

STATEMENT OF ENVIRONMENTAL EFFECTS

Forestville RSL Club
redevelopment including
new Club building and
seniors housing pursuant
to SEPP (Housing) 2021

22 Melwood Avenue,
Forestville

Statement of Environmental Effects

Forestville RSL Club redevelopment including new Club building and seniors housing pursuant to SEPP (Housing) 2021

**Lot 2589 in DP752038, Lot 11 in DP 626916 and Lot 31 in DP366454
22 Melwood Avenue, Forestville**



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1 INTRODUCTION

This application proposes the staged redevelopment of the subject property as follows:

Stage 1

- The construction of basement carparking in the location of the existing bowling greens.
- The construction of a registered Club with a gross floor area of 2263m² above the basement carparking.
- The construction of 16 independent living units above pursuant to the provisions of State Environmental Planning Policy (Housing) 2021 (SEPP Housing).

Stage 2

- The demolition of the existing 3747m² registered Club building.
- The construction of a single level basement carpark.
- The construction of 39 independent living units and ancillary uses across three buildings pursuant to SEPP Housing.
- The implementation of an enhanced site landscape regime.

The Architect has responded to the client brief to develop a scheme which not only replaces the existing antiquated Club facilities but also incorporates seniors independent living units which will fund the redevelopment of the site and secure the financial viability of the Club into the future. In the finalisation of the scheme consideration has been given to the minutes arising from formal pre-lodgement discussions with Northern Beaches Council (the Council) (PLM2022/0218) and the Northern Beaches Design and Sustainability (DSAP). The issues raised have been addressed in the accompanying Design Verification Statement prepared by Quattro Architecture and the Urban Design Report prepared by Wolski Coppin.

We confirm that Forestville RSL has established a partnership with the Gaimaragal Group an Indigenous-led organisation dedicated to fostering cultural sustainability and respect for Country. This collaboration ensures that the redevelopment acknowledges and integrates the cultural connections Indigenous communities hold with the land promoting an inclusive and respectful approach to the development. The letter of support is at Attachment 1

Having regard to the detail of the application we have formed the opinion that the development will not give rise to any unacceptable environmental, streetscape, or residential amenity impacts. The development will provide new contemporary Club facilities for the use and enjoyment of the public whilst also providing housing for seniors or people with a disability in an area ideally suited to this form of housing. The Club will continue to operate pursuant to the hours imposed by its liquor licence and the accompanying Operational Plan of Management.

In addition to this Statement of Environmental Effects the application is also accompanied by the following:

- Boundary survey prepared by LTS Surveyors
- Architectural plans, elevations, sections and shadow diagrams prepared by Quattro Architecture
- Solar Analysis prepared by Quattro Architecture
- Design Verification Statement and Compliance Report prepared by Quattro Architecture
- Operational Plan of Management prepared by Forestville RSL Club
- Landscape Plans prepared by Space Landscape Designs
- Traffic Impact Assessment prepared by Traffix
- Stormwater Management Plans prepared by Acor Consultants
- Accessibility Design Review prepared by ABE Consulting
- Arboricultural Impact Assessment Prepared by Urban Arbor
- Preliminary Site Contamination Investigation prepared by Geo Environmental
- Geotechnical Investigation Report prepared by Geo Environmental
- Structural Design Report prepared by Acor Consultants
- Waste Management Plan prepared by MRA Consulting Group
- Noise Impact Assessment prepared by Acoustic Logic
- BCA Capability Report prepared by VPL Consulting
- Cost summary/ QS report completed by RLB Rider Levett Bucknall
- NatHERS and BASIX Certificate prepared by Aspire Sustainability Consulting
- Photomontage images

In the preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979, as amended (EP&A Act)
- Warringah Local Environmental Plan 2011 (WLEP 2011)
- Warringah Development Control Plan 2011 (WDCP 2011)
- State Environmental Planning Policy (Housing) 2021 (SEPP Housing)
- State Environmental Planning Policy (Sustainability Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Planning Systems) 2021

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The proposal appropriately responds to the relevant planning controls applicable to the site and the proposed development. The staging of the development will be facilitated through the imposition of appropriately worded conditions of development consent.
- The proposed development will not have an unreasonable impact on the environmental quality of the land and the amenity of surrounding properties.

- The development will provide new contemporary Club facilities for the use and enjoyment of the public whilst also providing housing for seniors or people with a disability in an area ideally suited to this form of housing. The Club will continue to operate pursuant to the hours imposed by its liquor licence and the accompanying Operational Plan of Management.
- The accompanying clause 4.6 variation requests demonstrates that compliance with the building height and FSR standards prescribed by clauses 84(2)(c)(i), 84(2)(c)(iii) and 108(2)(a) of SEPP Housing is unnecessary given the developments consistency with the implicit objectives of the standards and the objectives of the zone with sufficient environmental planning grounds to justify the variation. The clause 4.6 variation requests are well-founded.
- The site is assessed as suitable for the proposal having regard to the relevant considerations pursuant to the SEPP (Housing) 2021.
- The site is located in the Northern Beaches Local Government Area (LGA) and as such the application will be assessed by Northern Beaches Council (the Council), pursuant to Part 4 of the Act. The estimated cost is greater than \$30 million dollars and accordingly the proposal is regionally significant development pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021. Accordingly, the Sydney North Planning Panel is the consent authority for this application.

2 SITE ANALYSIS

2.1 SITE DESCRIPTION AND LOCATION

2.1.1 THE SITE

The subject property known as 22 Melwood Avenue comprises the following lots:

- Lot 2589 in DP752038
- Lot 11 in DP 626916
- Lot 31 in DP366454

The consolidated allotment is irregular in shape having primary frontage and address to Melwood Avenue of 119.48 metres, frontage to the adjacent Melwood (Forestville) Playing Fields of 80.465 metres, frontage to the laneway located to the west of the property of 100.585 metres, an irregular northern boundary alignment of 80.47 metres on a site area of 9014m². The subject property does not contain any significant trees or vegetation and is generally flat with a slight fall across its surface in a southerly direction. An aerial location/ context photograph is at Figure 1 below.



Figure 1 - Aerial image with the subject site bordered in red (Source: Google Maps)

The subject property is occupied by a two-storey Forestville RSL Club building located centrally to the site bounded by an open-air, asphalt paved carpark to the north, two bowling greens to the south (making up the entire southern portion of the site), and a war memorial garden to the east (between the club building and Melwood Avenue). The lower level of the club building interior comprised the gaming room, dining areas, kitchen, bars in the main area (accessible to customers), various staff rooms and storage rooms, the loading dock and the cooler room in the back area. On the upper level are mixed-use rooms, including a board room, function rooms, a snooker room and offices. Neither of the bowling greens are being utilised (or maintained) for lawn bowling, and half of the bowling green on the western side has been converted into an alfresco dining area. The built form characteristics of the site are depicted on the accompanying survey prepared by LTS Surveyors and in the following photographs.



Figure 2 - Subject property as viewed from Melwood Avenue



Figure 3 - Subject property as viewed Melwood (Forestville) Playing Fields



Figure 4 – Northern end of subject property as viewed Melwood Avenue



Figure 5 – View looking north along laneway adjacent to the western boundary of the subject property past adjacent Youth Centre



Figure 6 – View looking west along northern boundary of the site

2.1.2 THE LOCALITY

The site is bounded by Melwood Avenue to the east (beyond which is a low-density residential development), a low to medium density residential development to the north, and to the west is Forestville Dog Park, Forestville Community Hall and Forestville Scouts Hall. To the south the site is bounded by Forestville War Memorial Playing Fields, which comprise the ANZAC Memorial Pathway, Poppy Park Memorial playground and BBQ area, Forest Rugby Club, Forest Killarney Football Club (Melwood Oval), the associated carparks and several sports fields / courts.

The immediately adjoining property to the north of the site, 20 Melwood Avenue, is occupied by a single storey dwelling house with a townhouse development to the north-west of the site, 17 Forestville Avenue, accessed via Forestville Avenue. These immediately adjoining land uses are depicted in Figure 1 and the following additional photographs.



Figure 7 - Adjoining dwelling house to the north of the site 20 Melwood Avenue



Figure 8 – View towards the rear of the adjoining townhouse development to the north-west 17 Forestville

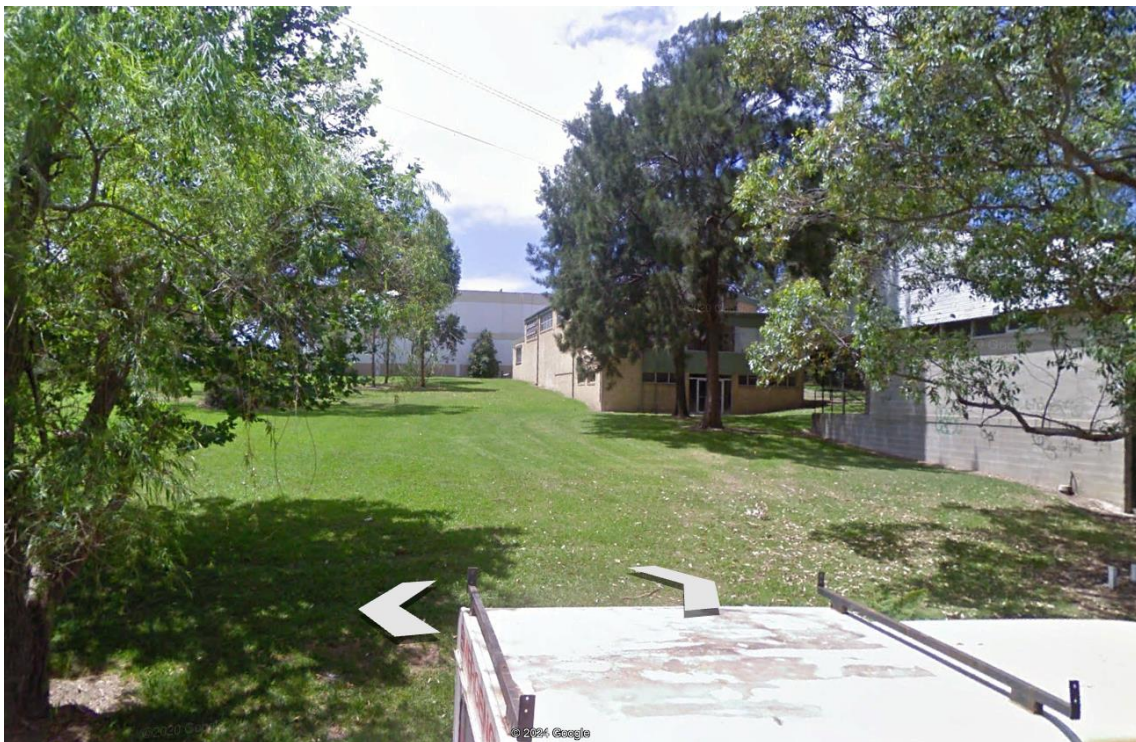


Figure 9 – View from Forestville Avenue in an easterly direction across the dog exercise area towards the Youth Centre to the right and the subject site in the distance.

The site is within 300 metres of the Forestville Village Shops on Darley and Starkey Streets which includes a Coles supermarket and various specialty shops. Public transport is readily accessible, with bus routes connecting Forestville to Sydney CBD, Chatswood, and Dee Why, enhancing connectivity for residents.

2.1.3 SITE ANALYSIS

A detailed site analysis is contained within the Architectural bundle prepared by Quattro Architecture.

There are no topographical constraints impacting the site relevant to the development as proposed. The natural and built form characteristics of the site are detailed on the site survey submitted with the DA. There are a number of trees on the site which are detailed in the arborist report none of which are considered significant. The relationship of the proposed development to the adjacent sites provides for appropriate built form separation with the pavilion style building topology adopted minimising potential impacts upon the amenity of these properties. Having regard to the Seniors Housing Design Guide published by the NSW Department of Planning & Environment the following observations are made:

Neighbourhood amenity and streetscape

The proposal provides appropriate separation between the various building pavilions and associated publicly accessible areas, communal open space and private open space areas with landscaping effectively used to provide appropriate visual and acoustic privacy screening where necessary. The pavilion style building topology adopted as viewed from Melwood Avenue maintains the rhythm of detached style housing in the street notwithstanding that the existing RSL building is of a different building topology compared to detached style housing. The proposal maintains appropriate neighbourhood amenity and a complimentary and compatible streetscape outcome consistent with that reasonably anticipated given the long established RSL Club use on this particular site.

The setbacks proposed to the adjoining residential properties to the north are contextually appropriate and provide appropriate spatial separation and intervening landscape opportunity to ensure the maintenance of acceptable residential amenity. The proposed development complies with Warringah DCP setback controls with the 3rd storey elements on the ILU pavilions, where they adjoin the adjacent residential properties to the north, compliant with the 45 degree building height plane standard.

Visual acoustic privacy

The proposal has been designed to prevent direct and immediate overlooking opportunities from the proposed apartments into the living areas and private open space areas of the adjoining residential properties to the north of the site with appropriate spatial separation maintained in relation to acoustic privacy. The design also ensures the maintenance of appropriate visual and acoustic privacy between apartments within the development site.

Solar access and designed for climate

We confirm that 42 of 55 (76%) of apartments receive compliant levels of solar access with all apartments naturally cross ventilated. Appropriate shade and whether protection is provided where necessary. The shadow diagrams demonstrate the development will maintain compliant levels of solar access to adjoining properties and will not result in unreasonable shadowing impacts to the public domain.

Accessibility

Disabled access is provided throughout the development with the required accessibility standards achieved as detailed within the accompanying accessibility Design Review prepared by ABE Consulting.

Waste management

The application is accompanied by a Waste Management Plan prepared by MRA Consulting Group which details the waste management arrangement for both the RSL Club and seniors living components of the development. A residential waste holding area is located immediately adjacent to RSL Club basement carpark entry for convenient access by Council's waste management contractors in accordance with Councils Waste Management Policy.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 DETAILS OF THE PROPOSED DEVELOPMENT

This application proposes the staged redevelopment of the subject property as depicted on the accompanying Architectural plans prepared by Quattro Architecture with the proposed staging as follows

Stage 1

- The construction of a split five level basement carpark in the location of the existing bowling greens.
- The construction of a registered club with a gross floor area of 2263m² above the basement carparking.
- The construction of 16 independent living units above pursuant to the provisions of State Environmental Planning Policy (Housing) 2021 (SEPP Housing).

Stage 2

- The demolition of the existing 3747m² registered club building.
- The construction of a single level basement carpark.
- The construction of 39 independent living units and ancillary uses across three buildings pursuant to SEPP Housing.
- The implementation of an enhanced site landscape regime.

The staging of the development will be facilitated through the imposition of appropriately worded conditions of consent.

The Architect has responded to the client brief to develop a scheme which not only replaces the existing antiquated Club facilities but also incorporates seniors independent living units which will fund the redevelopment of the site and secure the financial viability of the Club into the future. In the finalisation of the scheme consideration has been given to the minutes arising from formal pre-lodgement discussions with Northern Beaches Council (the Council) (PLM2022/0218) and the Northern Beaches Design and Sustainability (DSAP). The issues raised have been addressed in the accompanying Design Verification Statement prepared by Quattro Architecture and the Urban Design Report prepared by Wolski Coppin.

RSL Club

The construction of a new contemporary RSL Club which will serve as a social and recreational hub for both the seniors living residents and the broader community. The Club building integrates well into the urban landscape, featuring active frontages, outdoor seating areas, and direct connections to surrounding public spaces.

All patrons / members must enter through reception and sign in as necessary. The design of the RSL club emphasizes accessibility, with clear sightlines, well-lit areas, and easy access to public transport routes. The club offers a variety of social, dining, and entertainment facilities that promote community engagement and provide valuable services to the area's residents.

The club consists of café, lounge dining spaces, family and sports bar, entertainment, indoor outdoor dining, RSL administration, amenities and function spaces catering for all ages building on the foundation of the existing Club. The existing Cenotaph is being relocated onto adjacent public land in consultation with Northern Beaches Council.

The Club will continue to operate pursuant to the hours imposed by its liquor licence and the accompanying Operational Plan of Management namely:

- Sunday-Wednesday 11.00AM – Midnight
- Thursday – Saturday 11.00AM – 3.00AM

Seniors Housing

The seniors living component of the development includes a mixture of 2 and 3 bedroom apartments spread across multiple low-rise buildings. These buildings are designed to align with the R2 Low-Density Residential zoning applicable to much of the area which provides for a complimentary and compatible integration into the surrounding suburban fabric. The height of the buildings, up to three storeys, complies with the SEPP Housing provisions ensuring they do not overpower the landscape or neighbouring residential properties. The architectural design prioritises natural light, ventilation, and privacy, with enhanced amenity afforded through the location of communal rooms and facilities throughout the development.

The project includes well-designed pedestrian pathways that connect the new development with the existing urban network, promoting walkability and easy access to nearby amenities. A clear through site link is provided between Melwood Avenue, the Youth Centre and the dog exercise area to the west of the site. The development is strategically located to provide residents with convenient access to public transport options, ensuring mobility and reducing reliance on private vehicles.

Public and semi-public spaces are incorporated into the design to encourage social interaction and community engagement. This includes plazas, courtyards, and community gardens that serve as gathering spots for residents and the broader community. The development features active frontages with retail cafe and communal facilities at street level, creating vibrant and lively streetscapes

Connection to Country

We confirm that Forestville RSL has established a partnership with the Gaimaragal Group an Indigenous-led organization dedicated to fostering cultural sustainability and respect for Country. This collaboration ensures that the redevelopment acknowledges and integrates the deep cultural connections Indigenous communities hold with the land promoting an inclusive and respectful approach to the development. The letter of support is at Attachment 1 an extract of which is over page.

By aligning your development project with these principles, Forestville RSL is demonstrating a strong commitment to fostering an inclusive and respectful approach to both community development and cultural sustainability.

Engaging with practical, on-the-ground experiences such as cultural immersion workshops, guided site visits with Indigenous elders, and educational sessions on land management practices rooted in Indigenous knowledge will not only deepen understanding but also foster lasting relationships between all involved.

This partnership reflects the project's commitment to respecting cultural heritage and ensuring the development benefits both Indigenous and non-Indigenous members of the community. The Forestville RSL project aims to serve as an example of how development can meaningfully engage with and acknowledge Indigenous culture, fostering a shared future built on mutual respect and understanding.

General

The application proposes the implementation of an enhanced site landscape regime as detailed on the accompanying plans prepared by Space Landscape Designs. Such plans incorporate both deep soil perimeter landscaping and on slab planting throughout the development to soften and screen the development as viewed in the round and enhance amenity for residential uses and Club patrons. Required tree removal and protection is detailed in the accompanying Arboricultural Impact Assessment Prepared by Urban Arbor.

The acceptability of the proposed off-street carparking, servicing and waste management arrangements are addressed in detail in the accompanying appropriateness of the design of the driveway and parking area is confirmed in the accompanying Traffic Impact Assessment prepared by Traffix with all stormwater gravity drained to the Council stormwater system as detailed on the accompanying stormwater management plans prepared by Acor Consulting.

The acceptability of the proposed excavation is addressed within the accompanying Investigation Report prepared by Geo Environmental with BCA compliance addressed within the accompanying BCA Capability Report prepared by VPL Consulting. The proposal satisfies the applicable accessibility provisions of the BCA and SEPP Housing as detailed in the accompanying Accessibility Design Review Report prepared by ABE Consulting.

The accompanying Noise Impact Assessment prepared by Acoustic Group confirms that the development will be able to achieve the applicable acoustic criteria for this mixed-use form of development subject to compliance with the various recommendations contained within the report. Potential site contamination is addressed in the accompanying Preliminary Site Contamination Investigation prepared by Geo Environmental with such report confirming that the site can be made suitable for the proposed use, subject to the carrying out of a DSI and, if necessary, the preparation and implementation of a remedial action plan and standard remediation works. The report confirms that the DSI can be completed as a condition of consent and during the Construction Certificate stage.

We confirm that demolition, construction and ongoing waste management will be appropriately dealt with as detailed in the accompanying waste management plan prepared by MRA Consulting Group.

4 STATUTORY PLANNING FRAMEWORK

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the EP&A Act. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zoning

The land is zoned R2 Low Density Residential pursuant to WLEP 2011. The senior's housing component of the development is permissible pursuant to Part 5 of SEPP Housing with the existing registered club permissible on the land pursuant to clause 10, Schedule 1 of WLEP 2011.

Height of buildings

Pursuant to clause 4.3 of WLEP 2011, the height of buildings at the subject site is limited to 8.5m as shown on the Height of Buildings Map of WLEP 2011. Pursuant to clause 1.9 of WLEP 2011 and clause 8 of SEPP Housing the building height provisions of SEPP Housing prevail in the event of any inconsistency between the two instruments.

Clause 108(2)(a) of SEPP Housing prescribes a maximum height of 9.5m (excluding servicing on the roof) for development involving seniors housing. As all buildings across the site incorporate seniors independent living units, including the building occupied by the proposed RSL Club, the SEPP Housing provisions apply to the whole of the development.

Earthworks

The application is supported by a Geotechnical Investigation Report prepared by Geo Environmental which provides a series of recommendations to ensure that the proposed excavation can be undertaken appropriately. The consent authority can be satisfied that the excavation proposed to accommodate the basement will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, consistent with the provisions of clause 6.2 of WLEP 2011.

Development on sloping land

The site is identified within Areas A and B on the Landslide Risk Land Map of WLEP 2011. A Geotechnical Investigation Report prepared by Geo Environmental accompanies the application with the report containing a number of recommendations in relation to excavation/ construction methodology to ensure the stability of the site and its surrounds during construction works. No objection is raised to such recommendations forming appropriately worded conditions of development consent.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

The site is located in the Northern Beaches Local Government Area (LGA) and as such the application will be assessed by Northern Beaches Council (the Council), pursuant to Part 4 of the Act. The estimated cost is greater than \$30 million dollars and accordingly the proposal is regionally significant development pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021. Accordingly, the Sydney North Planning Panel is the consent authority for this application.

4.3 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The following section of this report assesses the proposed development against the relevant provisions of Part 5 of SEPP Housing.

Land to which part applies

Clause 79 of SEPP Housing confirms that Part 5 of this policy, which relates to housing for seniors and people with a disability, is applicable in the R2 Low Density Zone.

Clause 80 of SEPP Housing identifies land to which Part 5 does not apply. The site is not identified in Clause 80, and as such, Part 5 of this policy is applicable.

Permissibility

Pursuant to clause 81 of SEPP Housing, development for the purpose of seniors housing may be carried out with development consent on land to which this Part applies. As above, Part 5 of SEPP Housing is applicable in relation to the subject site, and as such, the development is permissible with consent.

Development standards – general

Pursuant to clause 84(2) of SEPP Housing, development consent must not be granted for development unless it is consistent with the following development standards -

Development Standard	Proposed	Comment
(a) The site area of the development is at least 1000m ²	9014m ²	Complies
(b) the frontage of the site area of the development is at least 20m measured at the building line	119.48m	Complies
(c) for development on land in a residential zone where		

Development standards – independent living units

Pursuant to clause 85(1) of SEPP Housing, development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.

The application is supported by an Accessibility Design Review prepared by ABE Consulting confirming compliance with these provisions.

Development on land used for the purpose of an existing registered club

Pursuant to clause 92 of SEPP Housing (1) development consent must not be granted for development under this Part on land used for the purposes of an existing registered club unless the consent authority is satisfied that -

- (a) *the development includes appropriate measures to separate the club from residential areas to avoid land use conflicts, and*
- (b) *an appropriate protocol will manage the relationship between the seniors housing and the gambling facilities on the site of the club to minimise harm associated with the misuse and abuse of gambling activities by residents of the seniors housing.*

Note—

The Gaming Machines Act 2001 provides for gambling harm minimisation measures.

- (2) *For the purposes of subsection (1)(a), appropriate measures include the following -*
 - (a) *separate pedestrian access points for the club and the residential areas of the seniors housing,*
 - (b) *design principles underlying the building aimed at ensuring acceptable noise levels in bedrooms and living areas in the residential areas of the seniors housing.*

In this regard, the residential apartments contained within the Club building have a separate access point such that residents do not need to enter the Club to access the residential accommodation or its associated amenities. The accompanying Noise Impact Assessment prepared by Acoustic Group confirms that appropriate residential amenity will be maintained within the residential areas of the development subject to compliance with the recommendations contained within the report.

The accompanying Operational Plan of Management outlines the management protocols in place to minimise harm associated with the misuse and abuse of gambling activities by residents of the seniors housing with the design of the development including appropriate measures to separate the Club from residential areas to avoid land use conflicts.

These provisions are satisfied.

Location and access to facilities and services

Pursuant to clause 93(1) of SEPP Housing, development consent must not be granted for a development proposing independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services by a transport service that complies with subsection (2), or on site.

Subsection (2) provides that the transport service must –

- a) *take the residents to a place that has adequate access to facilities and services, and*
- b) *for development on land within the Greater Sydney region—*
 - i. *not be an on-demand booking service for the transport of passengers for a fare, and*
 - ii. *be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and*
- c) *for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.*

Subsection (3) prescribes that access is adequate is –

- a) *the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and*
- b) *the distance is accessible by means of a suitable access pathway, and*
- c) *the gradient along the pathway complies with subsection (4)(c).*

The application is supported by an Accessibility Design Review prepared by ABE Consulting confirming compliance with these standards.

Council can be satisfied that the proposed development is consistent with the location and access provisions of clause 93 of SEPP Housing.

Water and Sewer

Pursuant to clause 98 of SEPP HSPD, a consent authority must not consent to a development application under this Part unless the consent authority is satisfied that the seniors housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.

The subject site is currently serviced in relation to the existing RSL Club with the connection to reticulated water and sewage systems. The proposed development will connect to these existing systems. The proposal can comply with the water and sewer provision requirements as outlined.

Design of in-fill self-care housing

Pursuant to clause 97 of SEPP Housing, the consent authority is to have regard to the Seniors Housing Design Guideline in its consideration of the application. An assessment against the relevant provisions is contained at section 2.1.2 of this report.

Having regard to the clause 97(2) provisions which require the consent authority to be satisfied that the design of the seniors housing demonstrates that adequate consideration has been given to the design principles for seniors housing set out in Schedule 8 we provide the following commentary.

Neighbourhood amenity and streetscape

The neighbourhood amenity and design principles prescribed by clause 99 of SEPP Housing are considered as follows:

- a) *recognise the desirable elements of the location's current character so that new buildings contribute to the quality and identity of the area, and*

Comment: The Architect has responded to the client brief to provide for a mixed use development of exceptional design quality which responds appropriately to the constraints and opportunities identified through detailed site and context analysis. Such design response includes the adoption of a pavilion style building topology maintaining the rhythm of detached style housing in the street notwithstanding that the existing RSL building is of a different building topology compared to detached style housing. The proposal maintains appropriate neighbourhood amenity and a complimentary and compatible streetscape outcome consistent with that reasonably anticipated given the long established RSL Club use on this particular site.

- b) *retain, compliment and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in the local environmental plan, and*

Comment: Not applicable.

- c) *maintain reasonable neighbourhood amenity and appropriate residential character by*

- i. *providing building setbacks to reduce bulk and overshadowing, and*

Comment: The proposed development complies with Warringah DCP setback controls with the 3rd storey elements on the ILU pavilions, where they adjoin the adjacent residential properties to the north, compliant with the 45 degree building height plane standard. The shadow diagrams demonstrate the development will maintain compliant levels of solar access to adjoining properties and will not result in unreasonable shadowing impacts to the public domain.

The setbacks proposed to the adjoining residential properties to the north are contextually appropriate and provide appropriate spatial separation and intervening landscape opportunity to ensure the maintenance of acceptable residential amenity.

- ii. *using building form and siting that relates to the site's land form, and*

Comment: The subject property is relatively flat with the height, scale and form of the development relating to the topography of the site and that of the neighbouring sites.

- iii. *adopting building heights at the street frontage that are compatible in scale with adjacent development, and*

Comment: Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of Project Venture Developments v Pittwater Council (2005) NSW LEC 191 we have formed the considered opinion that most observers would not find the proposed development by virtue of its visual bulk and scale offensive, jarring or unsympathetic in a streetscape context nor having regard to the built form characteristics of development within the site's visual catchment including the pre-existing RSL club building. The development is compatible with surrounding development with the built form and landscape outcomes enabling development to co-exist in harmony. Informing this opinion we rely on the following montage images.



Figure 10 – Montage of Club building as viewed from Melwood Avenue



Figure 11 – Montage of ILU's as viewed from Melwood Avenue

- iv. *considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and*

Comment: No buildings are located on the boundaries of the site.

- d) *be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and*

Comment: The proposed development is sited to maintain a front setback which is sympathetic with the setbacks established by adjoining properties. The proposed setbacks are consistent with the setback prescribed by WDCP 2011 and are appropriately responsive to the setbacks of adjoining dwellings.

- e) *embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and*

Comment: A landscape plan is included as a component of the works proposed with the proposed landscaping in sympathy with, but not necessarily the same as, other planting in the streetscape.

- f) *retain, wherever reasonable, major existing trees, and*

Comment: A detailed Arborist Assessment accompanies the DA and considers the removal and retention of existing trees on the site. Where possible significant trees have been retained.

- g) *be designed so that no building is constructed in a riparian zone*

Comment: The proposed buildings are not situated within a riparian zone.

Visual and acoustic privacy

Pursuant to clause 100 of SEPP Housing, the proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:

- a) *using appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and*

Comment: The design and orientation of individual apartments has been developed through appropriate site analysis to ensure that the development anticipates and appropriately addresses any potential amenity impacts to adjoining developments. Adjoining development will not experience any unreasonable privacy impacts due to the orientation of private open space areas, implementation of integrated privacy attenuation measures into the design of the development and supplementary screening afforded through the landscaping proposed.

- b) *ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.*

Comment: This design principle has been considered and is incorporated into the layout and design of the proposed dwellings.

Solar Access and Design for Climate

Pursuant to clause 101 of SEPP Housing, the proposed development should:

- a) *provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings*

Comment: We confirm that 42 of 55 (76%) of apartments receive compliant levels of solar access with all apartments naturally cross ventilated. Appropriate shade and whether protection are provided where necessary. The shadow diagrams demonstrate the development will maintain compliant levels of solar access to adjoining properties and will not result in unreasonable shadowing impacts to the public domain.

- a) *involving site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.*

Comment: These design principles have been considered and incorporated in conjunction with detailed site analysis into the design of the proposed development.

Stormwater

Pursuant to clause 102 of SEPP Housing, the proposed development should:

- a) *control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by finishing driveways surfaces with semi impervious material, minimising the width of paths and minimising paved areas, and*

Comment: All stormwater will be gravity drained to the Council stormwater system as detailed on the accompanying stormwater management plans prepared by Acor Consulting.

- b) *Include where practical on-site stormwater detention or re-use for second quality water uses.*

Comment: The accompanying stormwater management plans incorporated on-site stormwater detention.

Crime Prevention

Pursuant to clause 103 of SEPP Housing, the proposed development should be designed in accordance with environmental design principles relating to crime prevention and provide personal property security for residents and visitors and encourage crime prevention by:

- a) *site planning that allows, from inside each dwelling, general observation of the street, the site, and approaches to the dwellings entry, and*

Comment: The design of the development enables casual surveillance of all adjacent public land including Melwood Avenue, the adjacent public car park and the youth centre and adjacent reserve to the west.

All dwellings have safe and easily identified access.

- b) *where shared entries are required, provide shared entries that serve a small number of dwellings and that are able to be locked, and*

Comment: Each apartment will be able to be accessed separately.

- c) *Providing dwellings designed to allow residents to see who approaches their dwelling without the need to open the front door*

Comment: This design principle has been incorporated into the detailed design of the proposed development.

Accessibility

Pursuant to clause 104 of SEPP Housing, the proposed development should:

- a) *have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and*

Comment: These matters have been addressed previously in this report.

- b) *provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.*

Comment: These matters have been addressed in detail in the accompanying Traffic Impact Assessment prepared by Traffix.

Waste Management

Pursuant to clause 105 of SEPP Housing, the development should include waste storage facilities that maximise recycling by the provision of appropriate facilities. We confirm that demolition, construction and ongoing waste management will be appropriately dealt with as detailed in the accompanying waste Management plan prepared by MRA Consulting Group.

Non-discretionary development standards for independent living units

Pursuant to clause 108 of SEPP Housing, the following are non-discretionary development standards in relation to development for the purposes of independent living units:

Development Standard	Proposed	Comment
(a) no building has a height of more than 9.5m excluding servicing equipment on the roof of a building	<p>Club building - Maximum height 12.352m</p> <p>ILU pavilions – maximum height 9.5m</p>	<p>Does not comply.</p> <p>Refer to clause 4.6 variation request</p> <p>Complies</p>
(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— i. is fully integrated into the design of the roof or contained and suitably screened from view from public places, and ii. is limited to an area of no more than 20% of the surface area of the roof, and iii. does not result in the building having a height of more than 11.5m,	N/A	N/A
(c) the density and scale of the independent living units when expressed as a floor space ratio is 0.5:1 or less,	ILU GFA of 6745m ² representing an FSR of 0.75:1	This submission is accompanied by a clause 4.6 variation request in support of the FSR proposed with such variation request well founded.
(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,	N/A	N/A

Development Standard	Proposed	Comment
(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,	30%	The proposed development provides a landscaped area of 2712.3m ² or 30% of the site area in accordance with the standard.
(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	28.2% with deep soil landscaping at the rear of the site.	The proposed development divides a deep soil landscaped area of 2551m ² or 28.2% of the site area in accordance with the standard.
(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	76%	42 of 55 (76%) of apartments receive 2 hours of direct sunlight to private open space and windows associated with living rooms between 9am and 3pm in midwinter.
(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building— i. at least 15m ² of private open space per dwelling, and ii. at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,	>15m ² 3m wide balconies adjacent and landscaped areas	The proposed ground floor apartments contain balconies with a minimum dimension of 3m and areas well in excess of 15m ² .
(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and— i. an area of at least 10m ² , or ii. for each dwelling containing 1 bedroom—an area of at least 6m ² ,	>14m ²	All apartments have an area of private open space in excess of 10m ² with dimensions in excess of 2m.

Development Standard	Proposed	Comment
(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,	N/A	N/A
(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom. 27 x 2 bedroom (54) and 28 x 3 bedroom (84) 69 spaces required.	99 spaces provided including 9 visitor spaces	The proposed development provides adequate parking for residents and visitors to the development.

The proposed development is consistent with the relevant requirements and objectives of SEPP Housing.

4.4 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land. Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated.

Potential site contamination is addressed in the accompanying Preliminary Site Contamination Investigation prepared by Geo Environmental with such report confirming that the site can be made suitable for the proposed use, subject to the carrying out of a DSI and, if necessary, the preparation and implementation of a remedial action plan and standard remediation works. The report confirms that the DSI can be completed as a condition of consent and during the Construction Certificate stage.

As such, the proposed development is consistent with the provisions of Chapter 4 of this policy.

4.5 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

Chapter 4 and Schedule 9 of the SEPP aims to improve the design quality of residential flat developments to provide sustainable housing in social and environmental terms that is a long-term asset to the community and presents a better built form within the streetscape.

It also aims to better provide for a range of residents, provide safety, amenity and satisfy ecologically sustainable development principles. In order to satisfy these aims the plan sets design principles in relation to context, scale, built form, density, resources, energy and water efficiency, landscaping, amenity, safety and security, social dimensions and aesthetics to improve the design quality of residential flat building in the State.

These provisions apply to new residential flat buildings, the substantial redevelopment/refurbishment of existing residential flat buildings and conversion of an existing building to a residential flat building.

The proposed development is for the erection of 3 storey buildings, as defined, containing 55 dwellings. As per the definition of a 'Residential Flat Building' the provisions of the SEPP are applicable to the proposed development.

Clause 147(1)(a) requires any development application for residential flat development to be assessed against the 9 design quality principles contained in Schedule 9. The proposal's compliance with the design quality principles is detailed in the accompanying Architect Design Verification Statement.

Pursuant to clause 147(1)(b) states that in determining a development application for consent to carry out residential flat development the consent authority is required to take into consideration the Apartment Design Guide. In this regard an Apartment Design Guide compliance table is attached to the accompanying Architect Design Verification Statement.

4.6 STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the development and aims to encourage sustainable residential development.

A BASIX Assessment accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy, and thermal efficiency targets.

4.7 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The following relevant DCP 2011 controls have been addressed with respect to consideration of the proposed seniors housing development noting that only the controls that do not derogate from the SEPP Housing provisions have been considered.

Control	Requirement	Proposed	Compliance
Side Boundary Setbacks DCP Control B5	Side boundary setbacks 0.9m.	All setbacks well in excess of these minimums.	Yes
Rear Boundary Setback DCP Control B9	6.0m rear setback	>6m	Yes
Traffic, Access, and Safety DCP Controls C2	To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian, and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.	A Traffic and Parking Assessment Report has been prepared by Traffix. The traffic and parking report demonstrates that the proposed development has no unacceptable traffic implications.	Yes
Stormwater DCP Control C4	To ensure the appropriate management of stormwater.	Please refer to Stormwater Management Plans	Yes

Control	Requirement	Proposed	Compliance
	<p>To minimise the quantity of stormwater run-off.</p> <p>To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.</p> <p>To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</p>		
<p>Erosion and Sedimentation</p> <p>DCP Control C5</p>	<p>To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.</p> <p>To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.</p> <p>To prevent any reduction in water quality downstream of the development site.</p>	<p>Please refer to the erosion and sediment control plan provided in the stormwater engineers drawings.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
<p>Excavation and Landfill</p> <p>DCP Control C7</p>	<p>Excavation and landfill works must not result in any adverse impact on adjoining land.</p>	<p>Excavation will be required to construct the basement level car parking.</p> <p>A geotechnical report has been prepared and concludes that the development has an acceptable level of risk provided the recommendations of the report are adhered to.</p>	<p>Yes</p>
<p>Demolition & Construction</p> <p>DCP Control C8</p>	<p>A demolition and waste management plan must be satisfactorily completed and submitted.</p>	<p>A demolition and waste management plan accompanies the application.</p>	<p>Yes</p>
<p>Waste Management</p> <p>DCP Control C9</p>	<p>Each development must include or have access to Waste/Recycling Storage Rooms and Areas.</p> <p>Where the number of dwellings/units is 29 or less, the Waste/Recycling Storage Rooms or Areas must be located at the front of the development within 6.5 metres walking distance to the front boundary adjacent to the roadway. If a Waste/Recycling Storage Room or Area is to be provided at another suitable location</p>	<p>We confirm that demolition, construction and ongoing waste management will be appropriately dealt with as detailed in the accompanying waste management plan prepared by MRA Consulting Group.</p> <p>These provisions are satisfied.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>within the building, a complementary Waste/Recycling Storage Room or Area must be provided within 6.5 metres walking distance to the front boundary adjacent to the roadway;</p>		
<p>Access to Sunlight DCP Control D6</p>	<p>Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing:</p> <ul style="list-style-type: none"> • Development should avoid unreasonable overshadowing any public open space. • At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. 	<p>View from the sun solar diagrams have been prepared.</p> <p>As demonstrated in the analysis the principal living areas and private open space of the surrounding dwellings will continue to receive in excess of 3 hours of solar access between 9am and 3pm on 21 June.</p> <p>The provisions of SEPP Housing prevail in relation to solar access requirements to the proposed development.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
<p>Views DCP Control D7</p>	<p>Development is to allow for the reasonable sharing of views, encourage innovative design solutions and ensure existing canopy trees have priority over views.</p>	<p>The proposed development will not impact upon any established public or private views.</p>	<p>Yes</p>
<p>Privacy DCP Control D8</p>	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</p>	<p>The development has been designed through detailed site analysis to ensure that appropriate privacy is maintained to neighbouring properties through the design and orientation of the apartments, the appropriate use and placement of fenestration and integrated privacy attenuation measures.</p>	<p>Yes</p>
<p>Building Bulk DCP Control D9</p>	<p>Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways, and land zoned for public recreation purposes.</p>	<p>The development has been designed through detailed site context analysis to provide through a contextually responsive building form maintaining appropriate amenity to neighbouring properties and a high level of amenity to future occupants.</p> <p>The pavilion style building topology adopted has regard to the scale and proportion of existing dwellings in the locality.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
		The highly articulated building form and facade treatments provide visual interest to the streetscape.	
Building Colours and Materials DCP Control D10	Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	The proposed materials and finishes are indicated on the schedule of finishes submitted with the application. The materials and finishes are considered to be sympathetic to the style of the surrounding development and complementary to natural environment.	Yes
Roofs DCP Control D11	Roofs are to be designed to complement the local skyline.	The development incorporates flat roof elements, to minimise bulk and scale.	Yes
Glare and Reflection DCP Control D12	Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	The proposed window glazing and roof finishes will not give rise to any unacceptable glare or reflection.	Yes
Accessibility DCP Control D18	To ensure convenient, comfortable, and safe access for all people including older people, people with prams and strollers and people with a disability.	The proposed development has been designed to ensure a convenient, comfortable, and safe access for all people including wheelchair accessibility.	Yes

Control	Requirement	Proposed	Compliance
		<p>The application is accompanied by an Access Report confirming compliance with the SEPP Housing provisions and the BCA.</p>	
<p>Private Property Tree Management DCP Control E1</p>	<p>Development is to be situated and designed to minimise the impact on remnant native vegetation including canopy trees and understorey vegetation on remnant native ground cover species.</p>	<p>An Arborist Report has been prepared and accompanies this application. This report considers the trees required for removal.</p>	<p>Yes</p>
<p>Landslip Risk DCP Control E10</p>	<p>The site is identified as falling within Landslip Risk Areas A and B.</p> <p>The applicant must demonstrate that:</p> <ul style="list-style-type: none"> • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. 	<p>Please refer to the accompanying geotechnical report.</p>	<p>Yes</p>

4.8 MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any Planning Instrument

Comment: This report clearly and comprehensively addresses the relevant provisions of all applicable planning instruments, including SEPP Housing, WLEP 2011, SEPP Housing, SEPP (Resilience and Hazards) and SEPP (Sustainable Buildings) 2022.

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Comment: There are no known draft planning instruments relevant to the subject site or the proposed development.

(iii) Any development control plan

Comment: WDCP 2011 applies with these provisions having been assessed within this report.

(iiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

Comment: N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

Comment: N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

Comment: N/A

(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,

Context and Setting

- i. *What is the relationship to the region and local context in terms of:*
- *The scenic qualities and features of the landscape*
 - *The character and amenity of the locality and streetscape*
 - *The scale, bulk, height, mass, form, character, density, and design of development in the locality*
 - *The previous and existing land uses and activities in the locality*

Comment: These matters have been addressed within this report.

- ii. *What are the potential impacts on adjacent properties in terms of:*
- *Relationship and compatibility of adjacent land uses?*
 - *sunlight access (overshadowing)*
 - *visual and acoustic privacy*
 - *views and vistas*
 - *edge conditions such as boundary treatments and fencing*

Comment: These matters have been discussed in detail earlier in this report. The potential impacts are considered to be acceptable with regard to the SEPP.

Access, transport, and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

Comment: These issues have been discussed in detail in the report. The development provides adequate carparking facilities in conformity with the standards of the policy.

Public Domain

Comment: The proposed development will have no adverse impact on the public domain.

Utilities

Comment: This has been addressed within this report.

Flora and Fauna

Comment: An arborist report and landscape plan detail the proposed works in regard to landscaping.

Waste Collection

Comment: Refer to the accompanying waste management plan.

Natural hazards

Comment: The site is located within Area A and B on the Landslide Risk Land Map. The application is supported by a Geotechnical Report.

Economic Impact in the locality

Comment: The proposed development will have beneficial economic impacts through the ongoing use and management of the Club and residential component of the development.

Site Design and Internal Design

i. *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape, and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance, and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

Comment: These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the desired future character and built form controls of the SEPP.

ii. *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation, and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

Comment: The proposed development can comply with the provisions of the Building Code of Australia as detailed in the accompanying BCA Capability Report prepared by VPL Consulting.

Construction

i. *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Comment: Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

Comment: The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to public transport and utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography of the site, is of adequate area, and has no special physical or engineering constraints is suitable for the proposed development.

(d) Any submissions received in accordance with this act or regulations

Comment: It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

Comment: It is considered that the development is sensitive both to the natural and built environments and is consistent with the provisions of SEPP Housing. The development will provide contemporary Club facilities for public use and additional housing for seniors or people with a disability in an area ideally suited to this form of housing. Approval of the application would be in the public interest.

5 CONCLUSION

The Architect has responded to the client brief to develop a scheme which not only replaces the existing antiquated Club facilities but also incorporates seniors independent living units which will fund the redevelopment of the site and secure the financial viability of the Club into the future. In the finalisation of the scheme consideration has been given to the minutes arising from formal pre-lodgement discussions with Northern Beaches Council (the Council) (PLM2022/0218) and the Northern Beaches Design and Sustainability (DSAP). The issues raised have been addressed in the accompanying Design Verification Statement prepared by Quattro Architecture and the Urban Design Report prepared by Wolski Coppin.

We confirm that Forestville RSL has established a partnership with the Gaimaragal Group an Indigenous-led organization dedicated to fostering cultural sustainability and respect for Country. This collaboration ensures that the redevelopment acknowledges and integrates the deep cultural connections Indigenous communities hold with the land promoting an inclusive and respectful approach to the development. The letter of support is at Attachment 1

Having regard to the detail of the application we have formed the opinion that the development will not give rise to any unacceptable environmental, streetscape, or residential amenity impacts. The development will provide new contemporary Club facilities for the use and enjoyment of the public whilst also providing housing for seniors or people with a disability in an area ideally suited to this form of housing. The Club will continue to operate pursuant to the hours imposed by its liquor licence and the accompanying Operational Plan of Management.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The proposal appropriately responds to the relevant planning controls applicable to the site and the proposed development. The staging of the development will be facilitated through the imposition of appropriately worded conditions of development consent.
- The proposed development will not have an unreasonable impact on the environmental quality of the land and the amenity of surrounding properties.
- The development will provide new contemporary Club facilities for the use and enjoyment of the public whilst also providing housing for seniors or people with a disability in an area ideally suited to this form of housing. The Club will continue to operate pursuant to the hours imposed by its liquor licence and the accompanying Operational Plan of Management.
- The accompanying clause 4.6 variation requests demonstrates that compliance with the building height and FSR standards prescribed by clauses 84(2)(c)(i), 84(2)(c)(iii) and 108(2)(a) of SEPP Housing is unnecessary given the developments consistency with the implicit objectives of the standards and the objectives of the zone with sufficient environmental planning grounds to justify the variation. The clause 4.6 variation requests are well-founded.

- The site is assessed as suitable for the proposal, having regard to the relevant considerations pursuant to the SEPP (Housing) 2021.
- The site is located in the Northern Beaches Local Government Area (LGA) and as such the application will be assessed by Northern Beaches Council (the Council), pursuant to Part 4 of the Act. The estimated cost is greater than \$30 million dollars and accordingly the proposal is regionally significant development pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021. Accordingly, the Sydney North Planning Panel is the consent authority for this application.

Yours faithfully

Boston Blyth Fleming Town Planners



Greg Boston

B Urb & Reg Plan (UNE) MPIA

Director

Attachment 1

Letter of support from Gaimaragal Group



Susan Moylan-Coombs,
Director

mobile: 0458025399
email: susan@gaimaragal.com.au

Date: September 5, 2024

To: Mr Ian Thomson
CEO
Forestville RSL Club
22 Melwood Ave,
Forestville, NSW 2087

Subject: Letter of Support for the Proposed Development of Forestville RSL Club and Recognition of the "Connecting with Country" Program

Dear Mr Thomson,

On behalf of the Gaimaragal Group Pty Ltd, I am writing to express our enthusiastic support for the proposed development of the Forestville RSL Club site and your recognition of the "Connecting with Country" program as guiding principles for this project and connecting to Country and Community locally.

The "Connecting with Country" program offers an invaluable opportunity to acknowledge, respect, and embrace the deep cultural connections that Indigenous communities hold with Country that live on and are culturally connected too. By aligning your development project with these principles, Forestville RSL is demonstrating a strong commitment to fostering an inclusive and respectful approach to both community development and cultural sustainability.

We are particularly encouraged by your openness to integrating future activities that will connect the project team, RSL staff, and the executive team with the essence of the "Connecting with Country" program. Engaging with practical, on-the-ground experiences such as cultural immersion workshops, guided site visits with Indigenous elders, and educational sessions on land management practices rooted in Indigenous knowledge will not only deepen understanding but also foster lasting relationships between all involved.

These initiatives will ensure that the development is driven by a genuine respect for Indigenous culture and contributes meaningfully to a shared future.

The Gaimaragal Group would be pleased to work closely with Forestville RSL in organizing and facilitating these activities, offering our expertise and resources to help guide this journey of cultural engagement and learning. By embedding these values throughout the development process, the project will serve as a model for how organizations can meaningfully connect with Indigenous culture and Country while building a community space in the future Club and also the residential apartments that reflects inclusivity and respect.

We strongly believe that your development will create new opportunities for community engagement, cultural education, and environmental sustainability, benefiting both Indigenous and non-Indigenous people in the Forestville area. We look forward to supporting your efforts to make this vision a reality and are eager to collaborate on future initiatives that align with the "Connecting with Country" framework.

Should you require further assistance or wish to discuss specific plans for the upcoming activities, please don't hesitate to reach out. We are excited about the opportunity to contribute to this important project and the ongoing work of connecting with country.

Yours sincerely,



Susan Moylan-Coombs

Director

Gaimaragal Group Pty Ltd

Attachment 2

Clause 4.6 variation request – Floor Space Ratio

Separately attached

Attachment 3

Clause 4.6 variation request – Height of Buildings

Separately attached

Attachment 4

Clause 4.6 variation request – Building planes

Separately attached