.gov.au
website www.greatlakes.nsw.gov.a

DCP-54 Water Sensitive Design

LARGE SCALE DEVELOPMENT PROPERTIES GREATER THAN 2000M ²			
Site/Project Name	130-158 Kularoo Drive Forster	DA No.	
Lot and DP No.	LOT 83 DP262684		
ITEM		Y	N
1.	Has a Water Sensitive Design Strategy been submitted as part of the Development Application?	Y	
2.	Is BASIX Certification Required? (if No, then proceed to item 3.)	Y	
	2a. Has the BASIX Certificate been obtained and attached?	Y	
	2b. Have integrated water management measures been implemented consistent with the DCP requirements and documented within the WSD Strategy.	Y	
3.	Is the development either greenfield or non-urban? (if Yes, then proceed to item 4a, otherwise item 4b).	Greenfield	
4.	4a. Have the treatment measures (as modelled consistent with the NSW MUSIC Modelling Guidelines) demonstrated compliance with the Neutral or Beneficial Effect DCP target?	Y	
	4b. Have the treatment measures (as modelled consistent with the NSW MUSIC Modelling Guidelines) demonstrated compliance with the % reduction DCP targets	N/A	
5.	Have the Stormwater Flows requirements been addressed and documented within the WSD Strategy?	Y	
6.	Does the WSD Strategy contain the following chapters?		
	a. Background information	Y	
	b. Site context	Y	
	c. Proposed development	Y	
	d. WSD objectives	Y	
	e. Constraints and opportunities Best planning practices	Y	
	f. Integrated Water Cycle Management	Y	
	g. Stormwater management	Y	
	h. Integration with the urban design	Y	
	i. Costs	See	
	j. Operation and Maintenance Plan	letter	
7.	Has the digital version of the MUSIC model been provided? ** On request, report contains input and output data	**	
8.	Have conceptual plans of the proposed stormwater treatment measures been included on the plans? (Note detailed engineering plans will be required for Construction Certification)	Y	

Please attach this checklist to the Development Application Submission

MUSIC = Model for Urban Stormwater Improvement Conceptualisation

B) Revised Landscape Plan – CSLA



INDICATIVE PLANT SCHEDULE
Streets and Deep Soil Planning

Species	Common Name	Size	Spacing	Height	Spread
<i>Acacia baueria</i>	Coastal Myall	75L	n/a	1.2m	750mm
<i>Banksia chirodora</i>	Lemon Scented Myrtle	100L	n/a	1.5m	750mm
<i>Eucalyptus punctata</i>	Grey Gum	100L	n/a	1.5m	750mm
<i>Eucalyptus robusta</i>	Swamp Mahogany	100L	n/a	1.5m	750mm
<i>Eucalyptus reticulata</i>	Blue Berry Ash	100L	n/a	1.5m	750mm
<i>Tristemonia laurina</i>	Water Gum	100L	n/a	1.5m	750mm
Shrubs					
<i>Banksia spinulosa</i>	Coastal Cashion	5L	600mm	300mm	250mm
<i>Cornelia</i>	Paradise Petite Little Lion	5L	500mm	300mm	250mm
<i>Grewia</i>	Scarlet Sprite	5L	600mm	300mm	250mm
<i>Petalotium crispum</i>	Lemon-scented Geranium	5L	500mm	300mm	300mm
<i>Raphiolepis indica</i>	Snow Maiden	5L	600mm	300mm	250mm
<i>Westringia frutescens</i>	Coastal Rosemary	5L	750mm	400mm	300mm
Perennials and Groundcovers					
<i>Acacia cognata</i>	Ministry	2.5L	450mm	200mm	200mm
<i>Adiantum purpureum subsp. effusum</i>	Bower Wattle	2.5L	450mm	200mm	200mm
<i>Coral Cover</i>	Spikey Adiantum	2.5L	600mm	200mm	400mm
<i>Angarathus</i>	Red Kangaroo Paw	2.5L	400mm	400mm	250mm
<i>Babingtonia virgata</i>	Dwarf Baeclea	2.5L	450mm	200mm	200mm
<i>Casuarina glauca</i>	Cousin It	2.5L	450mm	200mm	200mm
<i>Gazania</i>	Double Gold	2.5L	600mm	250mm	150mm
<i>Dietes grandiflora</i>	Wild Iris	5L	500mm	400mm	400mm
<i>Doryanthes excelsa</i>	Gymea Lily	2.5L	750mm	500mm	500mm
<i>Fuchsia nodosa</i>	Knobby Club Rush	2.5L	400mm	250mm	250mm
<i>Grewia lanigera</i>	Prostrate Grewia	2.5L	500mm	200mm	200mm
<i>Hibbertia scandens</i>	Snake Vine	2.5L	750mm	100mm	400mm
<i>Lawsonia denata</i>	French Lavender	5L	450mm	300mm	300mm
<i>Liriope</i>	Evergreen Giant	2.5L	450mm	300mm	300mm
<i>Myoporum parvifolium</i>	Creeping Boobilla	2.5L	500mm	100mm	200mm
<i>Rosmarinus</i>	Prostrate Rosemary	2.5L	450mm	100mm	300mm
<i>Stratiliza reginae</i>	Bird of Paradise	2.5L	500mm	300mm	300mm
<i>Verbena</i>	Honestead Red	2.5L	450mm	100mm	200mm
Courtyards					
<i>Brechechion populineus</i>	Kurralong	100L	n/a	1.5m	750mm
<i>Corymbia ficifolia</i>	Luscious Water Gum	45L	n/a	1.2m	500mm
<i>Corymbia ficifolia</i>	Grated Dwarf Red Flowering Gum	45L	n/a	1.2m	500mm
Shrubs					
<i>Banksia spinulosa</i>	Coastal Cashion	5L	600mm	300mm	250mm
<i>Cornelia</i>	Paradise Canella	5L	500mm	300mm	250mm
<i>Fatsia japonica</i>	Japanese Aralia	5L	600mm	300mm	250mm
<i>Gardenia magnifica</i>	Common Gardenia	5L	750mm	500mm	300mm
<i>Grewia</i>	Scarlet Sprite	5L	600mm	300mm	250mm
<i>Petalotium crispum</i>	Lemon-scented Geranium	5L	500mm	300mm	300mm
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DATE: 03.02.20
DESCRIPTION: DEVELOPMENT APPLICATION
REV: A

CLIENT: GLAICA

CONSULTANTS: McFadyen Architects
Johnston Blair Studio

PROJECT: Pacific Cape Stage 5
Kuleroo Drive Foster

DRAWING TITLE: Landscape Site Plan

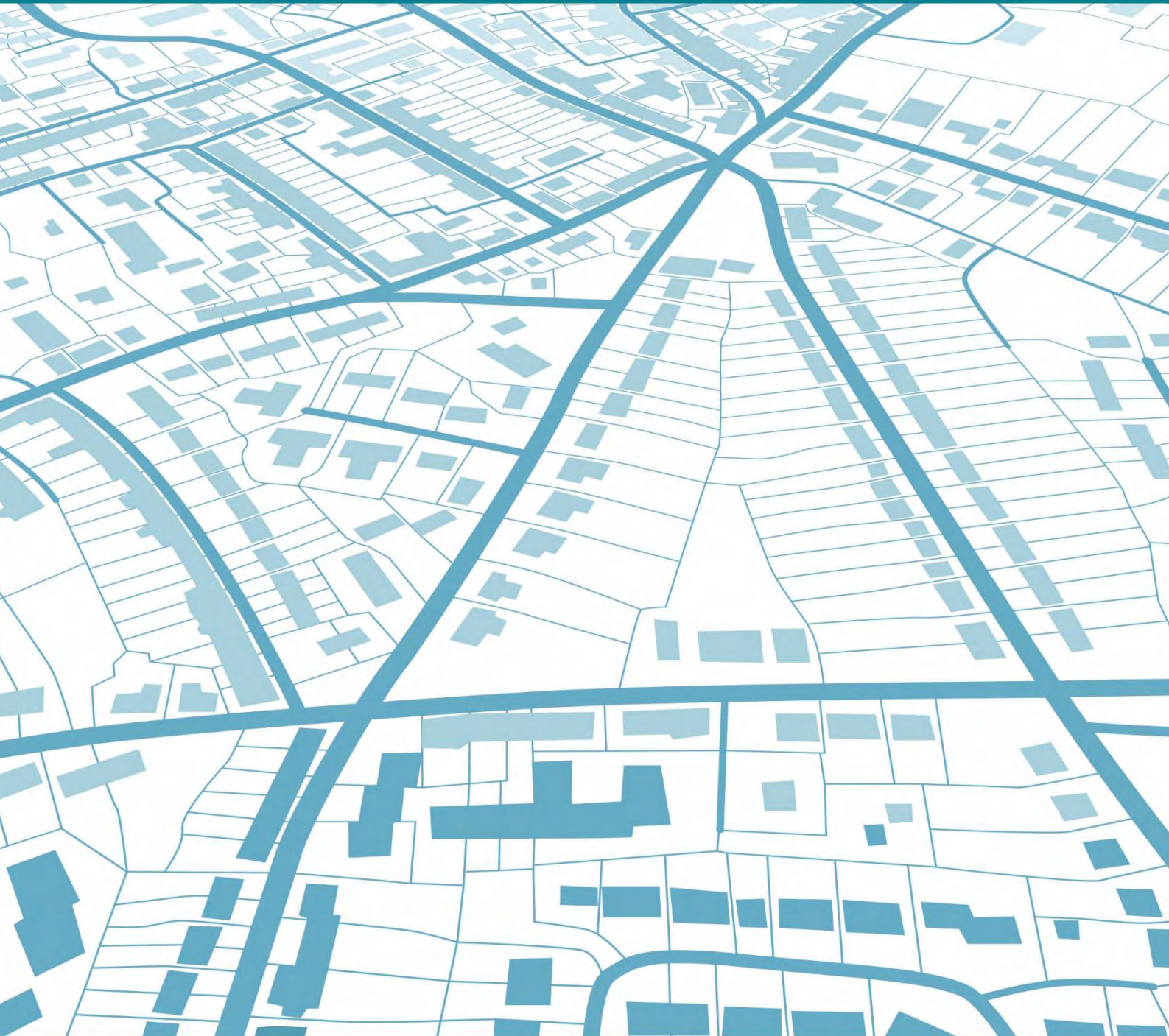
DRAWING PURPOSE: DEVELOPMENT APPLICATION

JOB NO.	DATE	DRAWN BY	CS
1290			

SCALE: 1:250 @ A1
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DRAWING NO.: L-01

C) Revised Traffic Report – Transport and Traffic Planning Associates



**Pacific Cape Stage 5 & 6
Proposed Modification of RACF Building
Cnr Kularoo Drive & Karloo Street, Forster
S4.55 Application
Traffic and Parking Assessment**

Ref: 16211

Date: February 2020

Issue: B

Table of Contents

1.0	INTRODUCTION	1
2.0	PROPOSED DEVELOPMENT SCHEME.....	2
2.1	Site, Context and Existing Circumstances.....	2
2.2	Approved Development.....	2
2.3	Proposed S4.55 Scheme	3
3.0	ROAD NETWORK AND TRAFFIC CONDITIONS	4
3.1	Road Network.....	4
3.2	Traffic Controls	4
3.3	Traffic Conditions	5
3.4	Transport Services	5
4.0	ACCESS AND TRAFFIC	6
5.0	PARKING.....	7
6.0	INTERNAL CIRCULATION AND SERVICING	8
7.0	CONCLUSION	9

List of Figures

Figure 1	Location
Figure 2	Site
Figure 3	Road Network

List of Appendices

Appendix A	Approved Plans
Appendix B	S4.55 Plans
Appendix C	Bus Services
Appendix D	Turning Path Assessment

1.0 Introduction

This report has been prepared for Great Lakes Aged and Invalid Care Association (GLAICA) to accompany a S4.55 Application to Mid Coast Council for proposed modifications to the approved Stage 5 & 6 RACF element of the “Pacific Cape” complex on Kularoo Drive at Forster (Figure 1).

The Forster area has traditionally been a popular location for retiree living and there has been, and is continuing to be, significant urban development responding to this demand. GLAICA was established to assist with the provision of aged persons accommodation and the large vacant site on Kularoo Drive has provided an ideal location to develop a collocated complex of Independent Living Units (ILU) and a Residential Aged Care Facility (RACF).

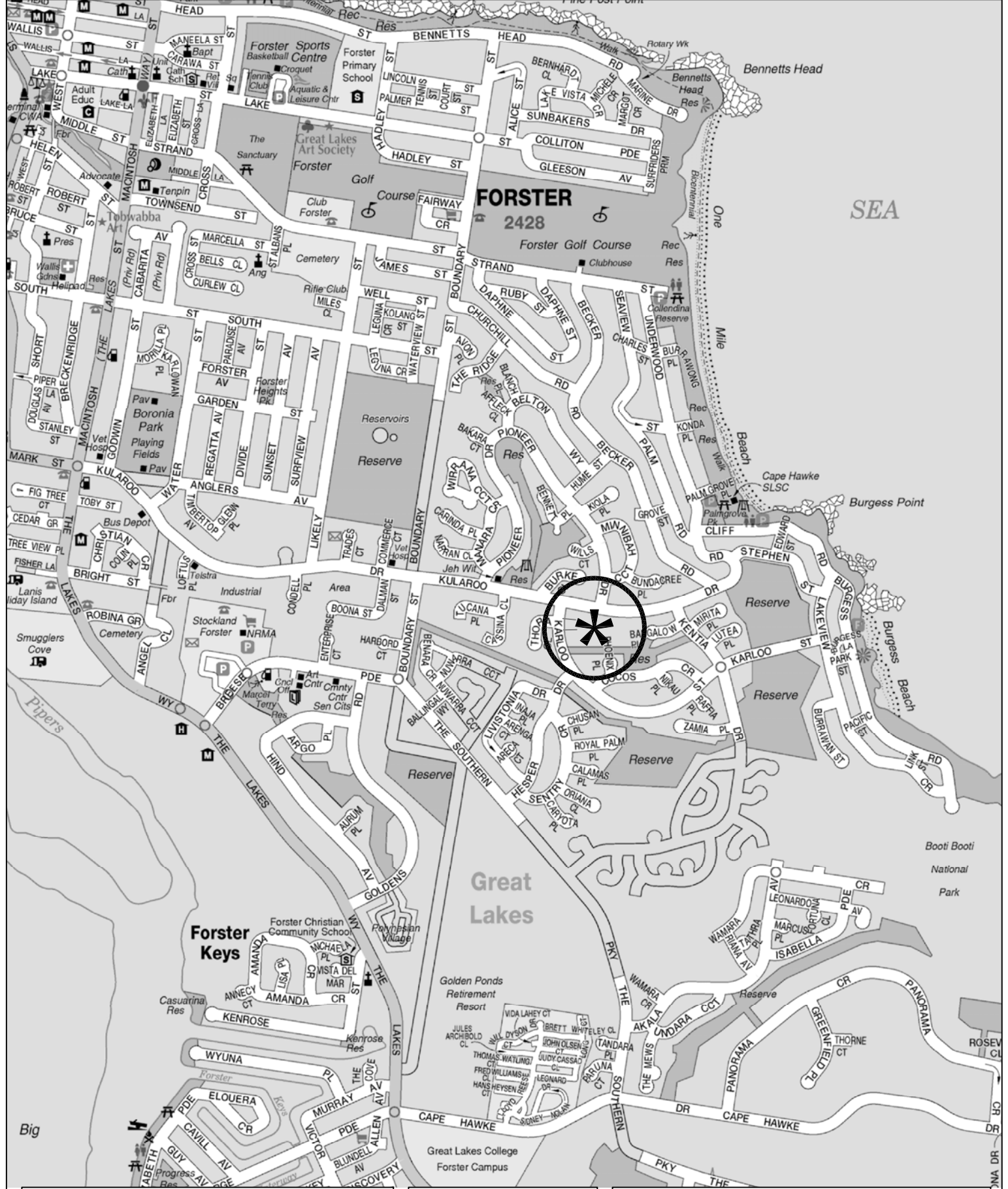
Consent has been granted for development on the site comprising:

- 62 ILUs
- 160 bed RACF
- separate vehicle accesses, internal circulation and parking arrangements

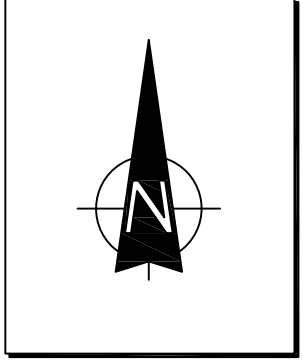
A significant proportion of the ILU’s has been completed (Stages 1 to 4) and this S4.55 Application proposes to modify the approved RACF to provide 40 additional rooms (total 200).

The purpose of this report is to:

- ❖ describe the site, the approved/existing development and the proposed S4.55 scheme
- ❖ describe the existing road network and traffic conditions
- ❖ assess the potential traffic implications of the scheme
- ❖ assess the adequacy of the proposed parking provision
- ❖ assess the suitability of the proposed internal circulation and servicing arrangements



LEGEND



LOCATION

FIG 1

2.0 Proposed Development Scheme

2.1 Site, Context and Existing Circumstances

The large site (Figure 2) is Lot 83 of DP 262684 which occupies an area of some 2.96ha located to the southeast of the Forster township within a peaceful residential environment with open space areas.

The site has frontages to the southern side of Kularoo Drive (240m) and the eastern of Karloo Street (132m) and is surrounded by residential properties.

The surrounding lands include:

- ❖ the Stockland Forster Shopping Centre located to the west on Lakes Way
- ❖ the new residential estates extending to the south
- ❖ Burgess Point and One Mile Beach located just to the east

2.2 Approved Development

Consents have been granted to clear and level the site creating level building platforms for building and hardstand areas. The ILU elements occupy the central and western part of the site while the RACF will occupy the eastern part as shown on the Site Masterplan overleaf.

The approved development comprises:

ILU's

42 duplex villas and 20 serviced apartments

4 x 1 bed

42 x 2 bed

16 x 3 bed

RACF

160 beds

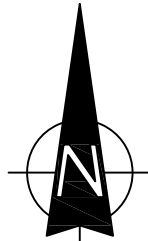
103 Parking spaces

Village Clubhouse



SITE

LEGEND



SITE

FIG 2

Transport and Traffic Planning Associates

Details of the approved development scheme are provided on the architectural drawings prepared McFadyen Architects which are reproduced in Appendix A. To date 32 duplex villas and 20 serviced apartments have been completed with an access road connecting to Karloo Street.

2.3 Proposed S4.55 Scheme

It is proposed to modify the approved RACF element as follows:

- Provide 40 additional rooms creating a total of 200 beds (32 dementia) with 80 staff (maximum day shift).
- Provide relocated/additional laundry, stores, kitchen and loading dock.

The proposed parking provision (103 spaces) and vehicle access will remain as approved with this access connecting to Kullaroo Drive.

Details of the proposed S4.55 development scheme are provided on the architectural drawings prepared McFadyen Architects which accompanied the Development Application and are reproduced in part in Appendix B.

3.0 Road Network and Traffic Conditions

3.1 Road Network

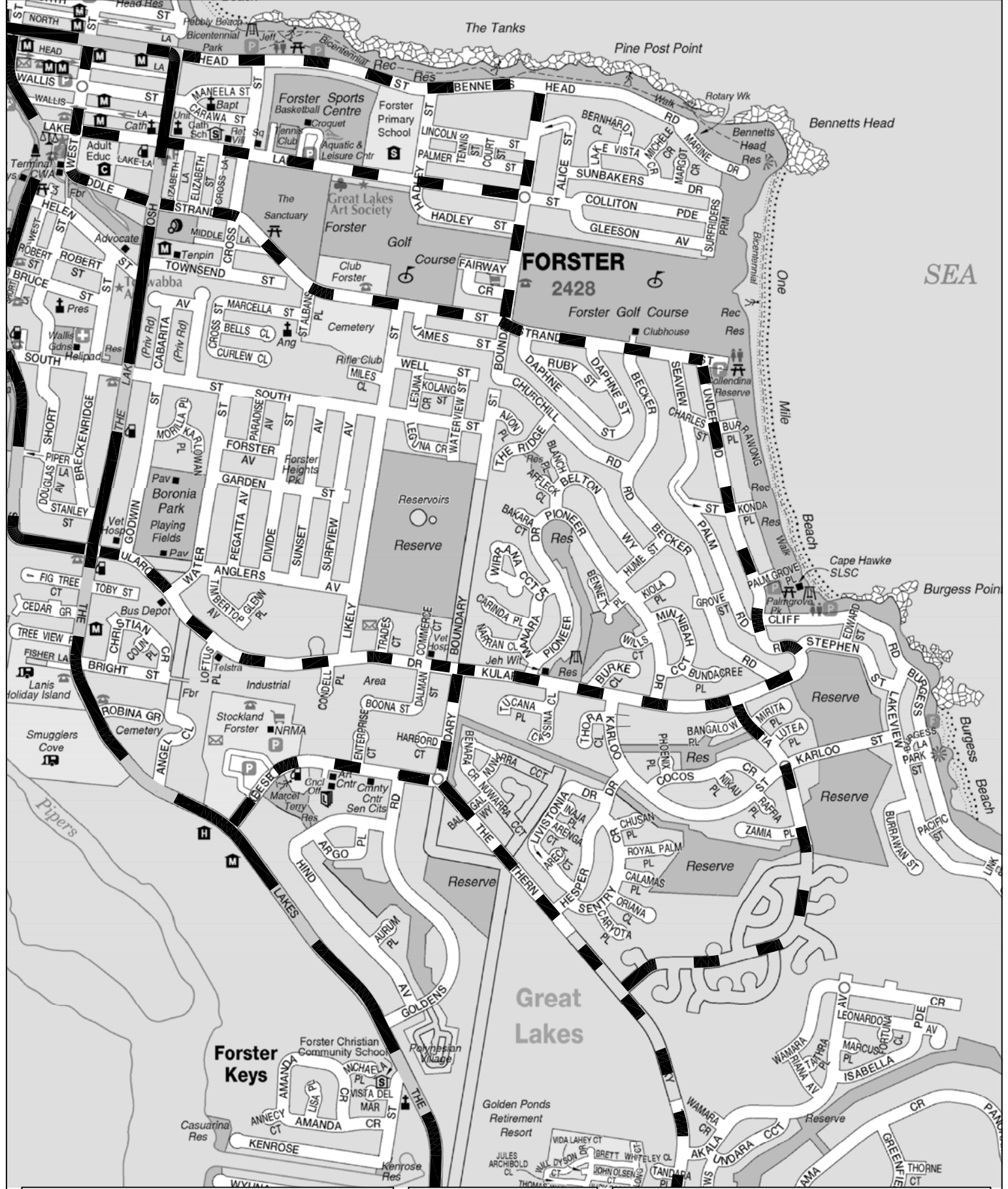
The road network serving the site (Figure 3) comprise:

- ❖ The Lakes Way – a State Road and sub-arterial route providing access through the Forster – Tuncurry area connecting to the Pacific Highway (to the north and south)
- ❖ Little Street – a collector road south extending along the lake front and connecting to The Lakes Way
- ❖ The Southern Parkway / Boundary Street – a major collector route connecting between The Lakes Way and Kularoo Drive
- ❖ Kularoo Drive / Underwood Drive / Strand Street – a collector road route serving the central residential area of Forster
- ❖ Karlooo Street a local access road which connects between Kularoo Drive and Lakeview Crescent




3.2 Traffic Controls

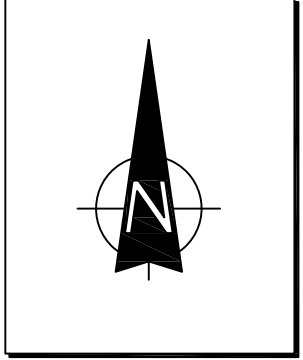
The limited traffic controls which exist on the road system in the vicinity of the site comprise:

- ❖ the roundabout at the intersection of Karloo Street, Thora Close and the estate access road
- ❖ the roundabout at the intersection of The Lakes Way, Kularoo Drive and Mark Street
- ❖ the 50 kmph speed restriction on Kularoo Drive and Karloo Street
- ❖ the roundabout at the intersection of Karloo Street and Kentia Drive
- ❖ the bus stops along Kularoo Drive



LEGEND

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR



ROAD NETWORK

FIG 3

- ❖ the 'barrier' line along the centre of Kularoo Drive either side of the Pioneer Drive intersection

3.3 Traffic Conditions

An indication of the existing traffic conditions on the road system in the vicinity of the site is provided by traffic surveys undertaken as part of this study. The results of these traffic surveys undertaken in the morning and afternoon peak periods are provided in the following:

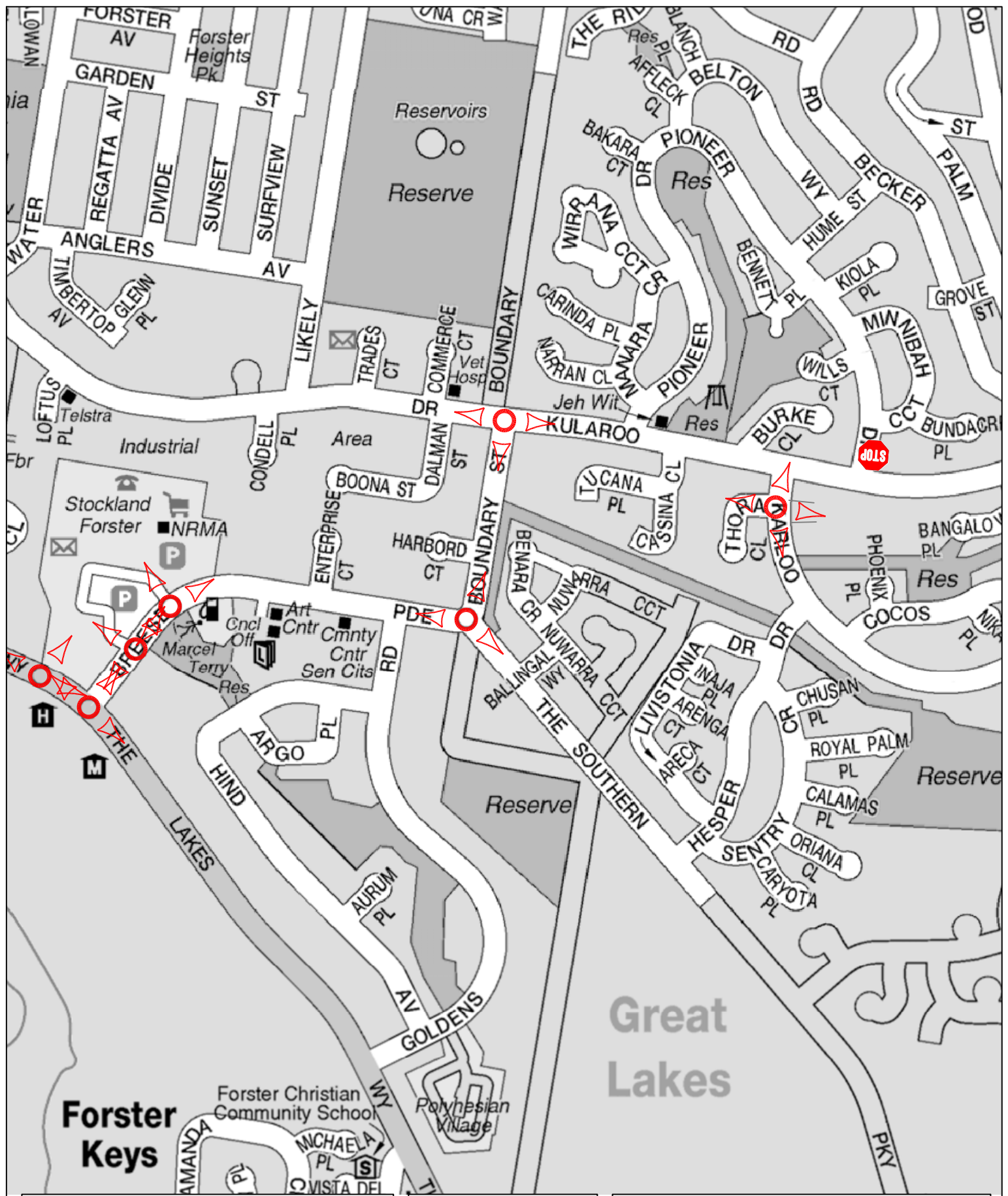
		AM	PM
Kularoo Drive	Eastbound	123	197
	Right-turn	31	75
	Westbound	168	165
	Left-turn	52	47
Karlool Street	Right-turn	37	39
	Left-turn	88	61

The traffic conditions in the area at the present time are quite satisfactory with Level of Service 'A' prevailing at the intersection, although traffic demands increase somewhat during the various holiday periods throughout the year.




3.4 Transport Services

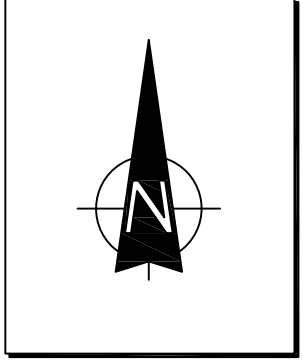
Bus services are provided by Forster Bus Service Pty Ltd which operates Route 305 the Forster Town Centre and Stockland Forster on a regular basis as indicated by details provided in Appendix C.

Forster Coaches operate a daily service between Tuncurry and Sydney via Newcastle stopping at Forster town centre and Forster Keys.



LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



**TRAFFIC
CONTROLS**

FIG 4

4.0 Access and Traffic

Access

The vehicle accesses to the external road system will remain as previously approved with the RACF access on Kularoo Drive.

Traffic

Transport and Traffic Planning Associates (TTPA) have undertaken numerous traffic surveys of aged persons accommodation developments and their various elements (ie RACF, ILU's detached, ILU's apartments). The results of those surveys for RACF and ILU's indicates the following traffic generation during the morning and afternoon peak periods.

	AM	PM
RACF (per bed)	0.17 vtp/h	0.22 vtp/h

Application of the TTPA data to the proposed additional beds would indicate the following:

	AM		PM	
	IN	OUT	IN	OUT
40 RACF Beds	2	5	7	2

These very minor additional movements will be very largely imperceptible and will not impact on the Level of Service A outcome for the access intersections assessed for the approved Development Application.

It is apparent that the S4.55 development scheme will not result in any adverse traffic implications.

5.0 Parking

A guide to the appropriate level of parking to be provided with the RACF development is contained in the SEPP as follows:

- 1 space per 10 beds
- (1 space per 15 beds dementia)
- 1 space per 2 staff
- 1 space for ambulance

Application of this code to the proposed modified RACF development elements indicates the following:

168 normal beds	17 spaces
32 dementia	3 spaces
80 staff	40 paces
Total:	60 spaces

It is proposed to provide 103 spaces plus ambulance (as per the previous approval).

It is apparent that the proposed parking provision will be compliant with the SEPP criteria and will ensure that there will be no on-street overflow given that:

- the SEPP criteria of 1 space per 2 staff is minimal
- there are seasonal peak demands (Christmas, birthdays, Mothers/Fathers Days)

6.0 Internal Circulation and Servicing

Internal Circulation

The design of the internal circulation systems for the RACF and the ILU apartment building will comply with the design requirements of AS2890.1, 2 & 6 and will accommodate all vehicles requiring to access the development elements.

Servicing

Refuse will be removed from the RACF central collection area as indicated on the Appendix D turning path assessment. A loading dock will also provide for other service vehicles (e.g. kitchen supplies, linen etc). For the ILUs refuse removal and service vehicle parking will continue to occur along the road system while service personnel will be able to park in the visitor spaces.

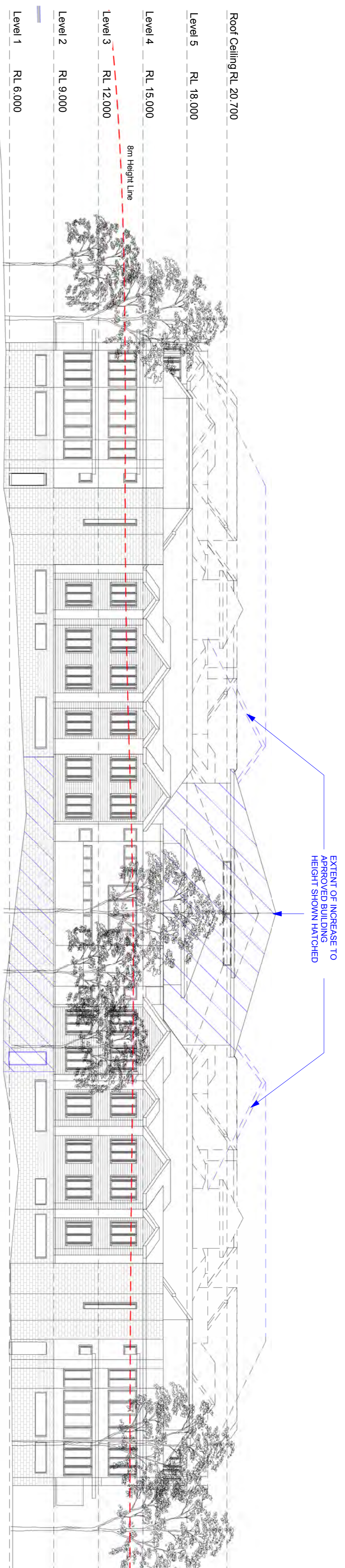
7.0 Conclusion

This traffic impact assessment for the proposed modification to the approved Pacific Cape aged persons complex at Forster has confirmed that:

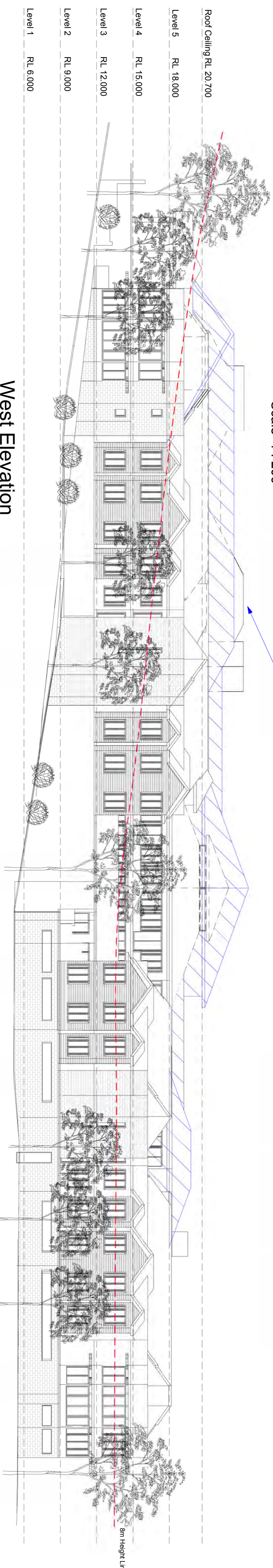
- ❖ the potential traffic generation will not present any adverse road capacity or safety implications
- ❖ the potential traffic generation and the nature of the vehicle access points will not present any adverse or unsafe traffic circumstances
- ❖ the internal circulation, parking and servicing provisions will be quite suitable and appropriate

Appendix A

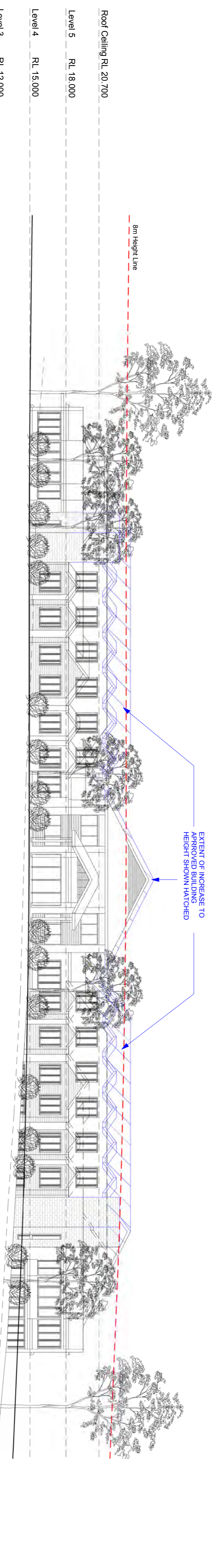
Approved Plans



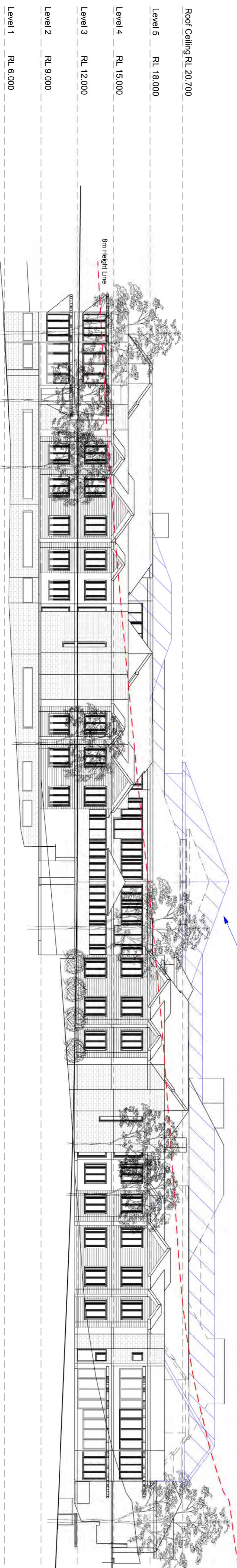
South Elevation
Scale 1 : 200



West Elevation
Scale 1 : 200



North Elevation (Kularoo Drive)
Scale 1 : 200

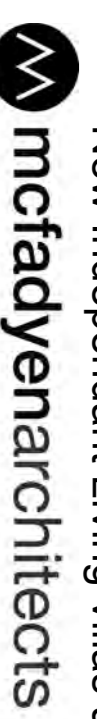


East Elevation
Scale 1 : 200

RACF - Colour Scheme	
CMC	Composite metal external cladding on reverse brickwork - Dulux 'Tangent'
WBC	FC weatherboard external cladding - Dulux 'Soft Suede'
SFB	Split face blockwork - Bowral 'Almond'
CR	Custom orb roofing - Colorbond 'Surfmist'
GW	Glass window on aluminium frame powdercoat - Dulux 'White'
GB	Glass balustrade on aluminium frame (1900mm high)
MP	Metal pergola & support selected rfs steel sections powdercoat - Dulux 'White'
SC	Steel columns selected sfs steel sections powdercoat - Dulux 'White'
MRD	Metal roller door to service/delivery level & staff parking
MLW	Metal louvered window powdercoat - Dulux 'White'
FRD	Fire rated egress door - selected colour

 ADDITIONAL AREA TO APPROVED DA

 ALTERATIONS TO APPROVED DA



Peter McFadyen Nominated Registered Architect No.5041
Suite F8, 1-15 Barr Street BALMAIN NSW 2041
PO Box 4052 WAGSTAFFE NSW

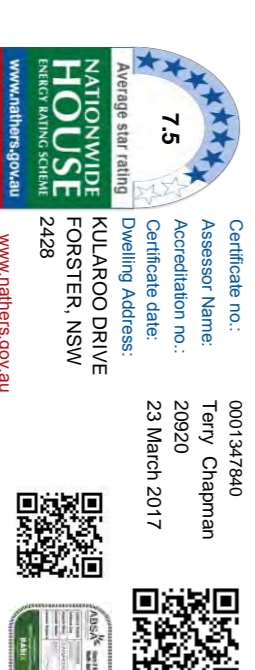
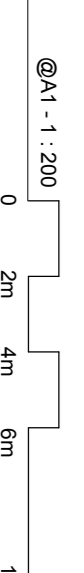
ACN 76 002 505 393
t: 02 9810 5977 w: www.mcfadyen.com.au
t: 02 4360 2220 e: sydneym@mcfadyen.com.au

Development Application
New Independent Living villas and apartments, club house and residential aged care facility

RACF Elevations

Pacific Cape

A project of Great Lakes Aged & Invaliid Care Association Ltd
Lot 83 Kularoo Drive, FORSTER NSW

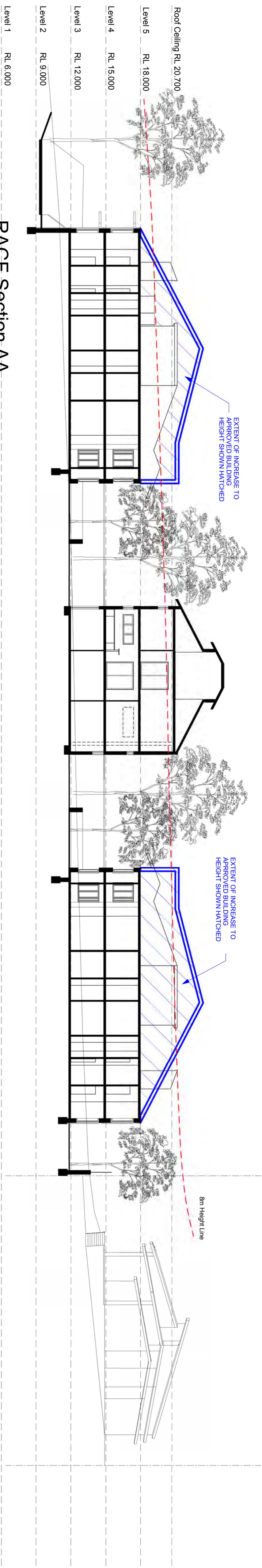


2 23/03/2017 NA Revised DA
1 19/09/2016 NA Pre-DA Issue

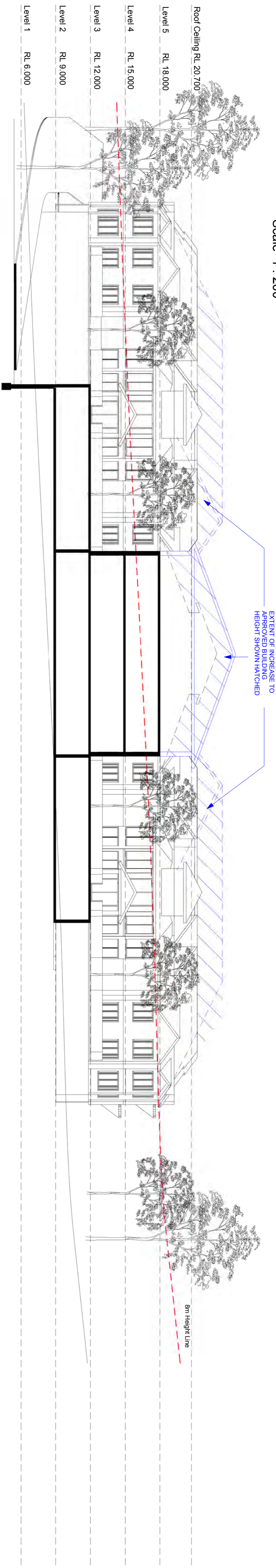


09/13/16

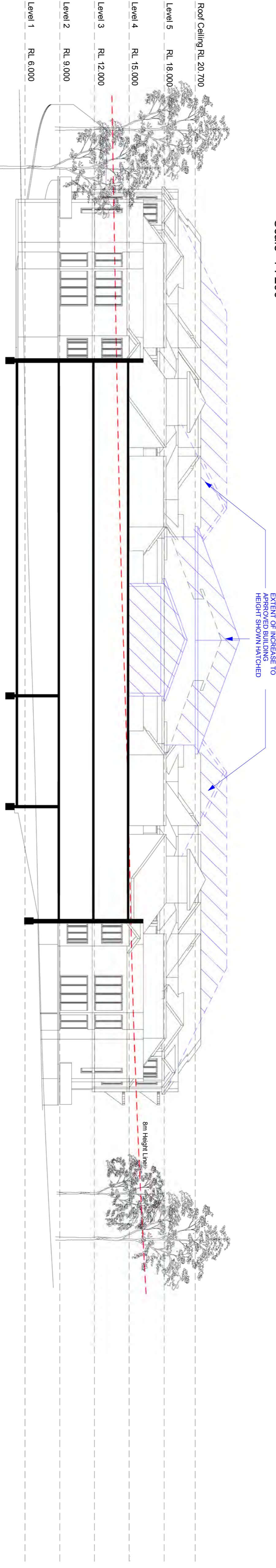
629 DA 20_100 2



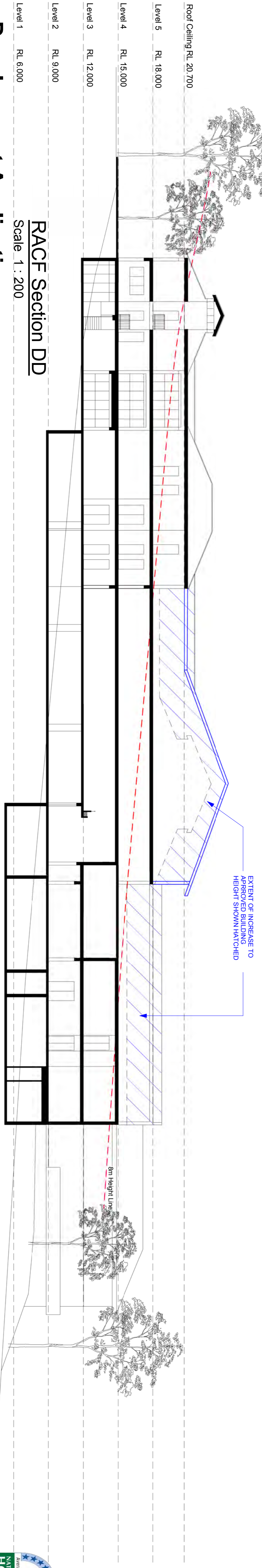
RACF Section AA
Scale 1 : 200





RACF Section BB
Scale 1 : 200



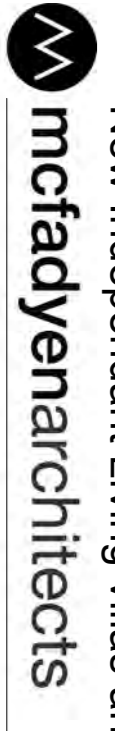
RACF Section CC
Scale 1 : 200



RACF Section DD
Scale 1 : 200

 ADDITIONAL AREA TO APPROVED DA
 ALTERATIONS TO APPROVED DA

Development Application
New Independent Living villas and apartments, club house and residential aged care facility



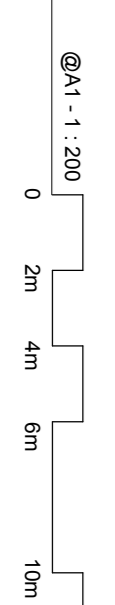
Peter McFadyen Nominated Registered Architect No.5041
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RACF Sections

Pacific Cape

A project of Great Lakes Aged & Invaliid Care Association Ltd
Lot 83 Kulbaroo Drive, FORSTER NSW




 Certificate no.: 0001347840
 Assessor Name: Terry Chapman
 Certificate No.: 2314/2017
 Issued: 23 March 2017
 Dwelling Address: KULBAROO DRIVE FORSTER, NSW 2430
 www.rates.gov.au



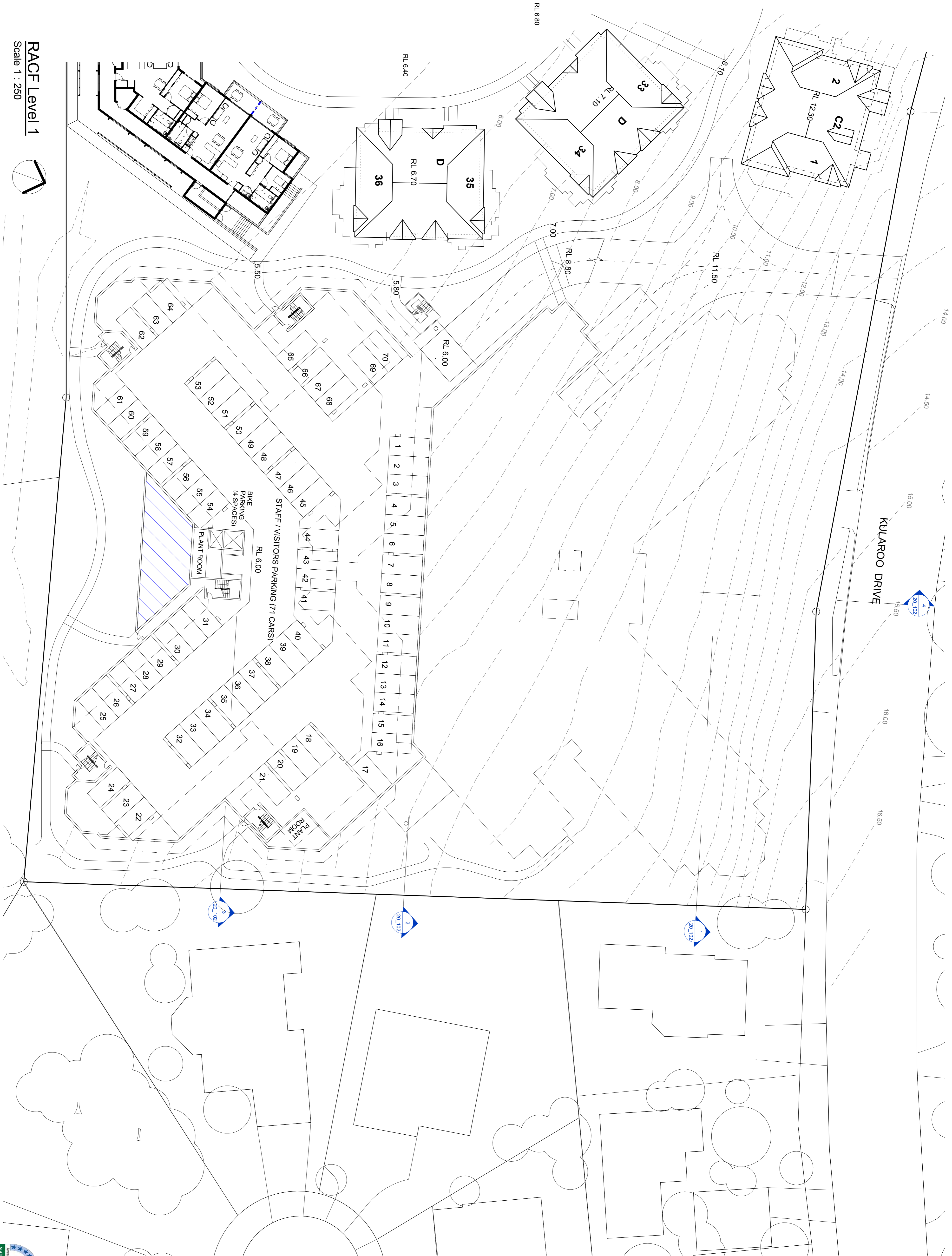

1 29032017 MA Revised DA

09/20/16

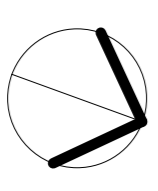
629 DA 20_102 1

ADDITIONAL AREA TO APPROVED DA

ALTERATIONS TO APPROVED DA



RACF Level 1
Scale 1 : 250



Development Application

New Independent Living villas and apartments, club house and residential aged care facility

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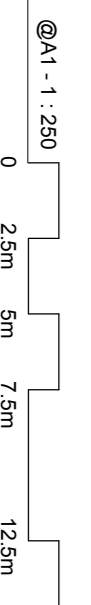
Peter McFadyen Nominated Registered Architect No.5041
Suite F8, 1-15 Barr Street BALMAIN NSW 2041
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T: 02 9810 5977 W: www.mcfadyen.com.au
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RACF Level 1 Floor Plan

Pacific Cape

A project of Great Lakes Aged & Invaliid Care Association Ltd
Lot 83 Kularoo Drive, FORSTER NSW



001327826
Certificate No: 75
Assessor Name: Terry Chapman
Accreditation No: 20920
Certificate Date: 23 March 2017
KILAROO DRIVE
FORSTER, NSW
2428
www.rabies.gov.au



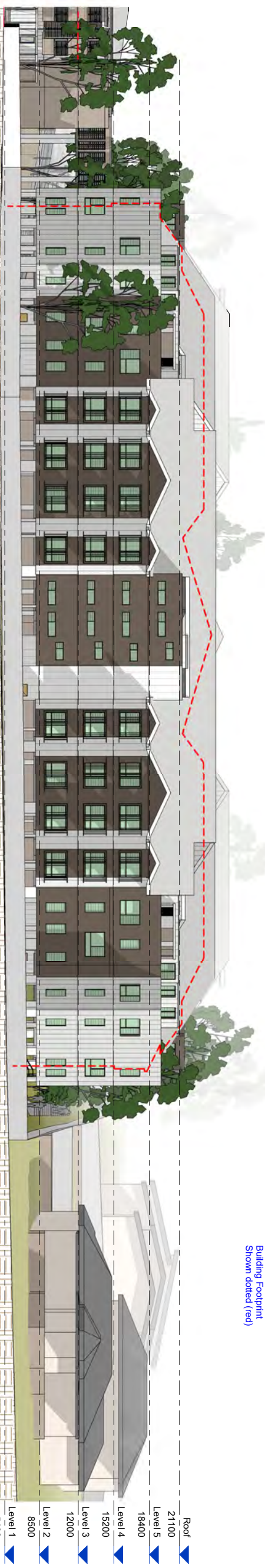
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03/01/17

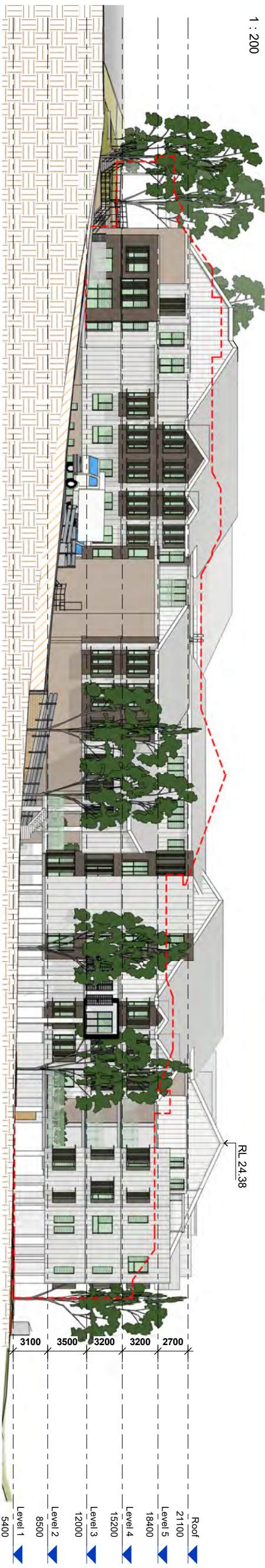
629 DA 20_001 1

Appendix B

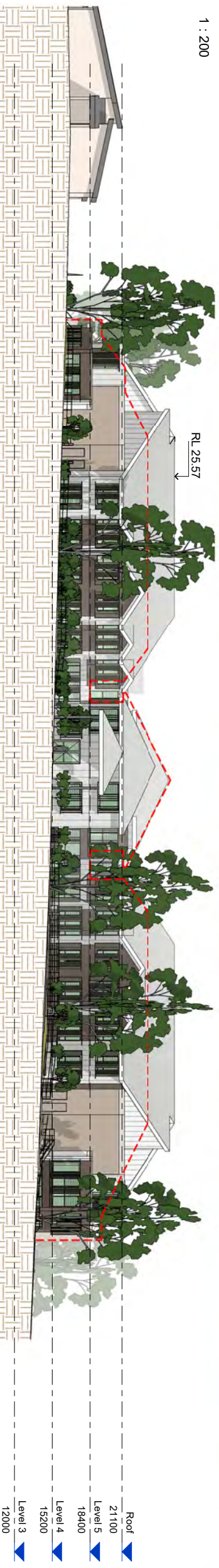
S4.55 Plans



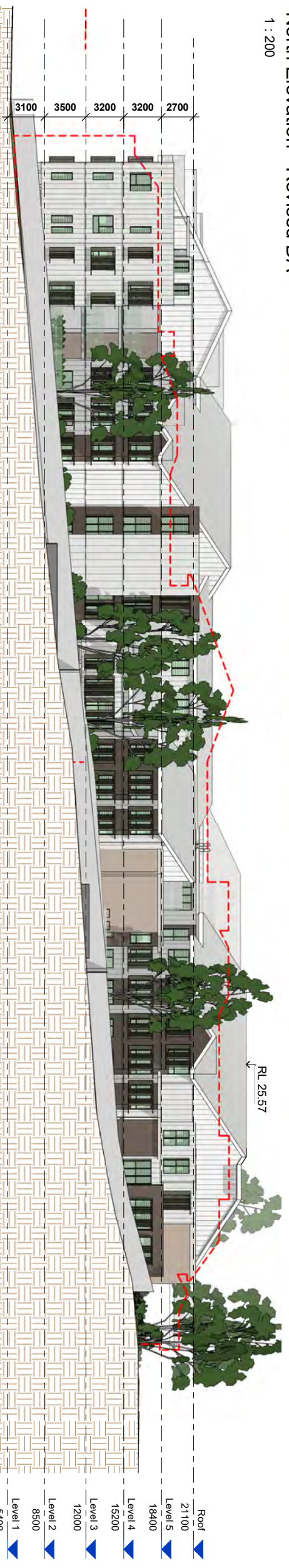
South Elevation - Revised DA
 1 : 200



West Elevation - Revised DA
 1 : 200



North Elevation - Revised DA
 1 : 200



East Elevation - Revised DA
 1 : 200

Development Application

Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

mcfadynenarchitects

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 0411 705 710

ACN 76 002 505 393
 www.mcfadynenarchitects.com.au
 thebay@mcfadynen.com.au

RACF Elevations

Pacific Cape

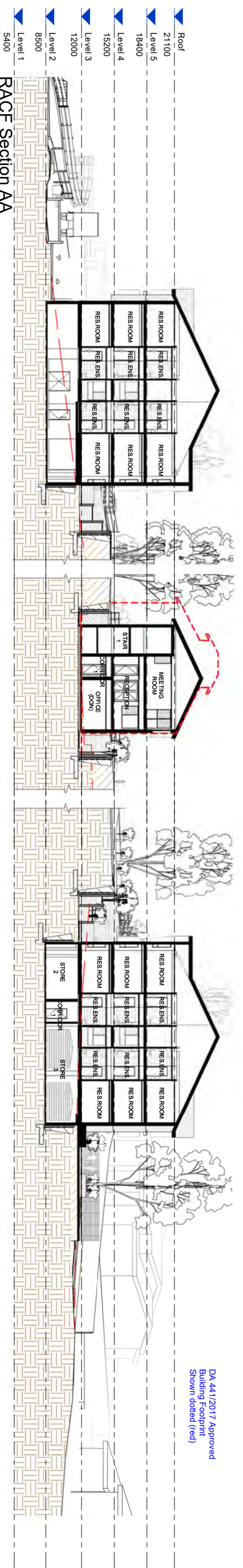
A project of Great Lakes Aged & Invalid Care Association Ltd
 Lot 83 Kullaroo Drive, FORSTER NSW

@A1: 1 : 200 0 2m 4m 6m 10m

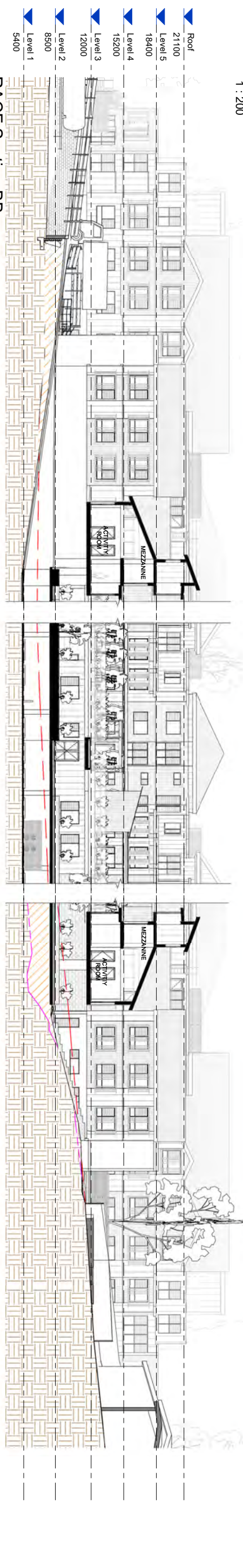
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 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_100 3

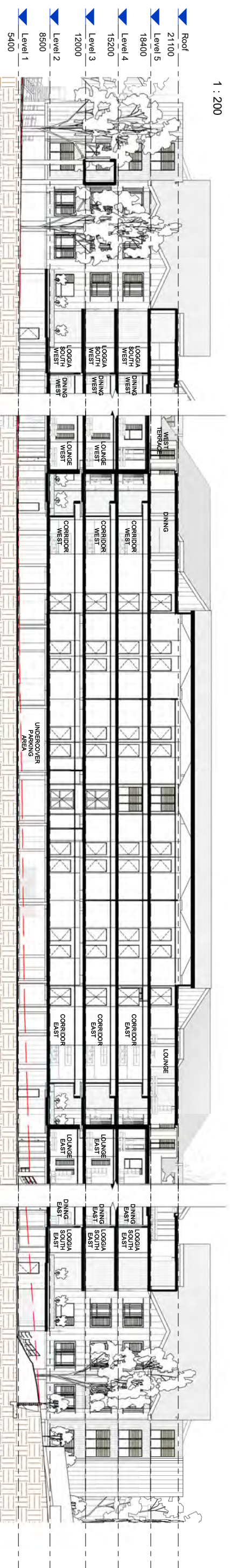
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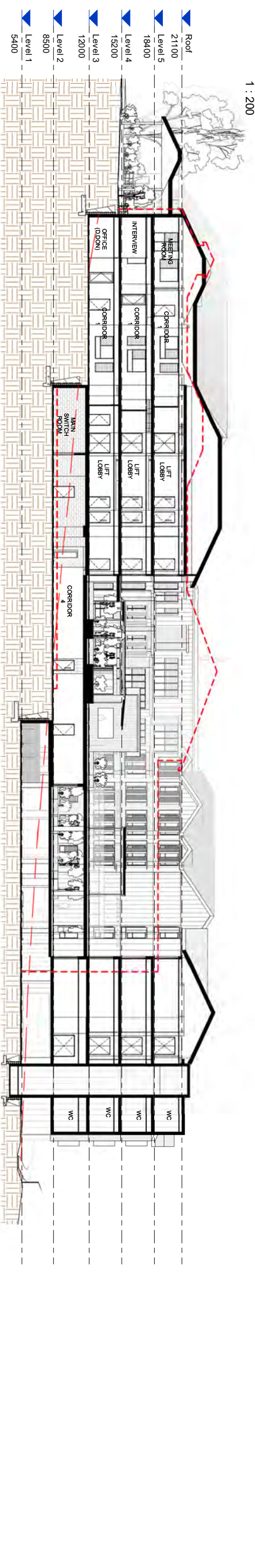
RACF Section AA
 1 : 200



RACF Section BB
 1 : 200



RACF Section CC
 1 : 200



RACF Section DD
 1 : 200

Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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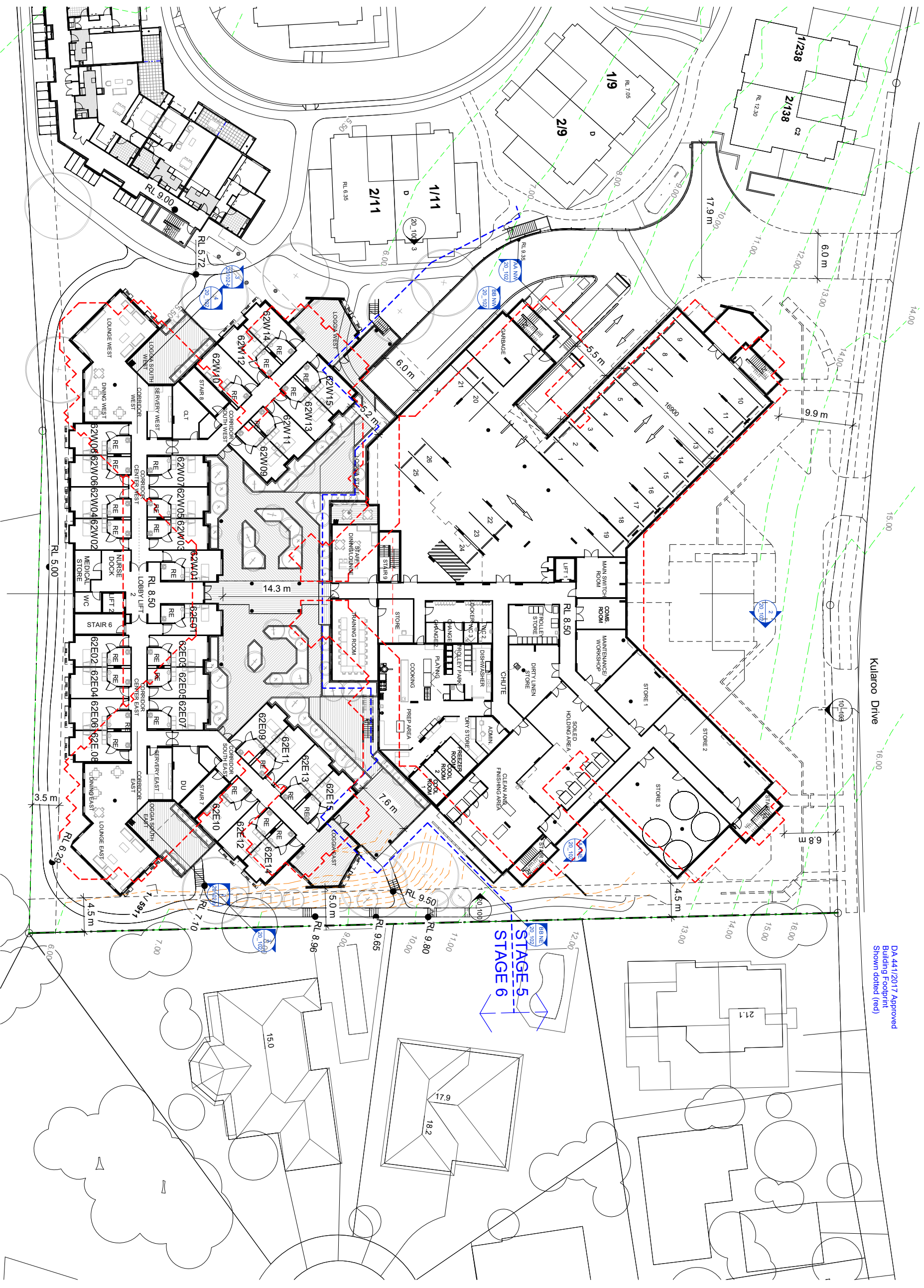
RACF Sections

Pacific Cape

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 Lot 83 Kullaroo Drive, FORSTER NSW



- 3 04/02/2020 DA Modification (February 2020)
- 1 23/03/2017 Revised DA (March 2017)
- 0 31/01/2013 DA Issue (2013)



DA 441/2017 Approved
 Building Footprint
 Shown dotted (red)

RACF Level 2 - RL 8.50
 1 : 250



Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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 thebay@mcfadynen.com.au

RACF Level 2 Floor Plan - RL 8.50

Pacific Cape

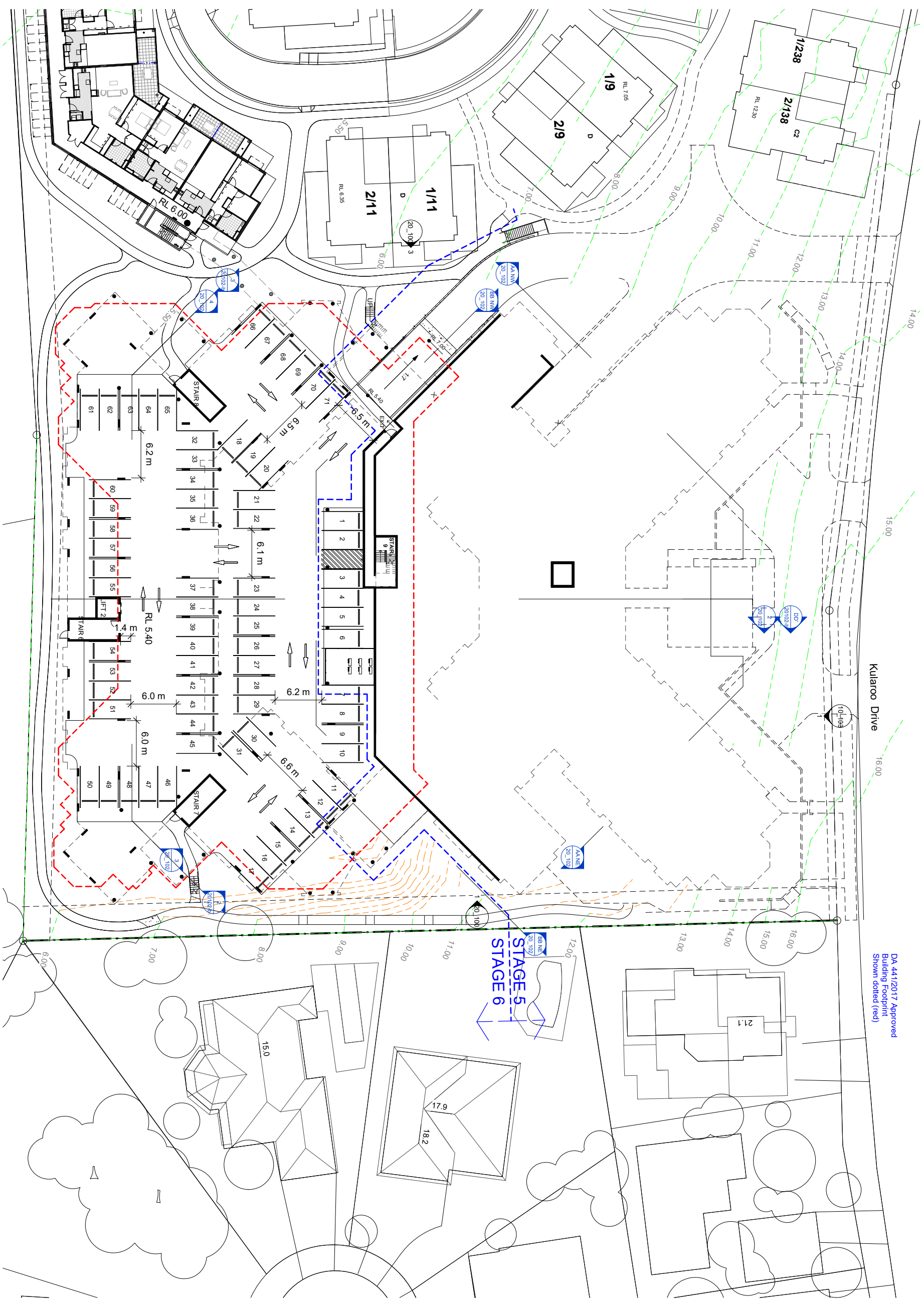
A project of Great Lakes Aged & Invalid Care Association Ltd
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 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_002 3

09/19/19



DA 441/2017 Approved
 Building Footprint
 Shown dotted (red)

RACF Level 1 - RL 5.40
 1 : 250



Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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RACF Level 1 Floor Plan - RL 5.40

Pacific Cape

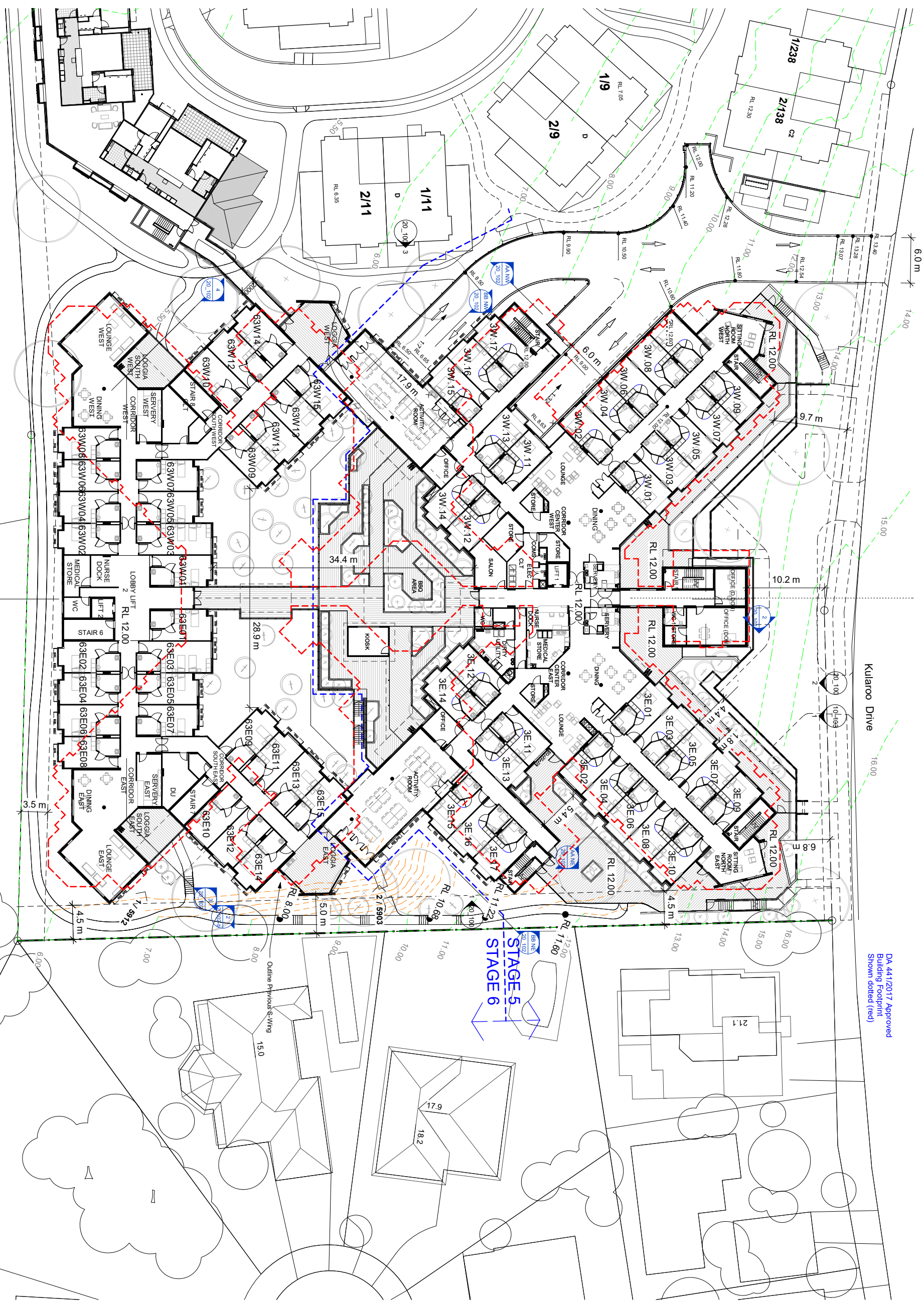
A project of Great Lakes Aged & Invalid Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW



3 04/02/2020 DA Modification (February 2020)
 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_001 3

10/03/19



DA 4412017 Approved
 Building Footprint
 Shown dotted (red)

RACF Level 3 - RL 12.00
 1 : 250

Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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RACF Level 3 Floor Plan - RL 12.00

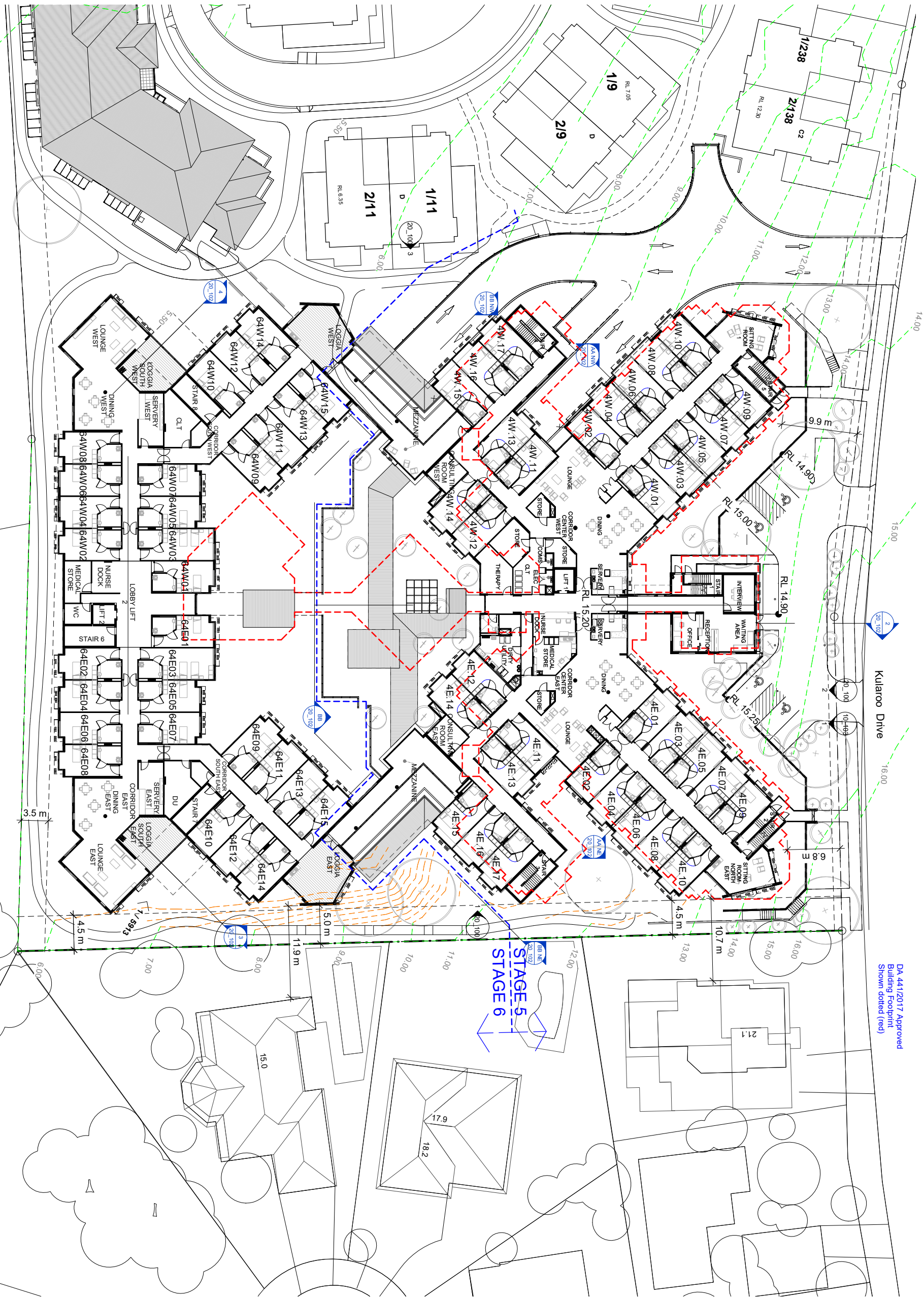
Pacific Cape
 A project of Great Lakes Aged & Invalid Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW



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 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_003 3

09/19/19



DA 441/2017 Approved
 Building Footprint
 Shown dotted (red)

STAGE 5
 STAGE 6

RACF Level 4 - RL 15.20
 1 : 250



Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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 0411 705 710

ACN 76 002 505 393
 www.mcfadynarchitects.com.au
 thebay@mcfadyn.com.au

RACF Level 4 Floor Plan - RL 15.20
Pacific Cape

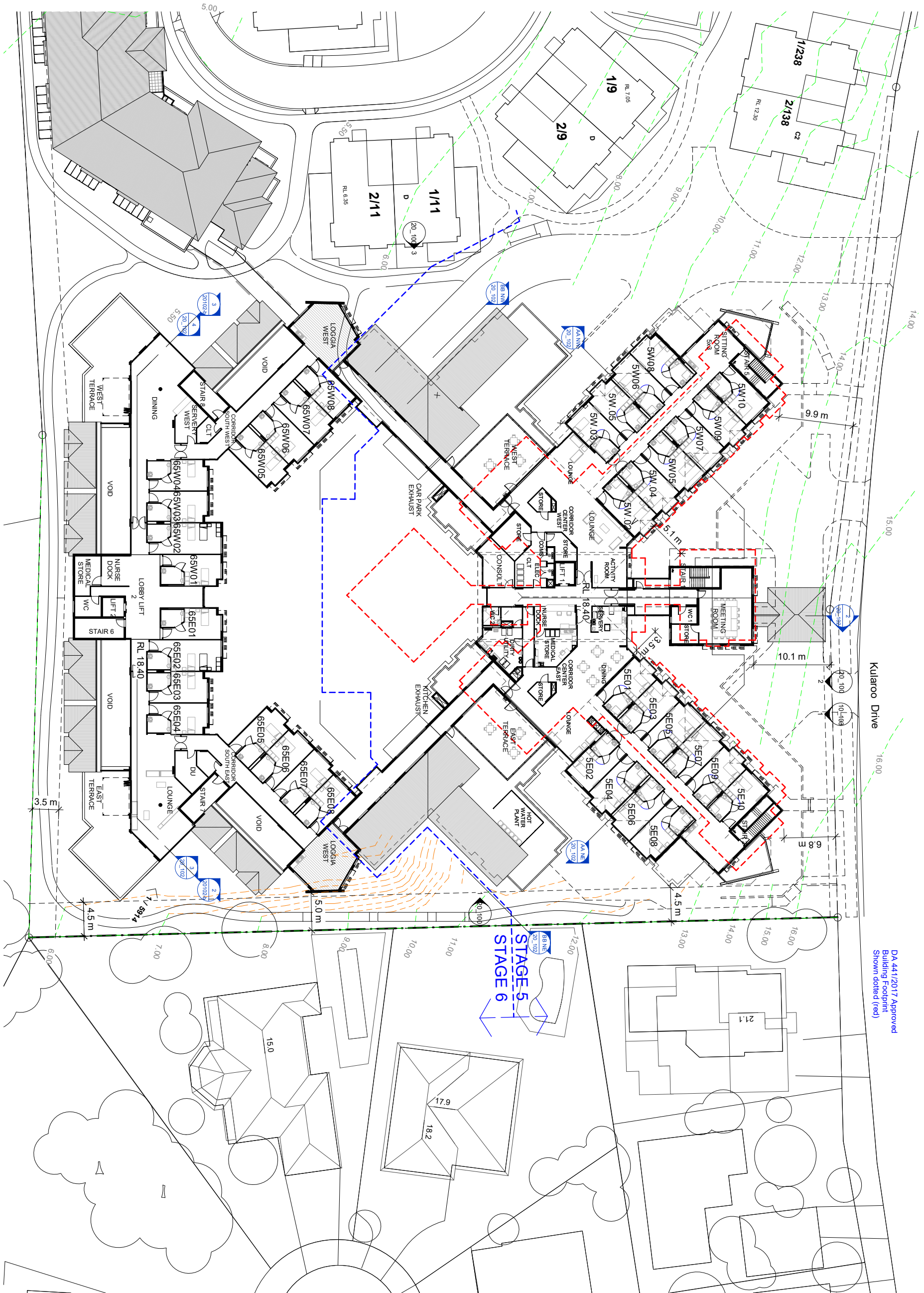
A project of Great Lakes Aged & Invalid Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW



3 04/02/2020 DA Modification (February 2020)
 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_004 3

09/19/19



DA 441/2017 Approved
 Building Footprint
 Shown dotted (red)

RACF Level 5 - RL 18.40
 1 : 250

Development Application
 Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house

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 thebay@mcfadyn.com.au

RACF Level 5 Floor Plan - RL 18.40

Pacific Cape
 A project of Great Lakes Aged & Invalid Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW



04/02/2020 DA Modification (February 2020)
 1 23/03/2017 Revised DA (March 2017)
 0 31/01/2013 DA Issue (2013)

629DA 20_005 3

10/02/19

Appendix C

Bus Services

Forster Tuncurry Town Bus Map

- **303** Stockland Forster - Forster - Tuncurry via Cape Hawke Hospital and Legacy Village
⋯ service to Palmway Cres on request only
 - **304** Stockland Forster - Forster - Tuncurry via Club Forster, Bowling Clubs and Cape Hawke Hospital
 - **305** Stockland Forster - Forster via One Mile, Golf Club and Club Forster
⋯ service to Club Forster on request only
 - **306** Stockland Forster - Forster Keys via Lakes Estate and Golden Ponds Resort
-
- Bus Route
 - Occasional Service
 - S School
 - + Hospital
 - 303 Route Number
 - A Map Reference
 - Shopping Centre

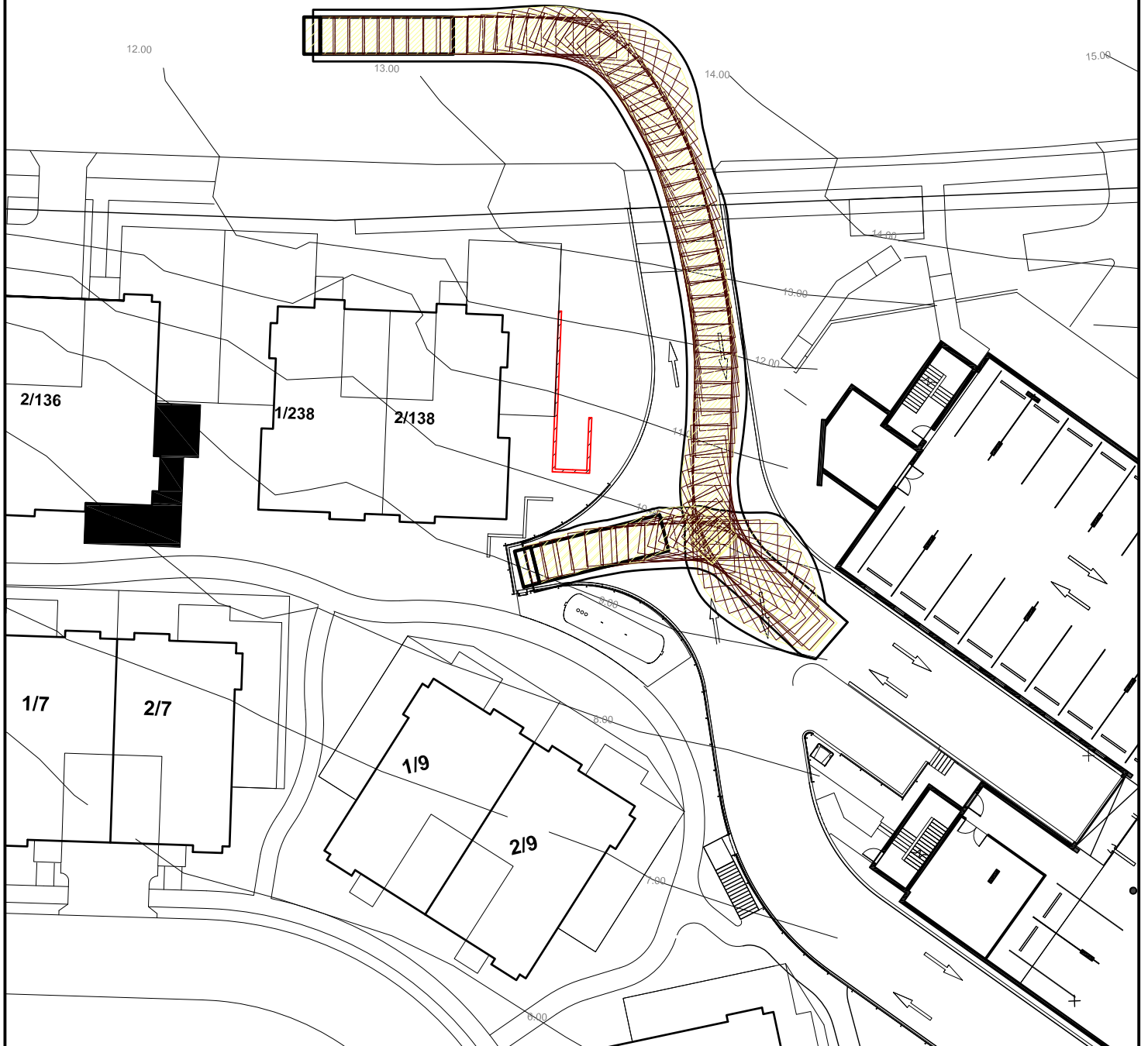


Route 306 to Forster Keys - see inset

Appendix D

Turning Path Assessment

Pioneer Drive



LEGEND

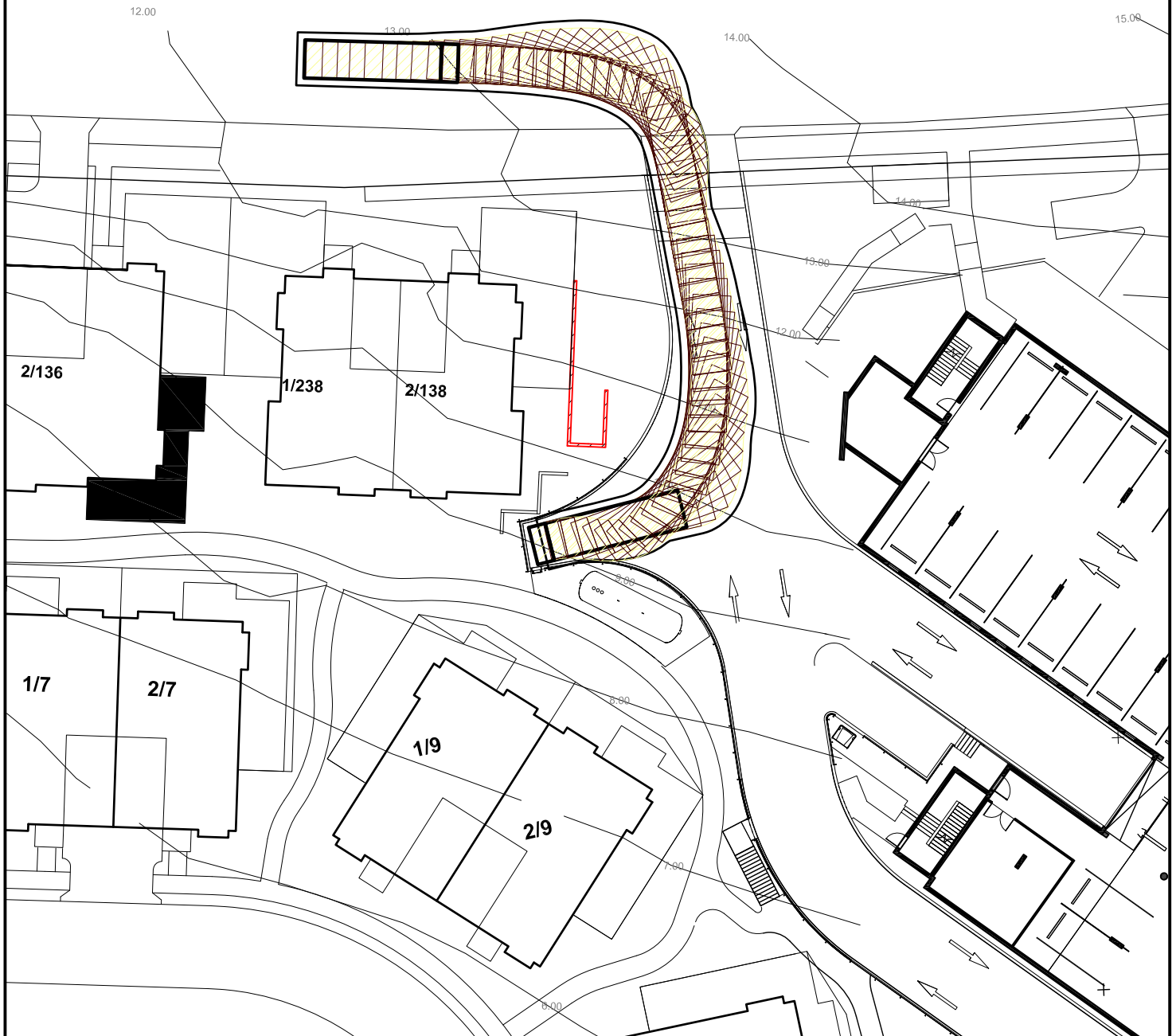
This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a in conjunction with AutoCAD 2013. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.



SWEPT PATH ANALYSIS OF A 10.2m REFUSE VEHICLE ENTERING THE SITE

SP 1

Pioneer Drive



LEGEND

This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a in conjunction with AutoCAD 2013. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.



SWEPT PATH ANALYSIS OF A 10.2m REFUSE VEHICLE EXITING THE SITE

SP 2

D) Schedule External Materials and Finishes

Job#: 629
Client: GLAICA
Project: RACF Kularoo Dr Forster
Date: 30.01.2020

Description: Seniors Living
Status: DA
Issue: a

ITEM	LOCATION	SPECIFICATION	FINISH	COLOUR
Roof	Roof	Stramit SpeedeckUltra 0.48 BMT	Colorbond	Surfmist
Gutters	Eaves	Zincalume Steel Colorbond	Colorbond	Windspray
Eaves Fascia, Barge & Cappings	Roof	Zincalume Steel Colorbond	Colorbond	Windspray
Down pipes	Roof	Zincalume Steel Colorbond	Colorbond	Colour Match Cladding
External Soffits	Exposed Concrete	Painted	Paint	Dulux - 'Puppy'
Eaves Soffit	Roof	Customorb 0.48BMT	Colorbond	Surfmist
BL3 - Blockwork	External Walls-Baseament	Acrylic Render	Fine Texture	Dulux Tapestry Beige
INEX1	External Walls-Level 1-5	INEX Renderboard	Paint	Dulux - 'Natural White'
INEX2	External Walls-Level 1-5	INEX Renderboard vertical grooves	Powder Coat	Dulux - 'Mocha Grey'
Concrete Columns	External Columns-Baseament	Ground, patched & painted	Fine Texture	Dulux - 'Puppy'
Concrete Slab Edge	Exposed Concrete	Acrylic Skim Render	Fine Texture	Dulux - 'Puppy'
Frames	Window	Aluminium	Powder Coat	Surfmist
Sills flashing	Window	Aluminium	Powder Coat	Surfmist
Louvers	Mechanical	Aluminium	Powder Coat	Surfmist
Sun Shades	Sun Shade	Aluminium	Approved Sample	Surfmist
Privacy Screen	Terraces	Semi Framed Glazed	Powder Coat	Surfmist
Steel Rafters	Pergola	Painted	Weathershield	Surfmist
Steel Posts	Pergola	Painted	Weathershield	Surfmist
Balconies	Balustrade	SS and frameless glass	Powder Coat	Satin Stainless steel
Lobby Entry	Door	Aluminium	Powder Coat	Surfmist
Garage	Door	B&D Diamond Mesh	Powder Coat	Dulux Apo Grey 27232786
Planter Walls	Podium	Composite deck board	Prefinished	Mocha
Paving	Podium	Concrete	Coved Finish	Elephant Grey
Paving	Pedestrian Ramp	Concrete	Coved Finish	Apollo Grey

Job#: 629
Client: GLAICA
Project: RACF Kularoo Dr Forster
Date: 30.01.2020
Description: Seniors Living
Status: DA
Issue: a

ITEM	LOCATION	SPECIFICATION	FINISH	COLOUR
Paving	Driveway	Concrete	Broom Finish & Coving Tool	Grey
Paving	Carpark	Concrete	Steel Trowel	Grey
Paving	Pathways	Concrete	Coved Finish	Apollo Grey
Retaining Walls	Site Retaining	Concrete block	smooth	Alabaster

E) Site Waste Minimisation and Management Plan

Applicant / Representative

Name: PETER McFADYEN DA No: 941/2017

Site Address: 130-158 KILLARNO DRIVE, FORSTER

Email Address: thebay@wcfadyn.com.au

Phone (h): _____ Phone (m): 0411 705 710 Fax: _____

Building & Other Structures (existing on site)

STAGES 1 TO 4 COMPLETE.
42 DUPLEX DWELLINGS, 20 APARTMENTS, CUBITHOUSE

Description of Proposal

MODIFICATION TO STAGED STAGE BEING
RESIDENTIAL AGED CARE FACILITY.

Demolition Material Volume (m³)

<u>NIL</u>	Excavation Material
<u>NIL</u>	Greenwaste
<u>NIL</u>	Bricks
<u>NIL</u>	Concrete
<u>NIL</u>	Asbestos
<u>NIL</u>	Hazardous
<u>NIL</u>	Timber _____ (please specify eg Oregon, Pine & Hardwoods)
<u>NIL</u>	Plasterboard
<u>NIL</u>	Fibro Sheeting
<u>NIL</u>	Metals _____ (please specify sheet roofing, copper pipes, hot water systems, gutters etc)
<u>NIL</u>	Other _____

Re-use on Site (specify proposed re-use of materials on site)

EXCAVATION MATERIAL FOR REUSE ON SITE AS GEOTECHNICAL
REPORT.

Off Site Recycling (specify contractor and recycling outlet)

N/A

Landfill Disposal (specify contractor and landfill site)

N/A

Waste Generated During Construction (eg glass, paper, food waste, offcuts etc)

Please specify how building waste generated during the construction stage will be contained / recycled/ disposed:

GENERAL WASTE SKIP BINS - JA RICHARDS
CONCRETE, GRAVEL, TIMBER, METAL - RESOURCE RECOVERY RECYCLE

Skip Bins: JA RICHARDS
(Service Provider)

Other: TINCARRUM WASTE MANAGEMENT

Domestic Waste Service Provision (attached detailed plan of storage area and access - multi dwellings)

Waste Service	140ltr Garbage	240ltr Garbage	240ltr Organics
Proposed bin types			

Permanent storage provision (location, size, screening etc)

STABLES ITDY EXISTING

Temporary Storage Provision (eg location and placement for servicing of bins)

Commercial Waste Service Provision (attach detailed plan of storage area and access)

Waste Service	240ltr Recycling	240ltr Garbage	Bulk Recycling	Bulk Waste
Proposed bin types			<u>BINS</u>	<u>BINS</u>

Permanent storage provision (location, size, screening etc)

GARBAGE / RECYCLE AREA AS APPROVED PLAN.

Temporary storage provision (location and placement for servicing bins)

NIL

Impacts on public litter

NIL

F) PLANNING OBJECTION TO BUILDING HEIGHT AND STOREYS DEVELOPMENT STANDARD FOR AMENDMENTS TO SENIOR LIVING HOUSING PROPOSAL (RACF) LOT 83 KULAROO DRIVE FORSTER

1 Introduction

This objection under Great Lakes Local Environmental Plan 2014 Clause 4.6 has been prepared in relation to the changed development standards that form part of the proposed amendments to the approved Residential Aged Care Facility building (RACF). The details of the proposed changes and the justification for the changes are set out in the Statement of Environmental Effects.

2 Exceptions to Development Standards

GLLEP 2014 is a standard instrument LEP and applications for a variation to a development standard are assessed against the provisions of Clause 4.6 of that plan. The objectives of Clause 4.6 are to provide an appropriate degree of flexibility in applying certain development standards to particular development and to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Clause 4.6 (4) of GLLEP 2014 provides that consent must not be granted for development that contravenes a development standard of the relevant zone unless it is demonstrated that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives the relevant zone, and that the concurrence of the Director-General has been obtained.

Clause 4.6 (3) provides that an applicant must demonstrate that that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

3 Is the Planning Control in Question a Development Standard?

ENVIRONMENTAL PLANNING INSTRUMENTS

The Environmental Planning Instruments to which this objection relates are *Great Lakes Local Environmental Plan 2014 (GLLEP 2014)* and *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living)*.

Great Lakes Local Environmental Plan 2014

The original development application was determined under Great Lakes Local Environment Plan 1996 (GLLEP 1996). GLLEP 1996 was superseded by GLLEP 2014 on 4 April 2014 and is therefore the plan relevant to this application. Under GLLEP 2014 the land is now zoned R2 Low Density Residential.

The objectives of this zone are –

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The use is defined as ‘seniors housing’ and that is a use permitted within R2 zone with development consent.

GLLEP 2014 further provides that the heights of buildings within a zone are not to exceed the maximum height shown for the land on the Height of Buildings Map

The objectives of the building height clause are to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality, and to encourage residential development that is consistent with AS 4299–1995, Adaptable housing.

In the case of the R2 zone the maximum building height is 8.5m (measured as the vertical distance between the existing ground level and the highest point of the building). The height is expressed as a numerical value and is therefore a development standard for the purpose of clause 4.6.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living).

The SEPP Seniors Living policy specifies development standards for development on land where residential flat buildings are not permitted. Residential flat buildings are not permitted development under the current R2 Low Density Residential zoning

The relevant standards in the policy specify maximum building height of 8m (measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point) and the maximum number of storeys permitted in certain circumstances.

These are also development standards.

Streetscape means the character of a locality (whether it is a street or precinct) defined by the spatial arrangement and visual appearance of built and landscape features when viewed from the street.

The proposed building heights are shown on the height analysis drawing included in the design documentation. The RACF building heights, measured to the underside of uppermost ceiling from existing natural ground level, range from 2.7m in the north eastern corner to 12.7m in the eastern southern section of the building. The building separation distance at the nearest point to the south eastern adjacent dwelling is 12.5 metres. That part of the RACF building adjacent to the north eastern boundary remains of 1-2 storeys with the south east corner being part 4 storey.

The underlying objective of the 8m height requirement is to ensure that new development is of a scale consistent with its neighbours in areas where the predominant development is low rise/low density.

The purpose of the limiting number of storeys adjacent to a boundary is to avoid an abrupt change in the scale of development in the streetscape and to protect the amenity of adjoining residents in terms of overshadowing, loss of daylight and avoid a dominating effect.

The streetscape appearance of the modified aged care facility building when viewed from surrounding streets will not be significantly different compared to the the already approved building and will not lessen the amenity of adjoining residents.

4 Objection to development standards

4.1 Neighbourhood character

Kularoo Drive has a pavement width of 12m between kerbs and functions as a sub-arterial road. At its eastern end the dwelling character is predominantly that of high set or two storey dwellings. As it falls to the west the dwelling character changes to single storey brick dwellings with some scattered duplex developments. This character extends extensively over the plain to the west of the site.

Karoo Street has a pavement width of 10m between kerbs and functions as local distributor but carries some 'rat run' traffic linking Kularoo Drive with the Southern Parkway. This is likely to diminish with the extension of Kentia Drive to The Southern Parkway as it will provide a more direct link

The drainage reserve separating the residential area to the south has a narrow concrete invert with grassed banks and no landscaping. The eastern part of the reserve is flat and used mainly as an off leash dog walking area. Adjoining the drainage reserve to the south are three single level duplex developments, four single level detached dwellings and a public reserve of some conservation significance.

To the east of the site there are three, one and two storey dwellings stepping down the sloping topography which falls from north to south. The adjoining dwelling off Kularoo Drive has a significant orientation to the west with a deck at RL 14.89 setback approximately 5m from its common boundary with the land. The central dwelling has an average side boundary setback of approximately 15m and has a western facing verandah at RL 11.66 and a swimming pool within that setback. Its primary focus is towards Bangalow Place. The southernmost dwelling is setback about 7.5m from the common boundary and its major living emphasis is towards Bangalow Place and an adjoining public reserve. It also has a swimming pool partly within the setback.

The building style on the locality has a consistent low density scale and massing and its architectural character is largely unremarkable and consistent with that generally constructed in Forster in the period between 1980-2000. Any change to this character in the foreseeable future is likely to be gradual and limited to minor extensions and external finishes.

4.2.1 Building heights

RACF building

To ensure economic sustainability in the face of imminent changes to Commonwealth Government funding arrangements, GLACIA require that additional resident places are to be incorporated within the RACF to make recurrent funding viable.

The proposed design modification to the RACF building is based on increasing the size of the southern wing building being Stage 6 of the development, incorporating additional rooms adjacent to the stormwater and open space reserve areas. Suitable separation between proposed and existing buildings have been retained to ensure there is minimal change to potential overshadowing and visual privacy impacts and the façade design has been suitably articulated to reduce potential visual impact. Habitable rooms remain angled to the eastern dwellings, do not have balconies and windows, where necessary, will be fitted with fixed louvers to restrict direct overlooking. Activity areas have been provided with suitable screening.

The northern wings of the building in Stage 5 will present with slightly higher roofs but will not diminish adjoining dwelling amenity in regard to overlooking, privacy or solar access.

The visual massing of the building to Kularoo Drive will increase slightly with building setbacks and articulation of the façade being adjusted to mitigate further any increased impact sufficient to ensure that the scale of proposed buildings will remain compatible with the existing and likely future environmental character of the locality.

The amended southern elevation will present as a larger building than would the existing approval due to its reduced setback. Its visual impact will however be modified by its transition to recently erected apartment building. The higher parts of the building will be visible from Bangalow Place and in limited locations along Karloo Street. Kentia Drive and Hesper Drive. extent of dominating the landscape The major visual impact will be from dwellings in a small area west of the public reserve opposite the land and rising towards Karloo Street and Sentry Crescent. Accordingly it will not present as a dominating feature of the landscape

The presently approved Pacific Cape Village project is a large integrated seniors living development that will be a major provider of specialist housing in Forster/Tuncurry and thus meets the objectives of the R2 – Low density zone.

The RACF is by necessity a large structure but its location against the higher slopes of the land and by following the contours of the land assist in maintaining a scale compatible with the existing and likely future urban character of the locality. Significantly, it continues to meet its amenity obligations to its adjoining neighbours.

It is considered that the proposed changes in height to the RACF building meet the underlying objectives of the zoning and to the height standards incorporated in both GLLEP 2014 and SEPP (Housing for Seniors and People With a Disability)2004. Accordingly numerical compliance with the development standards would be unnecessary in the circumstances of the particular case and would not be in the public interest.

Shadow diagrams demonstrate that the building does not restrict sunlight to the property boundaries between 9am and 3pm on the winter solstice.

5 CONCLUSION

The proposed changes to the RACF are necessary to ensure its ongoing operational economic viability in the face of changing funding arrangements.

In proposing these changes GLACIA has been careful to ensure that the design changes do not diminish the existing relationships between the approved development and its neighbours and retains its high level of amenity to its residents.

It is considered that the modified RACF design proposal meets the objectives of the relevant planning instruments and that approval to the application is in the public interest.