

12 December 2017

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Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street,
Sydney NSW 2000

Dear Ms McNally

REQUEST FOR SECRETARY'S ENVIRONMENTAL REQUIREMENTS SANDON POINT RESIDENTIAL DEVELOPMENT

I am writing on behalf of Anglicare (formerly known as Anglican Retirement Villages (ARV)) to request Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Assessment Report (EAR) for a proposed S75W Modification Application to the Sandon Point Concept Plan Approval (MP06_0094).

Under Schedule 6A of the Environmental Planning and Assessment Act 1979 ('the Act'), as the Sandon Point Concept Plan is a transitional Part 3A project, repealed Part 3A continues to apply and the Secretary of the Department Planning & Environment (DP&E) may continue to issue environmental assessment requirements for modifications to the Approved Concept Plan in accordance with S75W(3) of the Act.

Anglicare wishes to modify the approved Concept Plan to allow for the development of standard residential accommodation in the form of townhouses in the Ocean View and Hilltop Precincts of the Concept Plan. No changes are proposed to the overall height and FSR controls or the development footprint approved under the Concept Plan in those precincts. The proposal will also retain seniors housing in the form of a Residential Aged Care Facility (RACF) and independent living units in the Central Precinct.

To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal. This letter is accompanied by the following indicative layout plans prepared by JSA Studio (**Attachment A**)

1.0 The site

Sandon Point is located within the Wollongong Local Government Area (LGA) and is approximately 14km north of Wollongong.

This modification relates to the land owned by Anglicare in the Concept Plan which is shown in blue in **Figure 1** and is legally described as lots 1 and 2 in DP224431 (known as the ARV lands). The site has an irregular square shape and has an area of approximately 8.11 hectares. Industrial buildings occupy the southern portion of the site. The remainder is vegetated. Some of the vegetation existing on the site is designated as a Turpentine Forest. A riparian corridor also runs through the middle of the eastern portion of the site. An aerial photograph of the site is provided in **Figure 2**.



Figure 1 – Boundary of the Concept Plan and location of Anglicare lands.

Source: NearMap and Ethos Urban



Figure 2 – Aerial photo of the site.

Source: NearMap

2.0 Concept Plan Approval

The Sandon Point Concept Plan was approved by the Minister for Planning on 21st December 2006 for land at Sandon Point comprising a residential subdivision (for Stockland) and retirement development (for Anglicare).

Stockland has modified the Concept Plan on four separate occasions and development on those lands is now substantially complete. To date no development has occurred on the Anglicare (ARV) lands.

The approved Concept Plan allows for the following development of the Anglicare lands:

- A residential aged care facility up to four storeys containing up to 120 beds;
- A mix of apartment buildings of up to 3 storeys containing up to 250 independent living units;
- Community facilities and services to support residents of the retirement village;
- Access and car parking;
- Landscaping including rehabilitation of riparian corridors and forest; and
- Stormwater management and utility services.

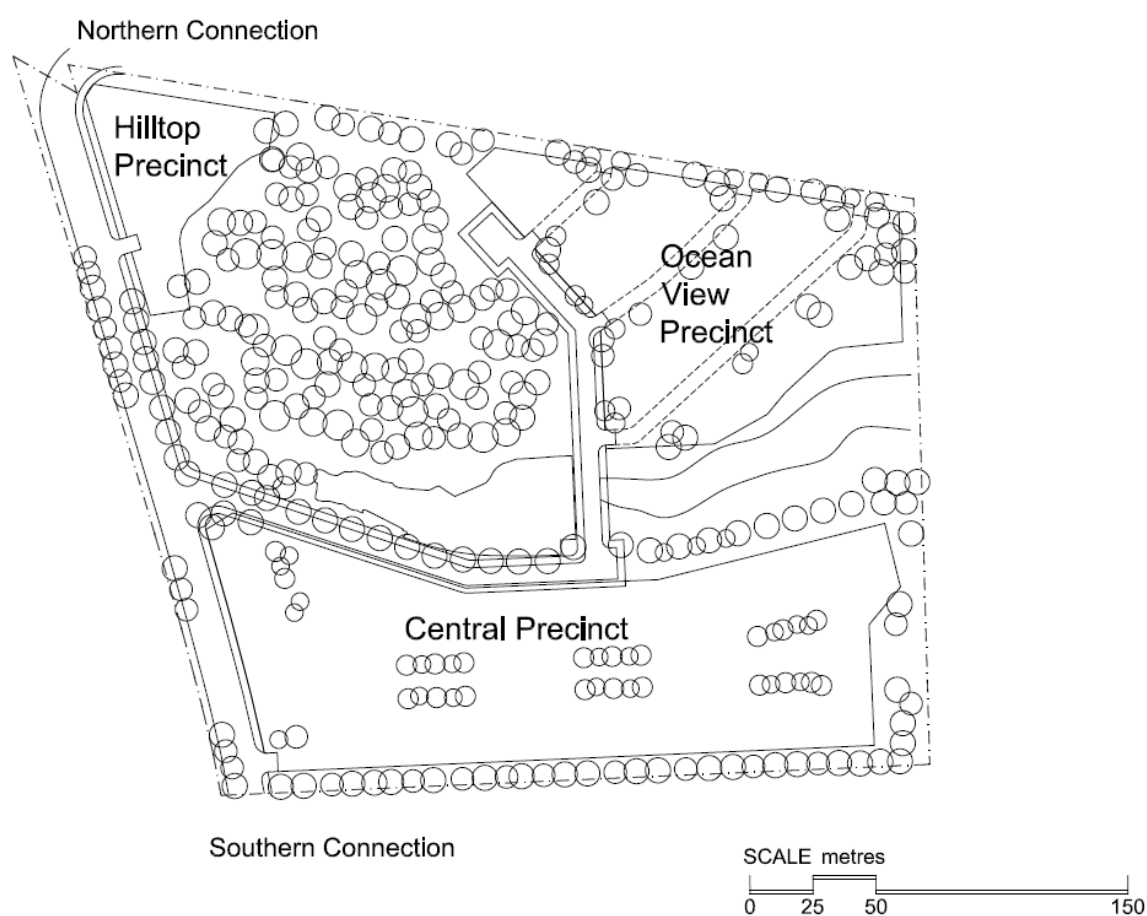


Figure 3 – Approved Concept Plan

Source: Jones Sonter Architects



Figure 4 – Indicative Site Layout

Source: Jones Sonter Architects

3.0 Description of proposed development

The Concept Plan was approved in December 2006. Since that time Anglicare has reviewed the market for seniors housing in the Bulli area. Their research has revealed that there has been a constant supply of new seniors housing in the locality which has decreased the demand for this type of housing. Anglicare is therefore proposing to replace the seniors housing with standard residential accommodation to better reflect market demand.

The Section 75W will seek consent for the following modifications:

- Replacement of the 3 storey apartment buildings containing independent living units with 57 townhouses (54 x three bedroom and 3 x two bedroom) all with one parking space each;
- Reconfiguration of the indicative layout to accommodate the revised built form including adjustments to the internal road network; and
- Revisions to the layout of the seniors housing provided in the Central Precinct, including a potential reduction in the number of beds provided in the RACF and amendments to the built form to improve compliance with the requirements of the Apartment Design Guide which was not in place when the original application was made.

Indicative Architectural Drawings prepared by JSA Studio Architects have been provided for information purposes (see **Attachment B**).

There is no change proposed to the approved development footprint as shown in Schedule 2, Condition A1 of the Concept Plan or the maximum height and floor space ratio as approved in Schedule 2, Condition A4 the Concept Plan. Nor is there any intention to amend or remove the scope of works involving the rehabilitation of the riparian corridors and forest existing on site as approved under the concept plan.

The proposed modification is consistent with the development undertaken by Stockland in the north area of the concept plan area. Modification 4 to MP06_0094 was approved by the DPE to allow for development of residential dwellings as opposed to apartments.

4.0 Planning context

4.1 Environmental Planning and Assessment Act 1979

The Sandon Point Concept Plan was approved under Part 3A of the Environmental Planning and Assessment Act 1979 (the Act), which has since been repealed. As such, the proposed modification is subject to assessment in accordance with the transitional Part 3A provisions in Schedule 6A of the Act.

Pursuant to clause 3C of Schedule 6A of the Act, section 75W continues to apply for the purpose of the modification of a concept plan approved before or after the repeal of Part 3A, whether or not the project or any stage of the project is or was a transitional Part 3A project.

4.2 Environmental Planning Instruments

The relevant statutory planning framework for the Sandon Point Development is the State Significant Precincts SEPP together with the Approved Concept Plan. The relevant provisions of the State Significant Precincts SEPP (SSP SEPP) are considered below.

Schedule 3, Part 24 of the SSP SEPP contains the provision relating to development on the Sandon Point site. Under the SEPP:

- The development footprint is zoned R2 – Low density residential where dwelling houses, semi-detached dwellings and multi-dwelling housing are permissible with development consent.
- The maximum height of development is: 9 metres (however this is superseded by the Concept Plan approval where additional height is granted for the Residential Aged Care Facility and Independent Living Units.

In addition to the above, the following policies/legislation apply to the site and will need to be considered as part of the EAR application:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy No 71 – Coastal Protection
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Biodiversity Conservation Act
- Illawarra-Shoalhaven Regional Plan

5.0 Overview of likely environmental and planning issues

Based on our preliminary environmental assessment, a number of key environmental assessment issues will need to be considered as part of modification application. There are:

5.1 Consistency with Concept Plan

The EAR will detail and justify any amendments that might be required to the Concept Plan conditions of consent and statement of commitments required to accommodate the proposed changes to the approved scheme on the Anglicare lands. Further justification will be provided in respect of the proposed change of land use in the Ocean View and Hilltop Precincts from seniors housing to standard residential accommodation.

5.2 Built Form and Layout

The modification proposes to amend the approved built form and layout of development on the site. Plans showing the indicative layout and envelopes of the amended scheme are provided at **Appendix A**. The amended scheme will continue to comply with the maximum height and FSR controls but is likely to result in an amendment to the site coverage indicated in the approved concept plan.

During the preparation of the EAR the architectural plans will be reviewed and updated in accordance with consultant advice where appropriate. Details on the minimum setbacks, building typologies and likely finishes of the revised built form will be provided with the EAR. Strategies to achieve design excellence will also be detailed and are likely to be consistent with the design guidelines implemented for the Stockland's land.

5.3 Landscaping and Site Coverage

The landscape strategy for the site will need to be updated to reflect the revised building footprint. The main principles of the approved strategy will be maintained but slightly augmented to reflect the revised building footprints and forms of accommodation.

5.4 Consistency with the Seniors SEPP and Apartment Design Guide

The EAR will detail compliance with the requirements of the Seniors SEPP in respect of the amended design and layout of the Central Precinct. It is also likely that changes will need to be made to the envelopes for the Independent Living Units so as to ensure that compliance with the Apartment Design Guide can be achieved given that this document was not in place when the original concept plan application was made.

5.5 Traffic Generation and Road Design

The proposal will involve changes to the type of accommodation provided onsite and also the number of carparking spaces provided. An assessment will be undertaken by a qualified traffic consultant to confirm that the proposed road layout is capable of complying with the relevant standards and that the traffic generated by the amended proposal can be accommodated without adverse impact in the surrounding road network.

5.6 View Impacts

During the assessment of the concept plan important views to and from the site were identified. Revised photomontages will be prepared and submitted with the application demonstrating that the proposed will continue to be acceptable in terms of visual impact. Details of external materials will also be updated to reflect the revised building typologies.

5.7 Bushfire

A revised Bushfire Assessment will be submitted with the application confirming that the proposal as amended meets the relevant criteria of Planning for Bushfire 2006. APZs for the proposed development will be detailed in the application and any other bushfire protection measures required for the amended development type.

5.8 Biodiversity

Whilst the modification application does not propose any changes to the approved development footprint it is recognised that ten years have passed since the original approval was granted and that the biodiversity on the site is likely to have changed. New legislation has also been passed by the Government which will need to be considered. An updated Biodiversity assessment will be submitted in accordance with the relevant legislation at the time of lodgement of the EAR.

5.9 Heritage

A heritage impact assessment will be submitted with the modification application confirming that the revised development continues to provide an acceptable heritage outcome on the site and is consistent with the Heritage Interpretation Strategy adopted for the site. The statement will address both European and Aboriginal heritage.

5.10 Stormwater Management & Flooding

Amendments will be required to the approved stormwater management plan to reflect the revised layout of the site. An amended stormwater management concept will be submitted with the EAR which will detail the amendments required and will confirm that the proposal as amended continues to provide a suitable outcome in terms of water flows, quality and on-site treatment. The report will also address the issue of protection and rehabilitation of the riparian corridor existing on site.

5.11 Utilities

The SSP SEPP requires an applicant to demonstrate that sufficient utilities and public utility infrastructure will be in place for the proposed development. Any required augmentation to the utilities on site will be detailed as part of the EAR documentation.

6.0 Deliverables

In order to address the above legislation and key issues, it is proposed to provide the following reports and documents with the Environmental Assessment Report

- Revised concept plan drawings and staging plan
- Revised Landscape Strategy
- Photomontages / View Impact Assessment
- Bushfire Assessment
- Stormwater Management Assessment Report and Flooding Assessment
- Flora and Fauna Assessment (likely to be a BDAR)
- Site Servicing Statement
- Traffic Assessment
- Utilities Statement
- Heritage Report

7.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of and Environmental Assessment Report for the modification of the Sandon Point Concept Plan as it relates to the Anglicare land.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EAR. Should you have any queries about this matter, please do not hesitate to contact me on 9409 4944 or jbuchanan@ethosurban.com.

Yours sincerely,



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