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Our ref: 20466

09 October 2020

The General Manager
Northern Beaches Council
PO Box 82,
Manly NSW 1655

Dear Sir/Madam,

RE: DA for Alterations and Additions including at the Existing Assisted Living Facility at 156-164 Ocean Street Narrabeen NSW 2101

1 INTRODUCTION

KDC Pty Ltd (KDC) have prepared this Statement of Environmental Effects (SEE) on behalf of Wesley Mission for the proposed alterations and additions to the existing assisted living facility at 156-164 Ocean Street Narrabeen NSW 2101.

This Statement of Environmental Effects (SEE) describes the site, its environments, the proposed modification and an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). Refer to Architectural Plans prepared by DKT Studio at Appendix A for full details.

This SEE, including attachments, provides an overall comment on the proposal.

2 THE SITE AND SURROUNDS

The site is located on the corner of Octavia Street and Ocean Road with rear connection to Lagoon Street. The subject is known 156-164 Ocean Street, Narrabeen and is legally described as Lot 11 DP775997. Refer to Figures 1 and 2 for details of the site and its surrounds.

The site currently contains an assisted living facility known as the Wesley Taylor Village. Surrounding land uses are predominately of residential nature. Narrabeen Beach is located approximately 90m to the east with South Creek located approximately 95m to the west. The site holds access to both Ocean Road and Lagoon Street.

Refer to the following photographs for the existing site and surrounding uses.

Figure 1 – Site Aerial (Source: Six Maps)



Figure 2 – Site Cadaster (Source: Six Maps)



3 PROPOSAL

The proposed development is for alterations and additions to the existing assisted living facility. The proposed works specifically involve:

- + Minor demolition and other minor preparatory/make good works;
- + Tiling of courtyard area;
- + Establishment of concrete accessibility pathway/ramp;
- + Installation of benches and planter boxes;
- + Construction of awning area; and
- + Other minor works as identified on the plans at Appendix A.

It is noted that the proposed works do not increase the existing floor area of the aged care facility and will provide an updated and comfortable outdoor area for residents to visit.

The proposal will not impact operational factors such as deliveries and waste management, operational hours and staffing. Additionally, the proposal will not alter existing access to the site.

Refer to the Architectural Plans at Appendix A for full details of the proposed works.

4 LEGISLATION AND PLANNING CONTROLS

The following legislation, Environmental Planning Instruments (EPI's) and Development Control Plan (DCP) are relevant to the proposed development and have been addressed below:

- + Environmental Planning and Assessment Act 1979;
- + Warringah Local Environmental Plan (LEP) 2011; and
- + Warringah Development Control Plan (DCP) 2011.

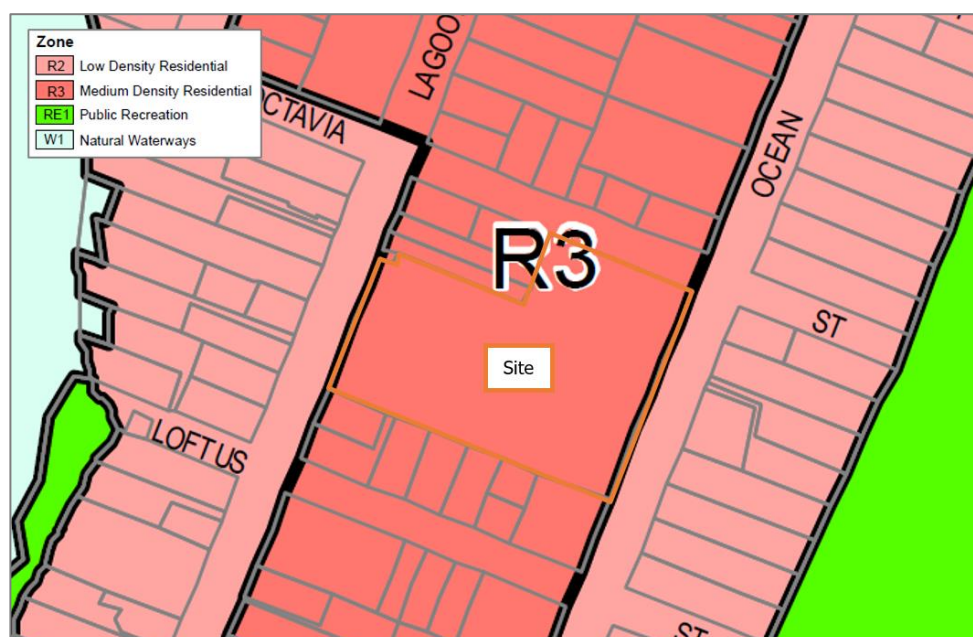
4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A ACT 1979)

The proposal is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). Section 4.15 of the EP&A Act 1979 provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the DA, in accordance with the relevant matters prescribed under Section 4.15 (1), is provided within this SEE.

4.2 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP) 2011

The site is subject to the provisions of the Warringah Local Environmental Plan 2011 (LEP). The site is zoned R3 Medium Density Residential under the LEP 2012 (Refer to Figure 3).

Figure 3 – Land Zoning Map Extract from Warringah LEP 2011 (LZN_009)



Zone R3 Medium Density Residential

1 Objectives of zone

- + *To provide for the housing needs of the community within a medium density residential environment.*
- + *To provide a variety of housing types within a medium density residential environment.*
- + *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- + *To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*
- + *To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.*

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

The seniors housing land use is permissible within the R3 Medium Density Residential zone. The proposed alterations and additions will not change the approved use of the site as seniors housing

Definition

seniors housing means a building or place that is—

- (a) a residential care facility, or*
- (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or*
- (c) a group of self-contained dwellings, or*
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),*

and that is, or is intended to be, used permanently for—

- (e) seniors or people who have a disability, or*
 - (f) people who live in the same household with seniors or people who have a disability, or*
 - (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,*
- but does not include a hospital.*

but does not include a dwelling, hostel, hospital or psychiatric facility.

Clause 4.3 Height of Buildings

The site has a maximum height of buildings of 8.5 metres. The proposed alterations will not increase the existing height of the building. The pergola will also not exceed 8.5 metres in height.

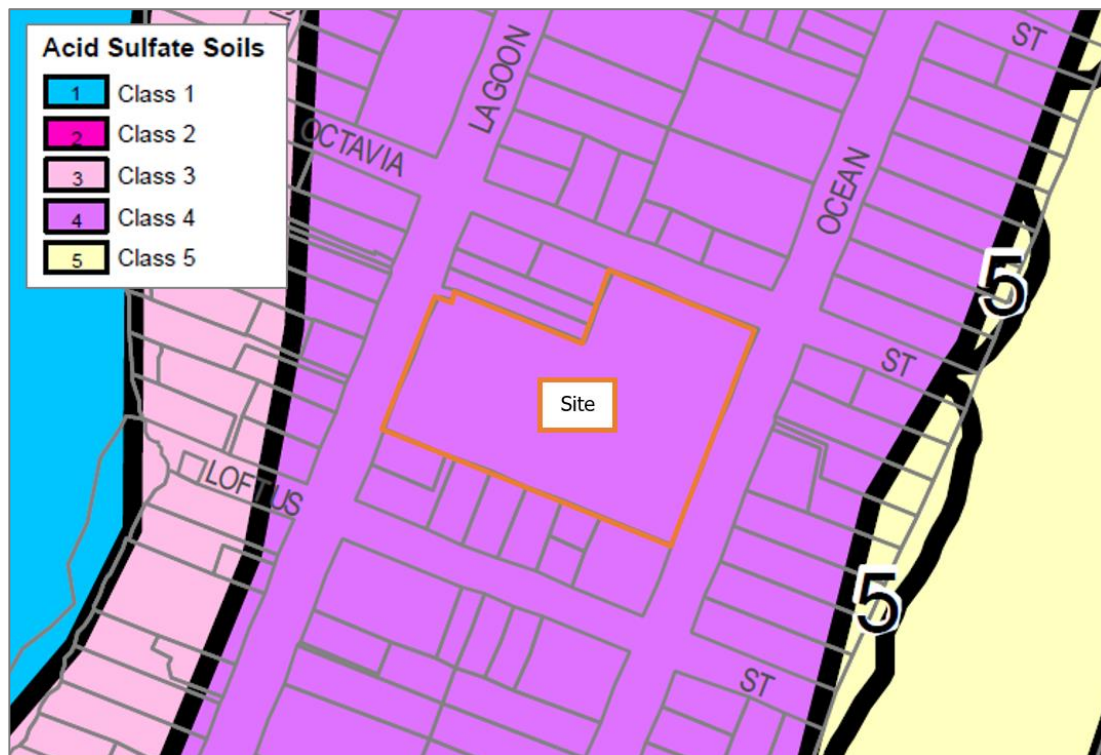
Clause 5.10 Heritage Conservation

The site has not been identified as being a heritage listed item or within a heritage conservation area. No heritage items are located in proximity to the site.

Clause 6.1 Acid Sulfate Soils

The site is located within a Class 4 Acid Sulfate Soils area as identified within the Warringah LEP 2011, see Figure 4. The proposed development will not include earthworks below 2m of the natural ground surface and will therefore require development consent. The site is mapped as having a low probability of acid sulfate soils as per the NSW Government Acid Sulfate Soils Risk Map.

Figure 4 – Acid Sulfate Soils Map Extract from Warringah LEP 2011 (ASS_009)



Clause 6.4 Development on Sloping Land

The site has been identified as being located within a landslip risk area noted as holding a slope of less than 5 degrees in accordance with the LEP 2011, refer to Figure 5. The proposal is considered to be consistent with the Clause in that the proposal is minor in nature and will not impact the landslip risk in the area considering the low gradient in the area.

Figure 5 – Landslip Risk Map Extract from Warringah LEP 2011 (LSR_009)



4.3 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The Warringah Development Control Plan 2011 (DCP 2011) applies to all land within the former Warringah LGA area. The following sections are specifically relevant to the proposal:

- + Part B – Built Form Controls;
- + Part C – Siting Factors;
- + Part D – Design; and
- + Part E – The Natural Environment.

An assessment of the relevant development controls has been carried out and a table of compliance can be located at Appendix B of this SEE.

5 ASSESSMENT OF PLANNING ISSUES

The following is an assessment of the environmental effects of the proposed modification as described in the preceding sections of this SEE. The assessment considers only those matters under Section 4.15(1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 VISUAL IMPACT

The proposed awning and courtyard works have been designed to integrate with the existing building features and results in an overall simple appearance largely obscured from the surrounding area by the existing building wings. Direct views from Octavia Street are presented with a design compatible with the existing building and obscured by existing vegetation on the site. Additionally, the external alterations will utilise high quality materials that are sympathetic to the existing building and built form of the area.

5.2 SOCIAL AND ECONOMIC IMPACT

The proposed awning and courtyard will have a positive contribution to the architectural presentation of the building and thereby improve the economic circumstances and social perception of the locality through an innovative design and service.

5.3 ACCESS

The proposed access ramp and other walkway areas will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA), the Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that appropriate disabled accessibility is provided for the development.

5.4 WASTE MANAGEMENT

The small amount of demolition and construction waste shall be appropriately managed on site and recycled where possible in accordance with sustainability principles. Operational waste management will remain unchanged by the proposal. A waste management plan has been provided in Appendix D.

6 CONCLUSION

The proposed alterations and additions to the existing assisted living facility at 156-164 Ocean Street, Narrabeen will enhance an existing external space creating a highly amenable courtyard space providing with sitting areas and shade. The proposal is minor in nature and not considered likely to create any adverse impacts in terms of impacts to the visual character of the building or area.

As discussed above, the proposed development is generally consistent and compliant with the aims and objectives of all relevant legislation, planning instruments and controls. The development will not change the approved land use with Seniors Housing permitted with consent within the R3 Medium Density Residential zone.

Given the merit of the proposal and the absence of any significant adverse impacts, the application is considered to be in the public interest and worthy of Council's support. Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,



Kale Langford
Town Planner
KDC Pty Ltd

APPENDIX A – ARCHITECTURAL PLANS

AKT Studio

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APPENDIX B – DCP COMPLIANCE TABLE

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APPENDIX C – SITE SURVEY

Survey Plus

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APPENDIX D – WASTE MANAGEMENT PLAN

KDC PTY LTD

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