

Mr Adam Croft  
Assessing Officer  
Northern Beaches Council Planning Dept.  
Northern Beaches Council  
725 Pittwater Rd  
DEE WHY NSW 2099



17-19 Forestville Avenue  
FORESTVILLE 2087

23 December 2024



Dear Sir,

**DA 2024/1303 Forestville RSL**

Further to previous correspondence regarding this matter, on behalf of the owners of the townhouse units adjacent to the proposed development (SP 68546), I contacted Michael Regan, as our local member, regarding the apparent ability to build three storeys of units in an R2 zone.

In turn his office consulted with the Dept. of Planning from which the attached information was provided.

It seems that special rights were conferred on Seniors Housing developments under which three storeys may be built. However, there is a specific rider that when three storeys are to be built, the top storey is required to be set back at the rear and sides. No doubt to deal as far as possible with the overbearing nature such a development could have on neighbouring properties.

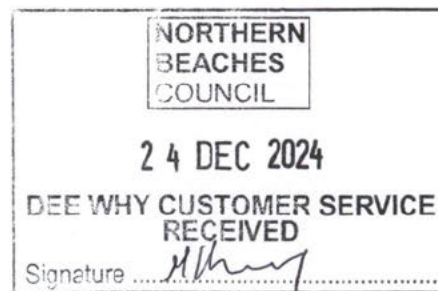
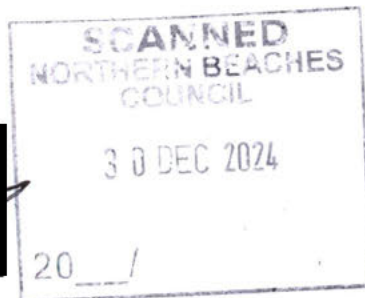
I don't see that the development plans have incorporated this third storey set back. Which means there is an issue in this respect as it directly affects some of the townhouses in our complex (as well as an adjoining owner of lot 30).

**Please would you consider this as an addendum to our original objection and advise in due course.**

Yours faithfully,

[Redacted signature area]

**Peter Hopkins**



**From:** [REDACTED]

**Date:** 2 December 2024 at 2:18:46 pm AEDT

**To:** Peter Hopkins [REDACTED]

**Subject:** RE: Forestville RSL

We have an update following my email below with some clarification provided by the Minister for Planning's office who advised the following:

- There are two pathways in the seniors' housing provisions. Firstly, residential zones where residential flat buildings are not permitted (including the R2 zone), and secondly, higher density zones where residential flat buildings are permitted.
- There is no explicit exemption allowing seniors' housing to have more than two storeys in the R2 zone, but there is also no restriction on the number of storeys a seniors' development may achieve, just a generous building height in metres.
- For seniors' housing in the R2 zone, section 84 of the Housing State Environmental Planning Policy (SEPP) provides a building height of nine and a half metres and an additional two metres for servicing equipment on the roof. This results in a seniors' housing development being able to achieve a building height of 11.5 metres.
- This is in recognition of the higher floor to ceiling heights and servicing equipment requirements for seniors' housing.
- Depending on the Floor Space Ratio (FSR) available for a site, a three-storey development may be achievable. The design of the building will ultimately determine the number of storeys.
- Council Local Environmental Plans (LEP) generally provide a building height of eight and a half metres (ground level to the highest point of the building) in the R2 zone.
- The seniors' housing provisions note that for a development with more than two storeys, the third storey must be further set back from the side and rear boundaries of the site.
- The Department of Planning, Housing and Infrastructure has previously received feedback that providing a building height of ten metres would make it easier for seniors' housing providers to achieve three-storey buildings in the R2 zone.
- Seniors' housing provisions in section 84 of the Housing SEPP apply to sites that are larger than 1,000 square metres and have a street frontage of at least 20 metres. A local development application is required for smaller sites.
- The seniors' housing provisions in section 87 of the Housing SEPP provide floor space bonuses in higher density zones where residential flat buildings are permissible.

I hope this information provides a greater explanation of the planning options available for senior's housing projects. Please let me know if you have any outstanding concerns or thoughts, we would be happy to hear from you. Also, feel free to share any feedback you may have following the RSL member's information session on this Sunday.