

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed seniors
housing pursuant to SEPP
(Housing) 2021

69 Melwood Avenue,
Forestville

Statement of Environmental Effects

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1 INTRODUCTION

The subject application proposes the demolition of the existing dwelling and the construction of a seniors housing development incorporating seven (7) in-fill self-care housing units and basement car parking for 13 vehicles pursuant to the provisions of State Environmental Planning Policy (Housing) 2021 (SEPP Housing). The application also proposes the implementation of an enhanced site landscape regime.

The architect has responded to the client brief to provide for a residential development of exceptional design quality which responds appropriately to the constraints and opportunities identified through detailed site and context analysis. The resultant development will provide superior levels of amenity for future occupants whilst maintaining appropriate levels of amenity to the adjoining residential properties.

Having regard to the detail of the application we have formed the considered opinion that the development will not give rise to any unacceptable environmental, streetscape, or residential amenity impacts. The development will however provide for additional housing for seniors or people with a disability in an area ideally suited to this form of housing being located within immediate proximity to the Forestville Local Centre and public transport services along Warringah Road.

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

- Survey plan prepared by Bee & Lethbridge Pty Ltd
- Architectural plans, elevations, sections, shadow diagrams, montages prepared by CD Architects
- Design Verification Statement and Compliance Report prepared by CD Architects
- Stormwater Management Plans prepared by LMW Design Group P/L
- Statement of Compliance Access for People with a Disability prepared by Accessible Building Solutions
- Arborist Report prepared by Jackson Nature Works
- Landscape Plans prepared by Paul Scrivener Landscape
- Traffic and Parking Assessment prepared by PDC Consultants
- Geotechnical Investigation Report
- Waste Management Plan prepared by MultiPro Consultants P/L
- Quantity Surveyor Report prepared by Quantity Surveyors Project Manager
- NatHERS and BASIX Certificate by Taylor Smith Consulting

In 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**)
- Seniors Living Policy Urban Design Guidelines for Infill Development.
- State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy No.65 - Design Quality of Residential Apartment Development (**SEPP 65**)

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 application has considered and satisfies the relevant planning controls applicable to the site and the proposed development.
- The proposed development is consistent with the desired future character of the locality.
- The proposed development will not have an unreasonable impact on the environmental quality of the land and the amenity of surrounding properties.
- The accompanying clause 4.6 variation requests demonstrates that compliance with the building planes prescribed by clause 84(2)(c)(iii) of SEPP Housing is unnecessary given the developments consistency with the assumed objectives of the standard and the objectives of the zone with sufficient environmental planning grounds to justify the variation. The clause 4.6 variation request is well-founded.
- The site is assessed as suitable for the proposal, having regard to the relevant considerations pursuant to the SEPP (Housing) 2021.

2 SITE ANALYSIS

2.1 SITE DESCRIPTION AND LOCATION

2.1.1 THE SITE

The development site is legally described as Lot 1 in DP 379308, No. 69 Melwood Avenue, Forestville. The site is rectangular in shape with a 27.43m wide frontage and address to Melwood Avenue to the west, a maximum depth of 51.815m and a total area of 1421.4m².

The site falls approximately 7.89 metres from the upper front boundary down towards the rear and contains a number of existing canopy trees.

An aerial location/ context photograph is at Figure 1 below.

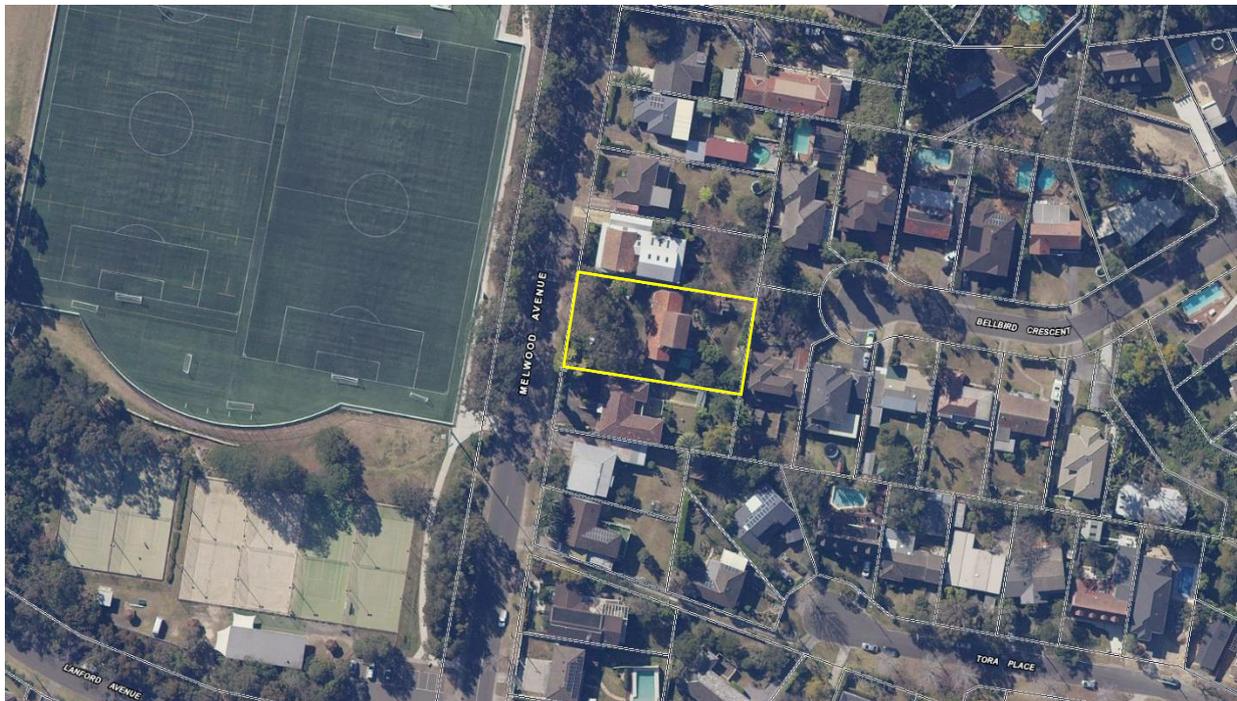


Figure 1: Aerial image with the subject site bordered in yellow
(Source: SIX Maps)

The property is occupied by two storey dwelling with an attached double garage. Vehicular access is gained via an existing driveway to Melwood Avenue.

The site benefits from Development Consent DA2021/0316, as amended, which approved the demolition of the existing dwelling and the subdivision of the lot into two. The works approved pursuant to DA2021/0316 have commenced on site, with tree removal undertaken and stormwater infrastructure installed.

The details of the property are depicted in the extract of the survey by Bee & Lethbridge Pty Ltd (Figure 2), with an image of the site at Figure 3.

2.1.1 THE LOCALITY

The subject site is located on the eastern side of Melwood Avenue. With the exception of Melwood Oval on the eastern side of the street, the area is characterised by one and two storey low density residential development of varying age, architectural style and character.

The immediately adjoining property to the north at 67 Melwood Avenue comprises a one and two storey dwelling house, as shown in Figure 4. The immediately adjoining property to the south at 71 Melwood Avenue comprises a two storey dwelling house, as shown in Figure 5.



Figure 4: Development to the north along Melwood Avenue, with the subject site to the far right.

The subject site is located approximately 500m from Forestville Local Centre and is in close proximity to Warringah Road. The site is also within 400m of Bus Stop (Stop ID 208746) that is regularly serviced by the 278 bus route.



Figure 5: Development to the south along Melwood Avenue, with the subject site to the far left.



Figure 6: Melwood Oval on the opposite side of the street

2.1.2 SITE ANALYSIS

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 provided none of which are considered significant in terms of species or form.

The relationship of the proposed development to the adjacent sites provides for appropriate built form separation, with the limited building height and scale mitigating any impacts upon the amenity of these properties.

Having regard to the urban design guidelines for infill development as published by the Urban Design Advisor Service of the NSW Department of Planning & Natural Resources the following observations are made:

Context

Development within the sites visual catchment is characterised by detached style housing of varying age, scale and architectural style. The development provides for seven apartments set within an informal landscaped setting with the built form and landscape outcomes not inconsistent with the established built form context.

Site Planning and Design

The design of the development has sought to reflect the character and style of housing within the immediate locality noting that it is characterised by detached style housing of varying age, scale and architectural style. The layout of the development provides private open space in the form of balconies to each dwelling.

Impacts on the Streetscape

The two storey form presenting to the street is consistent with the existing and desired future form of development in the locality. The setbacks to the Melwood Avenue frontage provide for landscaping which will soften and screen the built form. The form of building provides for a contemporary infill outcome that is consistent with the intentions of the SEPP and the setting is augmented by the landscape detail as proposed by this application.

Impacts on the Neighbours

The consistent building height combined with privacy screening measures to each of the proposed terraces and an enhanced site landscaping regime will ensure that the privacy and amenity of adjacent sites are retained. The shadow diagrams submitted with the application demonstrate that there are limited shadow impacts to neighbouring properties compliant levels of solar access maintained.

Internal site amenity

All of the units are afforded appropriately sized and orientated balconies and private open space areas accessed off the main living areas to each of the units. 6/7 apartments proposed (85%) receive at least 3 hours of solar access to living rooms and private open space areas between 9am and 3pm in midwinter.

Significant enhancements to the landscaping are proposed throughout the site with the incorporation of additional tree planting, deep soil zones and dense screen shrub planting.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 DETAILS OF THE PROPOSED DEVELOPMENT

The subject application proposes the demolition of the existing dwelling and the construction of a seniors housing development incorporating seven (7) in-fill self-care housing units and basement car parking for 13 vehicles pursuant to the provisions of SEPP (Housing).

The proposed development is depicted in the architectural plans by CD Architects and is described, as follows:

Ground Floor

- 2 x 3 Bedroom units, opening onto landscaped gardens,
- Storage room, with 7 x storage cages

Level 1

- 1 x 3 Bedroom unit,
- 12 resident parking spaces and 1 visitor space,
- Services and plant equipment

Level 2

- 1 x 3 Bedroom unit,
- 2 x 2 Bedroom units,
- Entrance lobbies connecting to Melwood Avenue,
- Bin store

Level 3

- 1 x 3 Bedroom unit

External works

- New driveway to Melwood Avenue
- Access pathways
- Landscaping
- Tree removal
- Infrastructure

Accessible pedestrian access between the proposed units and Melwood Avenue, and throughout the site in general, is achieved by virtue of the two lifts cores and a series of accessible pathways, the suitability of which is confirmed in the accompanying Statement of Compliance Access for People with a Disability prepared by Accessible Building Solutions.

The appropriateness of the design of the driveway and parking area is confirmed in the accompanying Traffic and Parking Assessment by PDC Consultants.

Stormwater is to be directed to the proposed on-site detention tank located beneath the driveway or to the drainage easement at the north-eastern corner of the site, as detailed on the Stormwater Management Plans prepared by LMW Design Group P/L.

Proposed tree removal and design protection measures are detailed in the Arborist Report by Jackson Nature Works, with a high-quality landscaped solution including compensatory plantings detailed on the Landscape Plans by Paul Scrivener Landscape.

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. Seniors housing as defined by WLEP 2011 is prohibited within the zone. However, the use remains permissible with consent via the operation of SEPP Housing and the operation of clause 1.9 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. The proposed development reaches a maximum height of approximately 9.4m, inconsistent with this clause.

However, pursuant to clause 1.9 of WLEP 2011 and clause 8 of SEPP Housing, the 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 seniors housing development of the type proposed. Pursuant to Clause 108(1) of this policy, the object of such standard is to prevent the consent authority from requiring a more onerous standard, if the standard prescribed is complied with.

The proposed development is consistent with the 9.5m height limit prescribed by SEPP Housing, which prevails in this instance.

Earthworks

The application is supported by a Geotechnical Report that 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 MLEP 2013.

Development on sloping land

The site is identified within Areas A and B on the Landslide Risk Land Map of WLEP 2011. A Geotechnical Report 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 a condition of development consent.

4.2 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 | 1421.4m ² | Complies |
| (b) the frontage of the site area of the development is at least 20m measured at the building line | 27.43m | Complies |
| (c) for development on land in a residential zone where residential flat buildings are not permitted— | | |
| i. the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and | 9.4m | Complies |
| ii. if the roof of the building contains servicing | No plant equipment is | Complies |

| Development Standard | Proposed | Comment |
|--|--|---|
| <p>equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and</p> <p>iii. if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.</p> | <p>proposed on the roof.</p> <p>Minor protrusions beyond the building planes at the upper level.</p> | <p>See accompanying Clause 4.6 Request to vary this development standard.</p> |

Pursuant to clause 80(3) of SEPP Housing, servicing equipment must—

- a) *be fully integrated into the design of the roof or contained and suitably screened from view from public places, and*
- b) *be limited to an area of no more than 20% of the surface area of the roof, and*
- c) *not result in the building having a height of more than 11.5m.*

The application does not propose any service or plant equipment on the roof.

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 a Statement of Compliance Access for People with a Disability prepared by Accessible Building Solutions, which confirms compliance with these standards.

Location and access to facilities and services

Pursuant to clause 93(1) of SEPP Housing, development consent must not be granted for the purposes of an 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 site is located approximately 110m from a bus stop (Forestville Park Tennis Club, Melwood Avenue Stop ID 208746) that is serviced by the 278 service that operates in a loop Forestville Local Centre, at 20 minute intervals.

The bus stop is located on the opposite side of Melwood Road and is accessible via a sealed footpath. The application is supported by a Statement of Compliance Access for People with a Disability prepared by Accessible Building Solutions, which confirms compliance with the gradient requirements of subsection (4).

The 278 service can take residents of the proposed development to Forestville Local Centre and back throughout the day, consistent with the provisions of Subsection (2)(b). Forestville Local Centre comprises shops and other retail and commercial services that residents may reasonably require, and community services and recreation facilities, and the practice of a general medical practitioner, consistent with Subsection (5). Furthermore, Forestville Local Centre is further serviced by a raft of additional public transport routes that can take residents to other locations, where further services are available.

A copy of the 278 timetable accompanies this application (Attachment 2)

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 currently contains a dwelling house that is connected to a reticulated water and sewage system. The proposed development will connect to these existing systems. The location of the sewer line is indicated on the site survey. 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 Urban Design Guideline for Infill Development in its consideration of the application. An assessment pursuant to this guide is set out in the following table:

| Issue | Key Requirement | Comment |
|--|--|---|
| <p>Responding to context</p> | <p>Street and Lot Layout</p> <p>Subdivision Layout</p> <p>Consistency of built form – massing and scale</p> <p>Trees</p> | <p>The proposal responds to the established street and lot layout, through presenting the development as a 2 storey built form development as viewed from the street similar in height and scale to the detached style of housing in the locality</p> <p>The proposal does not involve the consolidation of subdivision plan</p> <p>The proposed development displays a massing, scale and 2 storey streetscape presentation consistent with that established by development located within the site’s visual catchment.</p> <p>The trees to be removed are detailed in the arborist report provided.</p> <p>The loss of these trees will be compensated by replacement tree planting and enhanced landscape regime throughout the site.</p> <p>The landscape plan provides for the enhancement of landscaping on the site.</p> |
| <p>Site Planning & Design</p> | <p>Dwellings to address the street</p> | <p>The proposed development positively contributes to the streetscape and addressed Melwood Avenue.</p> |

| Issue | Key Requirement | Comment |
|--|--|---|
| | <p>Rear dwellings should be more modest in form</p> <p>Maximise solar access and access to private open space</p> <p>Centralised parking in car parking courts are preferred to reduce the amount of space occupied by driveways, garages, etc. Retain existing crossings if possible.</p> | <p>The development is stepped in response to the fall of the land and is maintained within the rear envelope.</p> <p>Living areas and private open space areas are afforded compliant levels of solar access.</p> <p>Spatial separation between neighbouring dwellings is maintained by the provision of boundary setbacks and substantial boundary edge landscaping.</p> <p>A single level carpark is provided for all units. The carpark is accessed via a single driveway from Melwood Avenue.</p> |
| <p>Impacts on the Streetscape</p> | <p>Built Form; trees; amenity; parking and garaging and vehicular circulation.</p> | <p>These matters have been addressed in term of the comments on context and site planning.</p> |
| <p>Impact on neighbours</p> | <p>Minimise impacts to by maintaining a consistency in the pattern of building.</p> <p>Landscaping</p> | <p>The proposed development does not result in any adverse impacts upon the amenity of adjoining properties and the siting of the development is consistent with that reasonably anticipated on the site.</p> <p>Edge condition planting augments planting on the adjacent sites and increases privacy by screening in</p> |

| Issue | Key Requirement | Comment |
|------------------------------|---|--|
| | | conjunction with the established fencing. |
| Internal Site Amenity | <p>Maximise Solar Access</p> <p>Clearly define and identify individual dwellings</p> | <p>The siting of balconies and living areas maximises the opportunities for solar access and natural light and ventilation to the individual units.</p> <p>The design of the development clearly defines the dwelling entries so that they are easily identifiable and legible, providing a sense of address to each individual unit.</p> |

It is considered that the proposal appropriately responds to the design code.

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 architectural plans by CD Architects include detailed site analysis which was used to guide and inform the proposed design solution.

- 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. The shadow diagrams also show that the development will maintain compliant levels of solar access to adjoining properties.

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

Comment: The height, scale and form of the development relates to the topography of the site and that of the neighbouring sites. The built form steps down the slope of the land and is appropriately responsive to the context of the site.

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

Comment: The proposed development has a two storey presentation to the street, compatible with the predominant scale of development within the visual catchment of the site.

- 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 at a minimum distance of approximately 6.5m from the front boundary. The proposed setback is consistent with the 6.5m minimum setback prescribed by WDCP 2011 and is appropriately responsive to the setbacks of adjoining dwellings and the existing building line, noting that the dwelling to the north is sited with a minimum setback of approximately 4m to Melwood Avenue and the dwelling to the south is sited with a minimum setback of approximately 11m to Melwood Avenue. Whilst the basement does extend within the 6.5 m front setback sufficient soil depth is provided above structure to enable the establishment of landscaping capable of softening and screen the development in a streetscape context.

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

Comment: A landscape concept 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. No significant trees were identified on the subject site.

- 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 dwellings has been developed through appropriate site analysis to ensure that the development anticipates and appropriately addresses any potential amenity impacts to adjoining developments. Low density residential properties to the north, south and east of the site 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: A solar access study and shadow diagram prepared by CA Architects accompanies this application. The shadow diagrams indicate that adequate solar access will be maintained to the rear open space areas of all surrounding properties between 9am and 3pm on 21st June.

- 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: Detailed Stormwater Management Plans accompany this application with all stormwater appropriately directed to existing stormwater infrastructure and the associated drainage easement at the rear north-eastern corner of the site.

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

Comment: The proposed development incorporates on-site stormwater detention, as demonstrated on the accompanying Stormwater Management Plans.

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 observation of Melwood Avenue and communal areas. The individual unit entries are well located centrally within the site, so that they are easily identifiable, providing a sense of address to each unit and passive surveillance.

- 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 unit will be able to be accessed separately, with the main residential lobbies also appropriately secure.

- 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 motorist with convenient access and parking for residents and visitors.*

Comment: These matters have been addressed in detail in the accompanying traffic and parking report.

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. The bin store at the front of the site has been designed to house general waste, paper recycling, plastic recycling and vegetation bins, consistent with Council's Waste Management Policy.

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 | 9.4m | Complies |
| (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 buildings when expressed as a floor space ratio is 0.5:1 or less, | 0.64:1 | In relation to the GFA/ FSR proposed we have formed the following opinion: <ul style="list-style-type: none"> - The development sits comfortably below the 9.5m maximum height limit; - The landscaped area far exceeds the minimum requirements for deep soil zones and landscaped area, as prescribed by SEPP Housing; - The minimum setbacks to boundaries exceed the minimum setbacks prescribed by WDCP 2011. - The proposed development will not give rise to any unacceptable residential amenity impacts in |

| Development Standard | Proposed | Comment |
|--|----------|---|
| | | <p>terms of privacy, view loss, overshadowing or visual bulk.</p> <ul style="list-style-type: none"> - The integrated site landscape regime proposed will soften and screen the building when viewed from the street and neighbouring residential properties. - The development will increase the supply of housing for seniors in an accessible location. - The development complies with the building envelope provisions contained within SEPP (Housing). - Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of <i>Project Venture Developments v Pittwater Council</i> (2005) NSW LEC 191 we have formed the considered opinion that most observers would not find the proposed development offensive, jarring or unsympathetic in a streetscape context nor when assessed against the built form characteristics of development within the site's visual catchment. Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings. <p>It has been determined that the GFA/FSR has been appropriately distributed across the site having regard to the relationship of the proposal to the established built form arrangement on adjoining properties and the maintenance of appropriate residential amenity and streetscape outcomes. The site is ideally suited to this form of housing.</p> |
| (d) for a development application made by a social housing | N/A | N/A |

| Development Standard | Proposed | Comment |
|---|---|---|
| <p>provider—at least 35m² of landscaped area per dwelling,</p> | | |
| <p>(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,</p> | 54% | <p>The proposed development provides an area of 773.7m² of landscaped area, far exceeding the 30% minimum prescribed.</p> |
| <p>(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,</p> | 29% | <p>The proposed development provides an area of 413.3m² of deep soil zone, of which 164.6m² is within the rear setback.</p> <p>The portion of the deep soil zone at the rear of the site exceeds 65% of the 15% minimum prescribed.</p> |
| <p>(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,</p> | 85% | <p>6/7 units receive 2 hours of direct sunlight to private open space and windows associated with living rooms between 9am and 3pm in midwinter.</p> |
| <p>(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—</p> <ul style="list-style-type: none"> i. at least 15m² 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, | <p>>15m²</p> <p>3m wide balconies adjacent and landscaped areas</p> | <p>The proposed ground floor units (G01 and G02) comprise balconies with a minimum dimension of 3m and areas well in excess of 15m².</p> |
| <p>(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area</p> | >14m ² | <p>All units have an area of private open space in excess of 10m² with dimensions in excess of 2m.</p> |

| Development Standard | Proposed | Comment |
|--|---|---|
| <p>with minimum dimensions of 2m and—</p> <ul style="list-style-type: none"> i. an area of at least 10m², or ii. for each dwelling containing 1 bedroom—an area of at least 6m², | | |
| <p>(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,</p> | N/A | N/A |
| <p>(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p> <p>5 x 1.5 = 7.5 spaces 2 x 1 = 2 spaces</p> | 12 residential spaces and 1 visitor space | 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.

4.3 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The following relevant DCP 2011 controls have been addressed with respect to consideration of the proposed Seniors Housing Development.

| Control | Requirement | Proposed | Compliance |
|--|--|--|-----------------------------------|
| <p>Wall Heights DCP Control B1</p> | <p>7.2m maximum wall height to coincide with 8.5m height limit of WLEP 2011.</p> | <p>The proposed development has a wall height of 8.8m, in excess of the control prescribed.</p> <p>However, in our opinion, the wall height is not reasonably enforceable, as it is specifically designed to relate to the 8.5m height limit of WLEP 2011, which is not applicable in this instance.</p> <p>Nonetheless, the upper floors of the development where the proposed breach occurs are setback from the levels below and from the side boundaries, with setbacks well in excess of the 900mm prescribed by this control.</p> <p>As such, the non-compliance does not detract from consistency with the objectives of this clause that seek to minimise bulk and scale and impacts upon the amenity of adjoining properties.</p> | <p>No Acceptable on merit</p> |

| Control | Requirement | Proposed | Compliance |
|--|--|---|------------|
| Side Boundary Envelope DCP Control B3 | Side boundary envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres. | The proposed development is wholly maintained below the side boundary envelope. | Yes |
| Side Boundary Setbacks DCP Control B5 | Side boundary setbacks 0.9m. | North: 1.67m – 8.1m South: 4.4m – 8.5m | Yes |
| Front Boundary Setbacks DCP Control B7 | 6.5m | 6.5m to above ground structures although the basement does extend within the front setback with sufficient on slab planting to establish landscaping able to soften and screen the development from the street. | Yes |
| Rear Boundary Setback DCP Control B9 | 6.0m rear setback | 6.0m | Yes |
| Traffic, Access, and Safety DCP Controls C2 | To minimise: a) traffic hazards; b) vehicles queuing on public roads | A Traffic and Parking Assessment Report has been prepared by PDC Consultants. The traffic and parking report demonstrates that the proposed | Yes |

| Control | Requirement | Proposed | Compliance |
|--|---|--|------------|
| | <p>c) the number of vehicle crossings in a street;</p> <p>d) traffic, pedestrian, and cyclist conflict;</p> <p>e) interference with public transport facilities; and</p> <p>f) the loss of “on street” kerbside parking.</p> | <p>development has no unacceptable traffic implications.</p> | |
| <p>Bicycle Parking DCP Control C3A</p> | <p>To help meet the transport needs of the Warringah community</p> <p>To encourage healthy active lifestyles and help reduce reliance on private motor vehicles</p> <p>To provide convenience and safety for bicycle users</p> | <p>Bicycle parking can be incorporated for residents within the individual storage units or parking areas.</p> | <p>Yes</p> |
| <p>Stormwater DCP Control C4</p> | <p>To ensure the appropriate management of stormwater.</p> <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>Please refer to Stormwater Management Plans by LMW Design Group P/L.</p> | <p>Yes</p> |

| Control | Requirement | Proposed | Compliance |
|---|--|---|------------|
| | <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 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> |
| <p>Excavation and Landfill 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. 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> |

| Control | Requirement | Proposed | Compliance |
|--|--|---|------------|
| <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 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>The proposal incorporates a dedicated residential enclosed waste storage area to Melwood Avenue within 6.5 metres walking distance from the adjacent roadway, compliant with this control.</p> | <p>Yes</p> |
| <p>Private Open Space</p> | <p>Multi dwelling housing (not located at ground level) residential flat buildings and shop top</p> | <p>The provisions of SEPP Housing and SEPP 65 prevail in relation to</p> | <p>N/A</p> |

| Control | Requirement | Proposed | Compliance |
|--|---|--|------------|
| <p>DCP Control D2</p> | <p>housing, to provide 10sqm of private open space with a minimum dimension of 2.5 metres.</p> <p>Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation, and children’s play.</p> <p>Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>Private open space shall not be located in the primary front building setback.</p> <p>Private open space is to be located to maximise solar access.</p> | <p>private open space controls of WDCP 2011.</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 | <p>Shadow diagrams have been prepared by CA Architects and are submitted with the application documentation.</p> <p>The proposed development incorporates generous setbacks to the</p> | <p>Yes</p> |

| Control | Requirement | Proposed | Compliance |
|--|---|---|------------|
| | <p>overshadowing any public open space.</p> <ul style="list-style-type: none"> 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>southern boundary. As demonstrated in the Shadow Diagrams, the private open space of the adjoining dwelling at 71 Melwood Avenue will retain ample sunlight in midwinter, in excess of the 50% for 3 hours prescribed.</p> <p>The provisions of SEPP Housing and SEPP 65 prevail in relation to solar access requirements to the proposed development.</p> | |
| <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 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 units, the appropriate use and placement of fenestration and integrated privacy attenuation measures.</p> | <p>Yes</p> |

| Control | Requirement | Proposed | Compliance |
|---|--|---|------------|
| <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 development has regard to the scale and proportion of existing dwellings in the locality.</p> <p>The highly articulated building form and facade treatments provide visual interest to the streetscape.</p> | <p>Yes</p> |
| <p>Building Colours and Materials DCP Control D10</p> | <p>Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</p> | <p>The proposed materials and finishes are indicated on the Schedule of Finishes by CA Architects.</p> <p>The materials and finishes are considered to be sympathetic to the style of the surrounding development and complementary to natural environment.</p> | <p>Yes</p> |
| <p>Roofs DCP Control D11</p> | <p>Roofs are to be designed to complement the local skyline.</p> | <p>The development incorporates flat roof elements, to minimise bulk and scale.</p> | <p>Yes</p> |

| Control | Requirement | Proposed | Compliance |
|--|---|--|------------|
| <p>Glare and Reflection</p> <p>DCP Control D12</p> | <p>Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.</p> | <p>The proposed window glazing and roof finishes will not give rise to any unacceptable glare or reflection.</p> | <p>Yes</p> |
| <p>Accessibility</p> <p>DCP Control D18</p> | <p>To ensure convenient, comfortable, and safe access for all people including older people, people with prams and strollers and people with a disability.</p> | <p>The proposed development has been designed to ensure a convenient, comfortable, and safe access for all people including wheelchair accessibility.</p> <p>The application is accompanied by certification from Accessible Building Solutions in this regard.</p> | <p>Yes</p> |
| <p>Safety and Security</p> <p>DCP Control D20</p> | <p>Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>There is to be adequate lighting of entrances and pedestrian areas.</p> <p>After hours land use activities are to be given priority along primary</p> | <p>The design of the development enables casual observation (from inside the apartments) of the street frontage. The residential lobby at the ground level and apartment entries are well located, so that they are easily identifiable, providing a sense of address to each unit and passive surveillance.</p> <p>The basement car parking area and common circulation spaces will be appropriately lit at night with no objection raised to</p> | <p>Yes</p> |

| Control | Requirement | Proposed | Compliance |
|---|--|--|------------|
| | <p>pedestrian routes to increase safety.</p> <p>Entrances to buildings are to be from public streets wherever possible.</p> | <p>the imposition of a condition in this regard.</p> | |
| <p>Private Property Tree Management</p> <p>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 Arboricultural Impact Assessment has been prepared and accompanies this application. This report considers the trees required for removal.</p> | <p>Yes</p> |
| <p>Landslip Risk</p> <p>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 geotechnical report provided.</p> | <p>Yes</p> |

4.4 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

4.4.1 REMEDIATION OF LAND

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. The site has been used for residential purposes for an extended period of time with no known prior land uses. In this regard, the potential for contamination is considered to be extremely unlikely.

The site is not identified as a contaminated site on the NSW EPA's list of notified sites, nor is it in the vicinity of any listed sites. The consent authority can be satisfied that the subject site is suitable for the proposed development.

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

4.5 STATE ENVIRONMENTAL PLANNING POLICY NO.65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

SEPP 65 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.

SEPP 65 applies 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.

Clause 3 of SEPP 65 defines a residential flat building as follows:

“Residential flat building means a building that comprises or includes:

- a) *3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and*

- b) *4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.”*

The proposed development is for the erection of a part 2/part 3 storey building, as defined, containing seven (7) dwellings. As per the definition of a ‘Residential Flat Building’ and the provisions of Clause 4 outlining the application of the Policy, the provisions of SEPP 65 are applicable to the proposed development.

Clause 28(2)(b) SEPP 65 requires any development application for residential flat development to be assessed against the 9 design quality principles contained in Schedule 1. The proposal’s compliance with the design quality principles is detailed in the accompanying Architect Design Verification Statement.

Pursuant to clause 28(2)(c) of SEPP 65, 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 (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the residential component of 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 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 65, SEPP (Resilience and Hazards) and SEPP BASIX.

- (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: Normal domestic waste collection applies.

Natural hazards

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

Economic Impact in the locality

Comment: The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

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. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

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 the SEPP.

5 CONCLUSION

The architect has responded to the client brief to provide for a residential development of exceptional design quality which responds appropriately to the constraints and opportunities identified through detailed site and context analysis. The resultant development will provide superior levels of amenity for future occupants whilst maintaining appropriate levels of amenity to the adjoining residential properties.

Having regard to the detail of the application we have formed the considered opinion that the development will not give rise to any unacceptable environmental, streetscape, or residential amenity impacts. The development will however provide for additional housing for seniors or people with a disability in an area ideally suited to this form of housing being located within immediate proximity to the Forestville Local Centre and public transport services along Warringah Road.

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 application has considered and satisfies the relevant planning controls applicable to the site and the proposed development.
- The proposed development is consistent with the desired future character of the locality.
- The proposed development will not have an unreasonable impact on the environmental quality of the land and the amenity of surrounding properties.
- The accompanying clause 4.6 variation requests demonstrates that compliance with the building planes prescribed by clause 84(2)(c)(iii) of SEPP Housing is unnecessary given the developments consistency with the assumed objectives of the standard and the objectives of the zone with sufficient environmental planning grounds to justify the variation. The clause 4.6 variation request is well-founded.
- The site is assessed as suitable for the proposal, having regard to the relevant considerations pursuant to the SEPP (Housing) 2021.

Yours faithfully

Boston Blyth Fleming Town Planners



Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director

Attachment 1 278 Timetable

Attachment 2 Clause 4.6 variation request – **Clause 84(2)(c)(iii) of SEPP Housing**

Attachment 1 – 278 Bus Timetable

278

Chatswood to Killarney Heights (Loop Service)

B

How to use this timetable

This timetable provides a snapshot of service information in 24-hour time (e.g. 5am = 05:00, 5pm = 17:00). Information contained in this timetable is subject to change without notice. Please note that timetables do not include minor stops, additional trips for special events, short term changes, holiday timetable changes, real-time information or any disruption alerts.

For the most up-to-date times, use the Trip Planner or Departures at transportnsw.info

Real-time planning

You can plan your trip with real-time information using the Trip Planner or Departures at transportnsw.info or by downloading travel apps on your smartphone or tablet.

The Trip Planner, Departures and travel apps offer various features:

- favourite your regular trips
- see where your service is on the route
- get estimated pick-up and arrival times
- receive service updates
- find nearby stations, stops, wharves and routes
- check accessibility information.

Find the latest apps at transportnsw.info/apps

Accessible services

All new buses are wheelchair-accessible with low-level floors and space for wheelchairs, prams or strollers. Look for the  symbol in this timetable. Some older buses may not have all the features you need. There will be more accessible services as older buses are replaced.

Who is providing my bus services?

The bus services shown in this timetable are run by Forest Coach Lines.

Fares

In Sydney and surrounding regions, fares are based on:

- the distance you travel from tap on to tap off
- the mode of transport you choose
- whether you're eligible for a concession fare or free travel
- any Opal benefits such as discounts and capped fares that apply.

You can use an Opal card or a contactless payment to pay for your travel.

Opal cards

An Opal card is a smartcard you keep and reuse. Add value before you travel, and tap on and tap off to pay your fares throughout Sydney, the Blue Mountains, the Central Coast, the Hunter and the Illawarra.

Which Opal card is right for you?

Adult – Customers 16 years or older who are not entitled to any concessions and normally pay full fare.

Child/Youth – For customers aged 4-15 (inclusive), or customers 16 years or older who hold a NSW/ACT Senior Secondary Student Concession Card.

Gold Senior/Pensioner – For eligible NSW and interstate seniors, pensioners, war widows/ers and asylum seekers.

Concession – For eligible tertiary students, job seekers, apprentices and trainees.

How to get an Opal card

You can get an Adult or Child/Youth Opal card over the counter at Opal retailers that display the Opal sign . To find your nearest retailer visit transportnsw.info/opal.

If you are eligible to travel with concession fares, you can apply for a Gold Senior/Pensioner or Concession Opal card online. Visit transportnsw.info/opal for more information.

Contactless payments

If you have an American Express, Mastercard, Visa card or linked device, you can use it to pay for all public transport on the Opal network. Just make sure to tap on and tap off at Opal readers at the beginning and end of your trip.

Always separate your cards when you tap on and tap off so your preferred card is charged.

You will receive the same travel benefits of an Adult Opal card when you tap on and tap off consistently with the same credit card, debit card or linked device. This includes daily, weekly and weekend travel caps, and a \$2 transfer discount when you change between metro/train, ferry, bus and light rail services within 60 minutes. Adult Opal fare pricing applies.

Find out more at transportnsw.info/contactless

Explanation of definitions and symbols

 Wheelchair Accessible

278

Chatswood to Killarney Heights (Loop Service)

B

| | |
|-------------------------|---|
| Valid from: 10 Oct 2022 | Creation date: 07 Dec 2022 NOTE: Information is correct on date of download. |
|-------------------------|---|

| Monday to Friday | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|
| Chatswood Station | 08:00 | 08:15 | 18:10 | 18:35 | 21:10 |
| Babbage Rd at Park Ave, Roseville | 08:10 | 08:25 | 18:22 | 18:45 | 21:17 |
| Forestville Memorial Hall, Starkey St, Forestville | 08:18 | 08:33 | 18:30 | 18:53 | 21:24 |
| Starkey St at Cannons Pde, Forestville | 08:19 | 08:34 | 18:31 | 18:54 | 21:25 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 08:23 | 08:38 | 18:36 | 18:59 | 21:30 |
| Starkey St at Tramore Pl, Killarney Heights | 08:26 | 08:41 | 18:38 | 19:01 | 21:32 |
| Melwood Oval, Melwood Ave, Forestville | 08:30 | 08:45 | 18:41 | 19:04 | 21:36 |
| Starkey St at Warringah Rd, Forestville | 08:32 | 08:47 | 18:44 | 19:07 | 21:38 |

278 Chatswood to Killarney Heights (Loop Service) B

| Monday to Friday | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Chatswood Station | - | - | - | - | 07:40 | - | - | - | - |
| Babbage Rd at Park Ave, Roseville | - | - | - | - | 07:50 | - | - | - | - |
| Forestville Memorial Hall, Starkey St, Forestville | 06:11 | 06:46 | 07:07 | 07:28 | 07:57 | 08:40 | 08:55 | 09:15 | 09:35 |
| Cook Street Reserve, Cook St, Forestville | - | - | - | - | - | 08:41 | 08:56 | 09:16 | 09:36 |
| Tredinnick Village, Cook St, Forestville | - | - | - | - | - | 08:42 | 08:57 | 09:17 | 09:37 |
| Cook St before Starkey St, Forestville | - | - | - | - | - | 08:43 | 08:58 | 09:18 | 09:38 |
| Starkey St at Cannons Pde, Forestville | 06:12 | 06:47 | 07:08 | 07:29 | 07:58 | - | - | - | - |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 06:16 | 06:51 | 07:12 | 07:34 | 08:02 | 08:46 | 09:01 | 09:21 | 09:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 06:16 | 06:51 | 07:12 | 07:34 | 08:03 | 08:47 | 09:02 | 09:22 | 09:42 |
| Starkey St at Tramore Pl, Killarney Heights | 06:19 | 06:54 | 07:15 | 07:37 | 08:07 | 08:50 | 09:05 | 09:25 | 09:45 |
| Melwood Oval, Melwood Ave, Forestville | 06:23 | 06:58 | 07:19 | 07:42 | 08:11 | 08:54 | 09:09 | 09:29 | 09:49 |
| Starkey St at Warringah Rd, Forestville | 06:25 | 07:00 | 07:21 | 07:44 | 08:17 | 08:55 | 09:10 | 09:30 | 09:50 |
| Babbage Rd at Allan St, Roseville Chase | 06:31 | 07:06 | 07:27 | 07:50 | 08:24 | - | - | - | - |
| Chatswood Station | 06:41 | 07:16 | 07:39 | 08:03 | 08:37 | - | - | - | - |

| Monday to Friday | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 09:55 | 10:15 | 10:35 | 10:55 | 11:15 | 11:35 | 11:55 | 12:15 | 12:35 |
| Cook Street Reserve, Cook St, Forestville | 09:56 | 10:16 | 10:36 | 10:56 | 11:16 | 11:36 | 11:56 | 12:16 | 12:36 |
| Tredinnick Village, Cook St, Forestville | 09:57 | 10:17 | 10:37 | 10:57 | 11:17 | 11:37 | 11:57 | 12:17 | 12:37 |
| Cook St before Starkey St, Forestville | 09:58 | 10:18 | 10:38 | 10:58 | 11:18 | 11:38 | 11:58 | 12:18 | 12:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 10:01 | 10:21 | 10:41 | 11:01 | 11:21 | 11:41 | 12:01 | 12:21 | 12:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 10:02 | 10:22 | 10:42 | 11:02 | 11:22 | 11:42 | 12:02 | 12:22 | 12:42 |
| Starkey St at Tramore Pl, Killarney Heights | 10:05 | 10:25 | 10:45 | 11:05 | 11:25 | 11:45 | 12:05 | 12:25 | 12:45 |
| Melwood Oval, Melwood Ave, Forestville | 10:09 | 10:29 | 10:49 | 11:09 | 11:29 | 11:49 | 12:09 | 12:29 | 12:49 |
| Starkey St at Warringah Rd, Forestville | 10:10 | 10:30 | 10:50 | 11:10 | 11:30 | 11:50 | 12:10 | 12:30 | 12:50 |

| Monday to Friday | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 12:55 | 13:15 | 13:35 | 13:55 | 14:15 | 14:35 | 14:55 | 15:40 | 16:05 |
| Cook Street Reserve, Cook St, Forestville | 12:56 | 13:16 | 13:36 | 13:56 | 14:16 | 14:36 | 14:56 | 15:41 | 16:06 |
| Tredinnick Village, Cook St, Forestville | 12:57 | 13:17 | 13:37 | 13:57 | 14:17 | 14:37 | 14:57 | 15:42 | 16:07 |
| Cook St before Starkey St, Forestville | 12:58 | 13:18 | 13:38 | 13:58 | 14:18 | 14:38 | 14:58 | 15:43 | 16:08 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 13:01 | 13:21 | 13:41 | 14:01 | 14:21 | 14:41 | 15:01 | 15:46 | 16:11 |
| Westmeath Ave at Starkey St, Killarney Heights | 13:02 | 13:22 | 13:42 | 14:02 | 14:22 | 14:42 | 15:02 | 15:47 | 16:12 |
| Starkey St at Tramore Pl, Killarney Heights | 13:05 | 13:25 | 13:45 | 14:05 | 14:25 | 14:45 | 15:05 | 15:50 | 16:15 |
| Melwood Oval, Melwood Ave, Forestville | 13:09 | 13:29 | 13:49 | 14:09 | 14:29 | 14:49 | 15:09 | 15:54 | 16:19 |
| Starkey St at Warringah Rd, Forestville | 13:10 | 13:30 | 13:50 | 14:10 | 14:30 | 14:50 | 15:10 | 15:55 | 16:20 |

| Monday to Friday | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
|--|-------|-------|-------|-------|-------|-------|-------|
| Chatswood Station | 16:00 | 16:25 | 16:55 | 17:25 | 17:50 | 19:25 | 20:20 |
| Babbage Rd at Park Ave, Roseville | 16:12 | 16:37 | 17:07 | 17:37 | 18:02 | 19:32 | 20:27 |
| Forestville Memorial Hall, Starkey St, Forestville | 16:20 | 16:45 | 17:15 | 17:45 | 18:10 | 19:39 | 20:34 |
| Cook Street Reserve, Cook St, Forestville | 16:22 | 16:47 | - | - | - | - | - |
| Tredinnick Village, Cook St, Forestville | 16:22 | 16:47 | - | - | - | - | - |
| Cook St before Starkey St, Forestville | 16:23 | 16:48 | - | - | - | - | - |
| Starkey St at Cannons Pde, Forestville | - | - | 17:16 | 17:46 | 18:11 | 19:40 | 20:35 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 16:27 | 16:52 | 17:21 | 17:51 | 18:16 | 19:45 | 20:40 |
| Westmeath Ave at Starkey St, Killarney Heights | 16:27 | 16:52 | 17:21 | 17:51 | 18:16 | 19:45 | 20:40 |
| Starkey St at Tramore Pl, Killarney Heights | 16:30 | 16:55 | 17:24 | 17:54 | 18:19 | 19:47 | 20:42 |
| Melwood Oval, Melwood Ave, Forestville | 16:34 | 16:59 | 17:28 | 17:58 | 18:23 | 19:51 | 20:46 |
| Starkey St at Warringah Rd, Forestville | 16:37 | 17:02 | 17:34 | 18:01 | 18:26 | 19:53 | 20:48 |
| Babbage Rd at Allan St, Roseville Chase | 16:41 | 17:06 | 17:38 | 18:05 | 18:30 | 19:57 | 20:52 |
| Chatswood Station | 17:03 | 17:23 | 17:55 | 18:22 | 18:44 | 20:08 | 21:03 |

278 Chatswood to Killarney Heights (Loop Service) B

| Saturday | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 07:55 | 08:15 | 08:35 | 08:55 | 09:15 | 09:35 | 09:55 | 10:15 | 10:35 |
| Cook Street Reserve, Cook St, Forestville | 07:56 | 08:16 | 08:36 | 08:56 | 09:16 | 09:36 | 09:56 | 10:16 | 10:36 |
| Tredinnick Village, Cook St, Forestville | 07:57 | 08:17 | 08:37 | 08:57 | 09:17 | 09:37 | 09:57 | 10:17 | 10:37 |
| Cook St before Starkey St, Forestville | 07:58 | 08:18 | 08:38 | 08:58 | 09:18 | 09:38 | 09:58 | 10:18 | 10:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 08:01 | 08:21 | 08:41 | 09:01 | 09:21 | 09:41 | 10:01 | 10:21 | 10:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 08:02 | 08:22 | 08:42 | 09:02 | 09:22 | 09:42 | 10:02 | 10:22 | 10:42 |
| Starkey St at Tramore Pl, Killarney Heights | 08:05 | 08:25 | 08:45 | 09:05 | 09:25 | 09:45 | 10:05 | 10:25 | 10:45 |
| Melwood Oval, Melwood Ave, Forestville | 08:09 | 08:29 | 08:49 | 09:09 | 09:29 | 09:49 | 10:09 | 10:29 | 10:49 |
| Starkey St at Warringah Rd, Forestville | 08:10 | 08:30 | 08:50 | 09:10 | 09:30 | 09:50 | 10:10 | 10:30 | 10:50 |

| Saturday | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 10:55 | 11:15 | 11:35 | 11:55 | 12:15 | 12:35 | 12:55 | 13:15 | 13:35 |
| Cook Street Reserve, Cook St, Forestville | 10:56 | 11:16 | 11:36 | 11:56 | 12:16 | 12:36 | 12:56 | 13:16 | 13:36 |
| Tredinnick Village, Cook St, Forestville | 10:57 | 11:17 | 11:37 | 11:57 | 12:17 | 12:37 | 12:57 | 13:17 | 13:37 |
| Cook St before Starkey St, Forestville | 10:58 | 11:18 | 11:38 | 11:58 | 12:18 | 12:38 | 12:58 | 13:18 | 13:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 11:01 | 11:21 | 11:41 | 12:01 | 12:21 | 12:41 | 13:01 | 13:21 | 13:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 11:02 | 11:22 | 11:42 | 12:02 | 12:22 | 12:42 | 13:02 | 13:22 | 13:42 |
| Starkey St at Tramore Pl, Killarney Heights | 11:05 | 11:25 | 11:45 | 12:05 | 12:25 | 12:45 | 13:05 | 13:25 | 13:45 |
| Melwood Oval, Melwood Ave, Forestville | 11:09 | 11:29 | 11:49 | 12:09 | 12:29 | 12:49 | 13:09 | 13:29 | 13:49 |
| Starkey St at Warringah Rd, Forestville | 11:10 | 11:30 | 11:50 | 12:10 | 12:30 | 12:50 | 13:10 | 13:30 | 13:50 |

| Saturday | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 13:55 | 14:15 | 14:35 | 14:55 | 15:15 | 15:35 | 15:55 | 16:15 | 16:35 |
| Cook Street Reserve, Cook St, Forestville | 13:56 | 14:16 | 14:36 | 14:56 | 15:16 | 15:36 | 15:56 | 16:16 | 16:36 |
| Tredinnick Village, Cook St, Forestville | 13:57 | 14:17 | 14:37 | 14:57 | 15:17 | 15:37 | 15:57 | 16:17 | 16:37 |
| Cook St before Starkey St, Forestville | 13:58 | 14:18 | 14:38 | 14:58 | 15:18 | 15:38 | 15:58 | 16:18 | 16:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 14:01 | 14:21 | 14:41 | 15:01 | 15:21 | 15:41 | 16:01 | 16:21 | 16:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 14:02 | 14:22 | 14:42 | 15:02 | 15:22 | 15:42 | 16:02 | 16:22 | 16:42 |
| Starkey St at Tramore Pl, Killarney Heights | 14:05 | 14:25 | 14:45 | 15:05 | 15:25 | 15:45 | 16:05 | 16:25 | 16:45 |
| Melwood Oval, Melwood Ave, Forestville | 14:09 | 14:29 | 14:49 | 15:09 | 15:29 | 15:49 | 16:09 | 16:29 | 16:49 |
| Starkey St at Warringah Rd, Forestville | 14:10 | 14:30 | 14:50 | 15:10 | 15:30 | 15:50 | 16:10 | 16:30 | 16:50 |

| Saturday | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 16:55 | 17:15 | 17:35 | 17:55 |
| Cook Street Reserve, Cook St, Forestville | 16:56 | 17:16 | 17:36 | 17:56 |
| Tredinnick Village, Cook St, Forestville | 16:57 | 17:17 | 17:37 | 17:57 |
| Cook St before Starkey St, Forestville | 16:58 | 17:18 | 17:38 | 17:58 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 17:01 | 17:21 | 17:41 | 18:01 |
| Westmeath Ave at Starkey St, Killarney Heights | 17:02 | 17:22 | 17:42 | 18:02 |
| Starkey St at Tramore Pl, Killarney Heights | 17:05 | 17:25 | 17:45 | 18:05 |
| Melwood Oval, Melwood Ave, Forestville | 17:09 | 17:29 | 17:49 | 18:09 |
| Starkey St at Warringah Rd, Forestville | 17:10 | 17:30 | 17:50 | 18:10 |

| Sunday & Public Holidays | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 07:55 | 08:15 | 08:35 | 08:55 | 09:15 | 09:35 | 09:55 | 10:15 | 10:35 |
| Cook Street Reserve, Cook St, Forestville | 07:56 | 08:16 | 08:36 | 08:56 | 09:16 | 09:36 | 09:56 | 10:16 | 10:36 |
| Tredinnick Village, Cook St, Forestville | 07:57 | 08:17 | 08:37 | 08:57 | 09:17 | 09:37 | 09:57 | 10:17 | 10:37 |
| Cook St before Starkey St, Forestville | 07:58 | 08:18 | 08:38 | 08:58 | 09:18 | 09:38 | 09:58 | 10:18 | 10:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 08:01 | 08:21 | 08:41 | 09:01 | 09:21 | 09:41 | 10:01 | 10:21 | 10:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 08:02 | 08:22 | 08:42 | 09:02 | 09:22 | 09:42 | 10:02 | 10:22 | 10:42 |
| Starkey St at Tramore Pl, Killarney Heights | 08:05 | 08:25 | 08:45 | 09:05 | 09:25 | 09:45 | 10:05 | 10:25 | 10:45 |
| Melwood Oval, Melwood Ave, Forestville | 08:09 | 08:29 | 08:49 | 09:09 | 09:29 | 09:49 | 10:09 | 10:29 | 10:49 |
| Starkey St at Warringah Rd, Forestville | 08:10 | 08:30 | 08:50 | 09:10 | 09:30 | 09:50 | 10:10 | 10:30 | 10:50 |

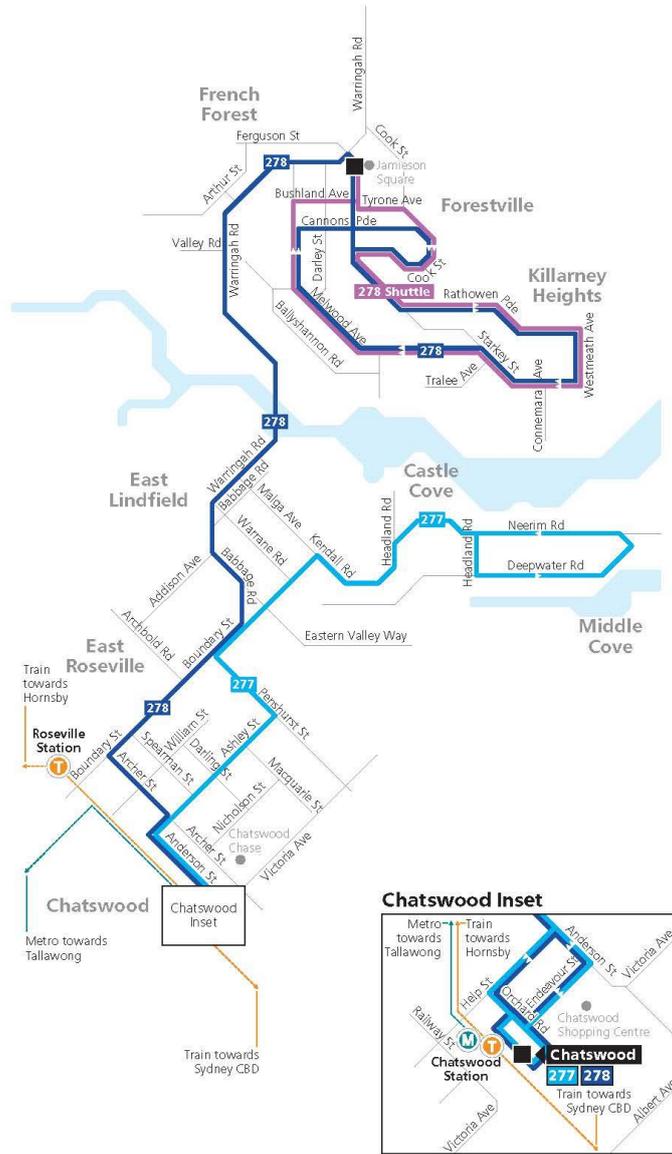
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**Chatswood to Killarney Heights
(Loop Service)**



| Sunday & Public Holidays | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Forestville Memorial Hall, Starkey St, Forestville | 10:55 | 11:15 | 11:35 | 11:55 | 12:15 | 12:35 | 12:55 | 13:15 | 13:35 |
| Cook Street Reserve, Cook St, Forestville | 10:56 | 11:16 | 11:36 | 11:56 | 12:16 | 12:36 | 12:56 | 13:16 | 13:36 |
| Tredinnick Village, Cook St, Forestville | 10:57 | 11:17 | 11:37 | 11:57 | 12:17 | 12:37 | 12:57 | 13:17 | 13:37 |
| Cook St before Starkey St, Forestville | 10:58 | 11:18 | 11:38 | 11:58 | 12:18 | 12:38 | 12:58 | 13:18 | 13:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 11:01 | 11:21 | 11:41 | 12:01 | 12:21 | 12:41 | 13:01 | 13:21 | 13:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 11:02 | 11:22 | 11:42 | 12:02 | 12:22 | 12:42 | 13:02 | 13:22 | 13:42 |
| Starkey St at Tramore Pl, Killarney Heights | 11:05 | 11:25 | 11:45 | 12:05 | 12:25 | 12:45 | 13:05 | 13:25 | 13:45 |
| Melwood Oval, Melwood Ave, Forestville | 11:09 | 11:29 | 11:49 | 12:09 | 12:29 | 12:49 | 13:09 | 13:29 | 13:49 |
| Starkey St at Warringah Rd, Forestville | 11:10 | 11:30 | 11:50 | 12:10 | 12:30 | 12:50 | 13:10 | 13:30 | 13:50 |
| Sunday & Public Holidays | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ | ♿ |
| Forestville Memorial Hall, Starkey St, Forestville | 13:55 | 14:15 | 14:35 | 14:55 | 15:15 | 15:35 | 15:55 | 16:15 | 16:35 |
| Cook Street Reserve, Cook St, Forestville | 13:56 | 14:16 | 14:36 | 14:56 | 15:16 | 15:36 | 15:56 | 16:16 | 16:36 |
| Tredinnick Village, Cook St, Forestville | 13:57 | 14:17 | 14:37 | 14:57 | 15:17 | 15:37 | 15:57 | 16:17 | 16:37 |
| Cook St before Starkey St, Forestville | 13:58 | 14:18 | 14:38 | 14:58 | 15:18 | 15:38 | 15:58 | 16:18 | 16:38 |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 14:01 | 14:21 | 14:41 | 15:01 | 15:21 | 15:41 | 16:01 | 16:21 | 16:41 |
| Westmeath Ave at Starkey St, Killarney Heights | 14:02 | 14:22 | 14:42 | 15:02 | 15:22 | 15:42 | 16:02 | 16:22 | 16:42 |
| Starkey St at Tramore Pl, Killarney Heights | 14:05 | 14:25 | 14:45 | 15:05 | 15:25 | 15:45 | 16:05 | 16:25 | 16:45 |
| Melwood Oval, Melwood Ave, Forestville | 14:09 | 14:29 | 14:49 | 15:09 | 15:29 | 15:49 | 16:09 | 16:29 | 16:49 |
| Starkey St at Warringah Rd, Forestville | 14:10 | 14:30 | 14:50 | 15:10 | 15:30 | 15:50 | 16:10 | 16:30 | 16:50 |
| Sunday & Public Holidays | ♿ | ♿ | ♿ | ♿ | | | | | |
| Forestville Memorial Hall, Starkey St, Forestville | 16:55 | 17:15 | 17:35 | 17:55 | | | | | |
| Cook Street Reserve, Cook St, Forestville | 16:56 | 17:16 | 17:36 | 17:56 | | | | | |
| Tredinnick Village, Cook St, Forestville | 16:57 | 17:17 | 17:37 | 17:57 | | | | | |
| Cook St before Starkey St, Forestville | 16:58 | 17:18 | 17:38 | 17:58 | | | | | |
| Rathowen Pde opp Westmeath Ave, Killarney Heights | 17:01 | 17:21 | 17:41 | 18:01 | | | | | |
| Westmeath Ave at Starkey St, Killarney Heights | 17:02 | 17:22 | 17:42 | 18:02 | | | | | |
| Starkey St at Tramore Pl, Killarney Heights | 17:05 | 17:25 | 17:45 | 18:05 | | | | | |
| Melwood Oval, Melwood Ave, Forestville | 17:09 | 17:29 | 17:49 | 18:09 | | | | | |
| Starkey St at Warringah Rd, Forestville | 17:10 | 17:30 | 17:50 | 18:10 | | | | | |

Routes 277, 278 B



- Legend**
- Bus route
 - 277 Bus route number
 - 278 Bus route number
 - Bus route start/finish
 - M Metro line/station
 - T Train line/station

Diagrammatic Map
Not to Scale

