



Statement of Environmental Effects

Additions to Existing Seniors Housing
Marston Living Beacon Hill Retirement Village
8 Lady Penrhyn Drive, Beacon Hill

15 April 2021

ppd | planning consultants

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Appendix 1 – LEP Compliance Table

1 Introduction

PPD Planning Consultants has been engaged to prepare this Statement of Environmental Effects (SEE) to accompany a development application for additions to existing Seniors Housing at 8 Lady Penrhyn Drive, Beacon Hill.

This SEE has been prepared pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000.

In preparing the SEE, PPD Planning Consultants has relied upon the adequacy and accuracy of the assessments and advice contained in the reports, plans, diagrams, tables and so forth prepared by consultants engaged to provide necessary specialist advice in their respective fields of expertise.

This statement should be read in conjunction with the various professional reports and plans submitted with the Development Application (DA).

The DA has been prepared in accordance with Council's requirements for the submission of DAs.

2 Background

Development application (DA2009/0800) involving the construction of 32 units (in 8 buildings) and a separate community centre for seniors living and the Torrens title subdivision of the property into two allotments was approved by Land and Environment Court on 14 July 2011.

The approved development application has subsequently been modified by a number of modification applications, including MOD2016/0334 (changes to the terms of conditions), MOD2017/0080 (changes to community centre and buildings A2, B1 C1, C2), MOD2018/0087 (further changes to community centre), MOD2018/0212 (boundary adjustment) and MMOD2018/0551 (correction to boundary adjustment).

The construction of 8 buildings and the community centre and the internal civil infrastructures has been completed and is operating as the Marston Living Beacon Hill Retirement Village.

Along with the 32 independent living units, the retirement village includes a luxurious pool, gymnasium, sports lounge, community kitchen, library, cinema, dining hall and an outdoor BBQ area (refer gallery of photos below).



3 Project Team

The following project team has been formed to deliver the project:

Design	Vigor Master
Urban Planning	PPD Planning Consultants
Landscaping	Scrivener Design
BASIX	Thermal Performance
Traffic	Varga Traffic Planning
Access	PSE Access Consulting
Bushfire	Travers Bushfire & Ecology
Civil Works / Water Management	Meinhardt Bonacci
Waste Management	Vigor Master
Survey	Craig & Rhodes

4 Site Analysis

4.1 Site Description and Location

Street Address	8 Lady Penrhyn Drive, Beacon Hill
Deposited Plan	Lot 806 DP 752038
Site Area	26,310m ² (refer Survey Plan accompanying this application)
Brief Site Description	<p>The site is an irregular shape is bounded by Lady Penrhyn Drive to the south and west, Willandra Road to the east and undeveloped bushland (72 Willandra Road and Lot 808 DP 752038) to the north (refer Figure 1).</p> <p>The subject site is occupied by the Marston Living Beacon Hill Retirement Village comprising:</p> <ol style="list-style-type: none">1. an existing freestanding dwelling located in the n-w corner of the site addressing Lady Penrhyn Drive;2. Seven (7) freestanding buildings comprising a total of 32 independent living units for older persons;3. A freestanding community centre; and4. Off-street parking in basements below the existing buildings with access provided off an internal roadway that is connected to both Lady Penrhyn Drive and Willandra Road.
Heritage	Not listed.
Topography	The site has a considerable cross fall from west to east as detailed in the Survey Plan that accompanies this application. Figure 2 provides views of the site location for the proposed development.
Services	All relevant utility services including water, sewer, electricity, gas and telephone are available and connected to the subject property.
Public Transport	The existing public transport services available in the vicinity of the site are illustrated on the Traffic and Parking Assessment Report that accompanies this application. In particular, the site is well located to bus routes connecting to key local centres including Chatswood, Manly and the Sydney CBD.

STATEMENT OF ENVIRONMENTAL EFFECTS
ADDITION TO EXISTING SENIORS LIVING
8 LADY PENRHYN DRIVE, BEACON HILL

Figure 1. Aerial view of site



Source: Google Maps

Figure 2. View of site



4.2 Urban Context

Figure 1 shows the subject site in the context of immediately surrounding lands. In particular:

- Urban lands to the west known as Red Hill. This area is characterised by large two-storey dwellings as shown in Figure 3.
- Urban land to the south and to the east; and
- Bushland to the north.

Figure 3. Street view of Lady Penrhyn Drive, Red Hill



4.3 B2 Oxford Falls Valley Locality

The subject site is located within Locality B2 – Oxford Falls Valley in Warringah Local Environmental Plan (WLEP) 2000. The stated desired future character of the locality in the WLEP 2000 is as follows:

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

5 Development Application

5.1 Proposal

Approval is sought for construction of additional seniors living building accommodating ten (10) independent living units with associated basement car park and landscaping at 8 Penrhyn Drive, Beacon Hill.

Details of the proposed development are provided in the **Architectural Plans** that accompany this application.

5.2 Key Details of Development

The proposed development involves the construction of a new two storey seniors living building, to be known as "Building D", situated on the south-western portion of the existing Marston Living Beacon Hill Retirement Village.

A total of 10 Independent Living Units (ILUs) are proposed within Building D, as follows:

1 bedroom + study apartments:	2
2 bedrooms + study apartments:	8
TOTAL APARTMENTS:	10

Building D comprises two (2) parts, Building D North and Building D South that are connected via a pedestrian footpath.

Off-street parking for Building D is provided for a total of 12 cars in a new basement car parking area beneath the building. The basement car park also comprises 2 parts, Building D North and Building D South that are connected via a pedestrian footpath

Vehicular access to the parking area is provided via the established internal driveway and service road that currently services the site and connects to Lady Penrhyn Drive and Willandra Road.

No trees will be required to be removed as part of this application.

No changes are proposed to the existing internal roadways.

The proposed ILUs will have access to all the community facilities that form part of the existing Marston Living Beacon Hill Retirement Village.

5.3 Supporting Documentation

This application is supported by the following plans and reports:

- 1. Architectural Plans**
- 2. Storm Water Plans**
- 3. Landscape Plans**
- 4. Survey Plan**

6. BASIX Certificate and Stamped Plans

7. Access Report

8. Assessment of Traffic and Parking Implications

9. Waste Management Plan

10. Bushfire Hazard Assessment

5.4 BCA Compliance

The building has been architecturally designed to comply with the requirements of the Building Code of Australia (BCA). There will be no additional requirements resulting from prescribed application of the BCA for any significant design changes that would necessitate the submission of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

5.5 Access Compliance

The application is accompanied by an **Access Assessment** report that confirms the proposed development meets the relevant legislative requirements in regard to access for and appropriate housing for seniors and people with disability.

6 Compliance Assessment

Section 4.15(1) of the EP&A Act 1979 details the following matters of relevance that a consent authority is to take into consideration in determining a development application:

(a) the provisions of:

- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement a developer has offered to enter into under s 93F, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

The following provides an assessment of how the proposed development complies with the relevant matters detailed in Section 4.15(1) of the EP&A Act 1979.

6.1 Environmental Planning Instruments

In accordance with the provisions of Section 4.15(1)(a)(i) of the EP&A Act 1979 the development proposal has been assessed for compliance with the provisions of the following relevant environmental planning instruments:

- **Environmental Planning & Assessment Act 1979**
- **State Environmental Planning Policy 55—Remediation of Land**
- **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**
- **State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**
- **State Environmental Planning Policy No 19-Bushland in Urban Areas (1986 EPI 14)**

- **Warringah Local Environmental Plan 2000**

6.1.1 Environmental Planning & Assessment Act 1979

The objects of the Environmental Planning and Assessment Act are:

(a) to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

(iii) the protection, provision and co-ordination of communication and utility services,

(iv) the provision of land for public purposes,

(v) the provision and co-ordination of community services and facilities, and

(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and

(vii) ecologically sustainable development, and

(viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed development provides for orderly and economic use of the land for seniors living in accordance with the existing use of the subject site.

6.1.2 State Environmental Planning Policy (SEPP) No 55—Remediation of land

SEPP 55 requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The subject site has previously been investigated and cleared for contamination as part of the original development application for seniors living.

The risk of land being contaminated is very low and the site is suitable for the proposed development.

6.1.3 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The NSW Government has established the BASIX scheme to encourage sustainable residential development.

A BASIX Report has been prepared and accompanies this application. Subject to carrying out development in accordance with the schedule of BASIX commitments for the proposed dwellings, the project scores for the development are as follows:

Water	42% (Target 40%)
Thermal Comfort	Pass (Target Pass)
Energy	46% (Target 45%)

Subject to carrying out development in accordance with the schedule of BASIX commitments, the proposed development will provide for sustainable residential development.

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

The general aim of this Policy is to encourage the provision of housing that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability.

Pursuant to cl.4(2A) this policy does not apply to the subject site because it is land that is identified as not being zoned primarily for urban purposes.

6.1.5 State Environmental Planning Policy No 19 – Bushland in Urban Areas (1986 EPI 14)

The general aim of this Policy is to protect and preserve bushland within the urban areas.

This policy does not relate to the subject site because it relates specifically to bushland zoned or reserved for public open space purposes and not privately owned land.

6.1.6 Warringah Local Environmental Plan (WLEP) 2000

Warringah Local Environmental Plan (WLEP) 2000 was replaced by WLEP 2011 however certain parts of Warringah have been 'deferred' by the State Government and are not covered by the current WLEP 2011. Warringah LEP 2000 applies to land such as the subject site known as 'deferred matter'.

An assessment of the proposed development's compliance with the relevant clauses of WLEP 2000 has been undertaken and can be found at **Appendix 1**.

This assessment confirms the proposed development complies with all the relevant provisions of WLEP 2000, particularly the key development standards relating to maximum height, maximum building density and minimum landscaped area.

6.2 Warringah Development Control Plan 2000

In accordance with the provisions of Section 4.15(1)(a)(iii) of the EP&A Act 1979 the development proposal has been assessed for compliance with the provisions of *Warringah Development Control Plan (WDGP) 2000*. This DCP applies to all land to which Warringah Local Environmental Plan 2000 applies.

An assessment of the proposed development's compliance with the relevant development controls in the DCP has been undertaken. In summary, the proposed development:

- Does not require the clearing of trees or significant vegetation; and
- Is accompanied by a **Waste Management Plan** detailing how the proposed development satisfies the relevant objectives for waste management.

6.3 Environmental Impacts

In accordance with the provisions of Section 4.15(1)(b) of the EP&A Act 1979 the development proposal has been assessed for the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

6.3.1 Landscaping

A **Landscaping Plan** accompanies this application and provides details of how the proposal will comply with the landscape controls prescribed in the DCP and the general guidelines in Council's Landscape Environmental Specification. The Landscaping Plan is to be read in conjunction with the **Survey Plan**.

The Landscaping Plan provides details on:

- Existing trees to be retained
- Trees to be removed
- Specification of Landscape Work
- Plant Schedule

Implementation of the Landscape Plan will:

- Contribute to streetscape character, local habitat and the amenity of the public domain.
- foster attractive outlooks, privacy and private open space areas of high aesthetic quality.
- Improve the microclimate within the development.
- Contribute to water and stormwater efficiency by integrating landscape design with stormwater management.

The landscaping on the site will result in greater aesthetic quality and amenity for the occupants of the development and neighbours. The landscaping is of high quality and builds on the site's natural features and contributes positively to its context and site.

6.3.1 Trees

The proposal will not require the removal of any trees.

6.3.2 Stormwater

A **Stormwater Management Plan** accompanies this application and provides details on how the impacts of urban stormwater on the subject site and adjoining properties will be adequately managed. This includes

- Stormwater Drainage Strategy
- Stormwater Quality Management Strategy
- Erosion and Sediment Control Plan – Ground Level

In summary, the stormwater drainage system has been designed to connect into the existing stormwater pit and pipe network. The design of the system is in accordance with the relevant Australian Standards and requirements of council.

6.3.3 Energy and Water Efficiency

Subject to carrying out development in accordance with the schedule of BASIX commitments, the proposed development will provide for sustainable residential development.

6.3.4 Waste Management

A **Waste Management Plan** prepared in accordance with Council's environmental specification accompanies this application.

The proposal is provided with a dedicated bin storage area in the basement that can accommodate sufficient garbage and recycling bins to service the development.

The location of the waste bins in a dedicated storage area ensures the area:

- Is integrated into the overall building design;
- Is located in an area that will not compromise the amenity of the occupants of the development and of adjacent properties in terms of noise, odour and aesthetic impact; and
- Is screened from view from the street so as to not detract from the streetscape.

6.3.5 Traffic and Parking

A **Traffic and Parking Assessment Report** accompanies this application. The stated *"purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:*

- *describes the site and provides details of the amended development proposal*
- *reviews the road network in the vicinity of the site*
- *reviews the public transport services in the vicinity of the site*
- *estimates the traffic generation potential of the development proposal and assesses the traffic implications of the proposal in terms of road network capacity*
- *reviews the geometric design features of the proposed car parking facilities for compliance with the relevant codes and standards*

- *assesses the adequacy and suitability of the quantum of off-street car parking provided on the site.*

On site parking is provided in the basement for a total of twelve (12) cars . The design of the car park is in accordance with the Building Code of Australia and Australian Standard AS2890.

Vehicular access to the parking area is provided via the established internal driveway and service road that currently services the site and provides direct access to Lady Penrhyn Drive and Willandra Road. The design of the vehicle access ways enables all vehicles to enter and leave the site in a forward direction. Turning areas enable a maximum 3-point turn to achieve this egress.

The assessment of the traffic and parking implications of the proposed development has concluded:

- proposal will generate minimal traffic during the weekday peak periods;
- the proposed amended development satisfies the WLEP 2000 off-street parking requirements;
- the layout has been designed to comply with Australian Standards; and
- the proposed amended development will not have any unacceptable implications in terms of road network capacity or off-street parking/access requirements.

6.3.6 Bushfire

A **Bushfire Protection Assessment** accompanies this application.

The stated aims of the bushfire protection assessment are to:

- review the bushfire threat to the landscape
- undertake a bushfire attack assessment in accordance with PBP
- provide advice on mitigation measures, including the provision of asset protection zones (APZs), construction standards and other specific fire management issues
- review the potential to carry out hazard management over the landscape.

In summary, the assessment has concluded the following

- The proposed development is identified by the NSW Rural Fire Service (NSW RFS) as being an 'infill' special fire protection purpose (SFPP) development and, as a result, this classification requires the NSW RFS to issue a bushfire safety authority (BSA) in accordance with Section 100b of the Rural Fires Act 1997 (RF Act).
- This proposal has been assessed in accordance with Planning for Bush Fire Protection 2019 (PBP).
- Bushfire can potentially affect the proposed new building from the tall heath vegetation located beyond Lady Penrhyn Drive to the west, the forest vegetation located to the north and the remnant vegetation to the south resulting in possible ember and radiant heat attack.

- The bushfire risk posed to the development can however be effectively mitigated as appropriate bushfire protection measures have been put in place and will be maintained in perpetuity.
- The proposed development will continue to provide compliance with PBP.

6.3.7 Security and Safety

The design of buildings and places in the proposed development has had consideration to achieving the principles of Crime Prevention Through Environmental Design, in particular:

- Enhance and improve community safety within the local community;
- Create a physical environment that encourages a feeling of safety; and,
- Prevent the opportunity for criminal activity.

Key features of the development that will specifically increase safety and security include:

1. Opportunities for effective surveillance with:

- Clear sightlines between private windows and the public domain;
- Lighting plan (provided at CC stage) that effectively illuminates potentially dark public places; and
- Landscaping that has been designed to make the place attractive but at the same time does not provide opportunities for offenders to effectively hide and not be seen by the general public.

2. Effective access control by creating:

- Clear entry points and paths of travel/access; and
- Restricted access to internal areas or high-risk areas like the car park through the use of physical barriers such as fences, doors and gates and use of security cards.

3. Territorial reinforcement with landscape design and fencing delineating between private and public places; and

4. Space management through the development of a property management scheme that will provide strategies for activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

The proposed development is seen to conform to the principles outlined in Crime Prevention Through Environmental Design.

6.3.8 Social Impacts

The proposal will provide a number of social benefits, including:

- A variety of housing types that respond to the social context and needs of the community, in particular housing for older persons,
- Enables older residents to remain in the community and be active; and

- A thoughtful extension to an existing development that has given significant consideration to the needs of the community.

6.3.9 Economic Impacts

Potential economic benefits of the proposed development include:

- the provision of more diverse housing to accommodate growing needs of the community, particularly older persons;
- increased property values from development that is well designed and complements existing development on the site;
- longer term improvements in affordability across the housing market; and
- additional investment in the local area from increase in population that have more disposable income.

6.4 Suitability of the Site

In accordance with the provisions of Section 4.15(1)(c) of the EP&A Act 1979 the assessment of the suitability of the site for the proposed development has been undertaken.

The suitability of the site for seniors housing has been recognised through the approval of the existing seniors living village (DA2009/0800) by the Land and Environment Court on 14 July 2011.

The site is considered suitable for the proposed development because:

- the Land and Environment Court on 14 July 2011 approved seniors living for the subject site (DA2009/0800);
- the proposal has been assessed to be consistent with the desired future character of the locality; and
- proposal has been assessed to satisfy all the relevant aspects of WLEP 2000 in regard to development standards and controls for assessing housing for older people or people with disabilities.

6.5 Public Interest

In accordance with the provisions of Section 4.15(1)(e) of the EP&A Act 1979 the development proposal has been assessed for the public interest.

The proposal is consistent with the relevant provisions, objectives and aims of Council's planning controls and is therefore considered to be in the public interest. Specifically, the proposal provides for additional housing for older persons that is currently being provided on-site.

7 Conclusion

Subject to Section 4.15(1) of the EP&A Act 1979, the proposed development has been assessed having regard to the relevant matters that a consent authority is to take into consideration in determining a development application.

Based on our assessment, we consider the proposed development.

- Is a permissible development with consent from the relevant authority;
- Is consistent with the objectives of the relevant environmental planning instruments;
- Meets the development controls/objectives set down in the development control plan;
- Has no significant adverse impacts on both the natural and built environments;
- Has positive social and economic impacts in the locality;
- Is suitable for the site; and
- Is in the public interest.

The design of building is consistent with existing seniors housing development on the site and complies with the development standards contained in the Locality Statement for the locality. The proposed seniors housing conforms to the standards contained in Clause 29 of WLEP 2000 and cannot be refused on the grounds of:

- Building Height.
- Density and scale.
- Landscaped area.
- Parking.
- Landscaped areas.
- Private open space.

In conclusion, it is considered that the development application for seniors housing fits comfortably within the desired character of the locality envisaged by Council. The development delivers additional well-designed seniors housing which offer amenity to future occupants while protecting neighbours' amenity.

The proposal for additional seniors housing at 8 Lady Penrhyn Drive, Beacon Hill warrants favourable consideration from Council.

APPENDIX 1

LEP Compliance Table

Warringah LEP 2000 Compliance Table

Part 2 Control of development

Relevant Clause	Comment	Complies
12 What matters are considered before consent is granted?	Matters to be considered before granting consent are addressed in this table and the proposed development is found to be consistent with the Desired Future Character Statement for Locality B2 – Oxford Falls Valley.	✓
29 On what grounds can applications for housing for older people or people with disabilities not be refused?	<p>This application cannot be refused on the grounds of building height, density and scale, landscaped area, parking, landscaped areas or private open space because:</p> <ul style="list-style-type: none"> The proposed development does not exceed the 8 metre max. building height measured from ground floor to ceiling; The proposed development, including existing development, has a floor space ratio of 0.266:1 which is less than the applicable maximum 0.5:1 FSR; In excess of 35m² of landscaped area is provided per dwelling on the subject site, including existing dwellings; Proposed development requires a minimum 9 car parking spaces and 12 parking spaces are provided; Soil of a sufficient depth to support the growth of trees and shrubs is provided in an area much greater than the width of the site multiplied by 15% of the length of the site; and Each unit has a balcony with an area of not less than 6m², not less than 1.8m in length and is accessible from a living area. 	✓

Part 4 General Principles of development control

Division 1 General

Relevant Clause	Comment	Complies
38 Glare and reflection	The proposed development will not to result in overspill or glare from artificial illumination, or sun reflection, which would unreasonably diminish the amenity of the locality because the building has been designed in keeping with the character of existing buildings on the site with natural finishes to built form and no large areas of glazing. Lighting will be focused internally and comply with the relevant Australian Standards.	✓
40 Housing for older people or people with disabilities	<p><u>Support Services</u></p> <p>The subject site accommodates housing for older people that has been assessed for adequate access to support services and approved.</p> <p><u>Wheelchair access</u></p> <p>Application is accompanied by an Access Report that confirms the proposed development meets the relevant requirements for access for people with disability in regard to site gradient, road access, common areas and adaptability.</p>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">✓</div> <div>✓</div> </div>

	<u>Other principles and standards</u> Development complies with the standards and principles in Schedule 16 as detailed later in this table.	✓
42 Construction sites	The construction of the proposed building will be undertaken in accordance with the provisions of this clause.	✓
Division 2 Health and safety		
Relevant Clause	Comment	Complies
43 Noise	Development will be undertaken in accordance with the provisions of this clause.	✓
44 Pollutants	Development will be undertaken in accordance with the provisions of this clause.	✓
45 Hazardous uses	Development will be undertaken in accordance with the provisions of this clause.	✓
46 Radiation emission levels	Development will be undertaken in accordance with the provisions of this clause.	✓
Division 3 Public domain		
Relevant Clause	Comment	Complies
50 Safety and security	The building has been designed to overlook internal private roadways and communal places. Entrance to the building is from the private roadway.	✓
52 Development near parks, bushland reserves and other public open spaces	Development is adjacent bushland to the north but is located at a significant distance that it does not impact on the landscape character and public use and enjoyment of that land.	✓
Division 4 Site planning and building design		
Relevant Clause	Comment	Complies
54 Provision and location of utility services	The proposed development is well served by existing services that are currently available on-site and are adequate to service the proposed development.	✓
56 Retaining distinctive environmental features on sites	There are no distinctive environmental features on the site and on adjoining and nearby land that need to be retained or complemented.	✓
57 Development on sloping land	The height and bulk of development is minimised as much as practicable so the need for cut and fill is reduced. The design of the building complements the existing buildings on the site and allows the building mass to step down the slope.	✓

61 Views	Proposal does not impact on existing view corridors.	✓
62 Access to sunlight	Shadow diagrams accompany this application and confirm the proposed development will not unreasonably reduce sunlight to surrounding properties. Impacts from overshadowing are restricted to later in the afternoon.	✓
63 Landscaped open space	Refer cl.29 On what grounds can applications for housing for older people or people with disabilities not be refused?.	✓
64 Private open space	Refer cl.29 On what grounds can applications for housing for older people or people with disabilities not be refused?.	✓
65 Privacy	Proposed development is located at a significant distance from nearby buildings (9m to east and 6m to north) so not to cause unreasonable direct overlooking of habitable rooms and principal private open spaces of other dwellings.	✓
66 Building bulk	Proposed building has a visual bulk and an architectural scale consistent with existing buildings on the subject land and do not visually dominate the street or surrounding spaces.	✓
67 Roofs	Roof design compliments the roof design to existing buildings on the subject site.	✓
68 Conservation of energy and water	Subject to carrying out development in accordance with the schedule of BASIX commitments, the proposed development will provide for sustainable residential development.	✓
70 Site facilities	<p>A bin storage room is provided in the garage and is a size that is adequate to accommodate the necessary bins and is screened from public view.</p> <p>Each dwelling will be provided with an area in the kitchen for general storage.</p> <p>A Waste Management Plan accompanies this application and provides details of how waste and recycling will be adequately managed on site in accordance with the provisions servicing the existing village.</p>	✓

Division 5 Traffic, access and parking

Relevant Clause	Comment	Complies
71 Parking facilities (visual impact)	Parking facilities are provided in the basement and designed and located so as not to dominate the street frontage or other public spaces.	✓
72 Traffic access and safety	Refer s6.3.5 of this SEE.	✓
74 Provision of carparking	Refer cl.29 On what grounds can applications for housing for older people or people with disabilities not be refused?.	✓
75 Design of carparking areas	Refer s6.3.5 of this SEE.	✓

Division 6 Soil and water management		
Relevant Clause	Comment	Complies
76 Management of stormwater	Refer s6.3.2 of this SEE.	✓
77 Landfill	No landfill is proposed as part of this development.	✓
78 Erosion and sedimentation	Refer s6.3.2 of this SEE.	✓
Schedule 16 Principles and standards for housing for older people or people with disabilities		
Relevant Clause	Comment	Complies
Identification	No change to the existing arrangement.	✓
Security	No change to the existing arrangement.	✓
Letterboxes in multi-dwelling developments	Existing letterbox will be expanded to accommodate the additional dwelling units.	✓
Private car accommodation	Proposed development complies.	✓
Accessible entry	Proposed development complies.	✓
Exterior: general	Proposed development complies.	✓
Interior: general	Proposed development complies.	✓
Living room and dining room	Proposed development complies.	✓
Kitchen	Proposed development complies.	✓
Main bedroom	Proposed development complies.	✓
Bathroom	Proposed development complies.	✓
Toilet	Proposed development complies.	✓
Access to kitchen, main bedroom, bathroom and toilet	All proposed dwelling units are single level.	✓
Laundry	Proposed development will comply.	✓

Storage	Each dwelling unit is provided with a storage cupboard as detailed in the architectural plans.	✓
Doors	Proposed development will comply.	✓
Surface finishes	Proposed development will comply.	✓
Ancillary items	Proposed development will comply.	✓
An outside garbage storage area must be provided in an accessible location.	A garbage storage area is provided in the basement that is accessible to all future tenants and is screened from public view. Waste will be picked up by building management and transported to a designated waste collection area capable of being serviced by private waste contractors.	✓
Neighbourhood amenity and streetscape	The proposed development should contribute to an attractive residential environment by maintaining the existing character and identity of the existing aged care village. The building is located at the lower side of the road and adequate screen plantings will be established.	✓

Appendix B Narrabeen Lagoon Catchment Locality Statements

Locality B2 Oxford Falls Valley

Relevant Clause	Comment	Complies
Desired future character	<p>The proposed development is consistent with the desired future character of the B2 locality because the proposed development:</p> <ul style="list-style-type: none"> • does not change the existing development on site to an extent that changes the character of the Oxford Falls Valley locality. • is not on a ridgetop or in a place that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway. • Does not impact on the natural landforms and vegetation. • will be located and grouped in an area that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. • is designed to blend with the colours and textures of the existing buildings on the subject site. • will not create siltation or pollution of Narrabeen Lagoon and its catchment. 	✓
Land use	Housing for older people or people with disabilities is a Category Two land use.	✓
Prohibited development	Housing for older people or people with disabilities is not prohibited development.	✓

<p>Built form</p>	<p><u>Housing Density</u></p> <p>Does not apply because the subject land adjoins localities that are primarily used for urban purposes (B7 & B8) and on which a dwelling house is permissible, there is no maximum housing density for the purpose of "housing for older people or people with a disability" and the development complies with the minimum standards set out in clause 29.</p> <p><u>Building height</u></p> <p>The proposed development has a building height that does not exceed the maximum prescribed 8.5 metres in height.</p> <p><u>Front building setback</u></p> <p>The minimum front building setback to Lady Penrhyn Drive is 20 metres and the landscaping in this setback is detailed in the landscaping Plan that accompanies this application..</p> <p><u>Rear and side building setback</u></p> <p>Development maintains the prescribed minimum 10m setbacks.</p> <p><u>Landscaped open space</u></p> <p>Refer cl.29 On what grounds can applications for housing for older people or people with disabilities not be refused?</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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