

Oxford Falls

Environmental Assessment

CONCEPT PLAN - SENIORS LIVING RESORT

Major Project 05-0113



urbis

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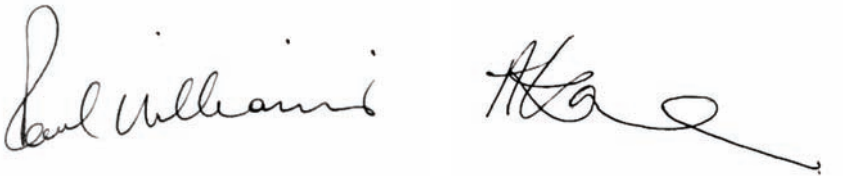

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

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Certification:

We certify that we have prepared the contents of the Environmental Assessment. To the best of our knowledge the information contained in this report is neither false nor misleading.

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Executive Summary

The Concept Plan and Environmental Assessment is submitted on behalf of Tiffany Developments to the Minister of Planning for approval under Part 3A of the Environmental Planning and Assessment Act, 1979. It relates to six parcels of land at Frenchs Forest, within the Warringah Local Government Area.

The proposed development is being undertaken by Tiffany Developments – a development company specialising in the delivery of quality seniors living development. The project will have a capital investment value of \$103.65 million, **refer to Quantity Surveyor Report at Appendix X.**

The Concept Plan is for a Seniors Living resort development incorporating range of housing types and offering three levels of personal and nursing care. The concept plan seeks approval for the use of the site and broad development parameters including building envelope and yield. As the application is for a Concept Plan, detailed site operation, design and elevation details will be provided within the Project Application.

The concept for the site centres around the ability of residents to 'age in place' with all the necessary facilities and services provided on site, with varying levels of care to enable residents to transit to higher care housing within the site as they age. In order to provide the necessary facilities and services to create a 'resort' style development with a high level of amenity and design, a minimum yield is required. The proposed building heights and massing reflect the minimum yield, while being designed to sensitively respond to the characteristics of the site. Thorough consideration has been given to retaining and enhancing the existing environmental qualities of the site.

Assessment of the suitability of the site has been made against the site compatibility criteria recently introduced into the State Environmental Planning Policy – Housing for Seniors and People with a Disability. The site is located adjacent to an existing urban area and is considered to be compatible with the natural environment, the existing uses and approved uses in the vicinity of the site. In determining this compatibility, assessment has considered accessibility, availability of services and infrastructure, impact upon open space provision and the bulk, scale, built form and character of the proposal.

The proposal is consistent with the principles of relevant statutory policies, in particular State Environmental Planning Policy Housing for Seniors or People with a Disability, with only a variation to the maximum height limits specified. This State policy facilitates the provision of seniors living development in locations that would not otherwise be permissible under local planning instruments. The provisions of this SEPP normally carry determining weight under any Part 4 application and under this Part 3A application is considered to be the most appropriate guide to any merits based assessment. The variation to the height limit has been discussed in further detail and is considered an appropriate response to the constraints of the site – ensuring no unreasonable amenity impact.

The proposed development is considered to be suitable for the site and is located within close proximity to the major centres of Dee Why and Warringah and the planned Northern Beaches hospital. The Concept Plan will provide the majority of necessary facilities and services on site and a regular bus shuttle services to access local centres and neighbourhood shops.

The layout and siting of the development will utilise the existing cleared area within the site and will minimise the loss of vegetation as a result. The Concept proposes significant improvements for remnant vegetation on site and existing waterways to improve the terrestrial and aquatic habitats for the site. The issue of water quality and management has been thoroughly considered to promote improve water quality downstream.

The Concept Plan will provide a high quality Seniors Living Resort that is capable of addressing the environmental constraints of the site and reducing off site impacts, while playing a critical role in meeting the predicted future demand for residential aged care. The proposed will have positive economic benefits for the region, with the creation of over 200 jobs during the construction period and approximately 72 full time jobs once in operation.





1 Introduction

On behalf of Tiffany Developments, a Concept Plan and Environmental Assessment are submitted to the Minister of Planning for approval under Part 3A of the Environmental Planning and Assessment Act, 1979.

The Concept Plan proposes a seniors living resort development on six parcels of land located at Frenchs Forest, within the Warringah Local Government Area. The Seniors Living development is made up of several components including a nursing home facility, serviced apartments, self care dwellings, community and retail facilities and all components have 24 hour, seven days a week access to medical attention through the provision of on site doctor and nursing service.

The Seniors Living Resort will provide three levels of care within a number of types of buildings with ancillary facilities that overall will comprise:

- A three storey nursing home facility containing 60 beds, with a high level of care.
- 391 self care dwellings contained with a mixture of three and four storey apartment buildings and six two storey townhouse buildings on site.
- 100 serviced apartments (low level care) within two four storey buildings.
- Two access entry and exit points off Oxford Falls Road. No through site access to the western residential areas off Barnes Road is proposed, only emergency access and access for the two existing residential properties will be maintained.
- Amenities and facilities such as a swimming pool, gymnasium and communal areas are proposed within the basement and ground floor of the serviced apartment building.
- Two existing residences on the western portion of the site will be retained for residential purposes.
- The existing tennis academy building on the northern portion of the site will be retained for amenities, office facilities and short term accommodation.
- A bowling green will be located to the north of the site.
- Car parking spaces for residents and visitors located within single level basement car parks with limited visitor parking at street level;
- A comprehensive landscaping scheme including water features to create an accessible, tranquil and natural environment setting;
- Realignment and rehabilitation of the eastern tributary and creation of a natural wetland;
- 24 hour, seven days a week provision of medical facilities.

The Concept Plan seeks approval for the proposed uses, building envelopes and yield to facilitate the proposed development. The detailed design, including resolved elevations and internal layout will be provided within any Project Application.

1.1 Background

- On 1 December 2005, the Minister for Planning agreed that the project constitutes a 'Major Project', under the provisions of Part 3A of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Major Projects Statement Environmental Planning Policy.
- On 15 February 2006, Tiffany Developments requested authorisation to prepare a Concept Plan from the Director General. Approval was granted on 6 April 2006 for the submission of a Concept Plan, in accordance with Section 75M of the EP&A Act, 1979.
- On 7 June 2006, a Preliminary Assessment was submitted to the Department of Planning, in accordance with Section 75E of the EP&A Act, 1979.
- Approval was granted by the Minister on 21 June 2006 for the preparation of the Director General's Environmental Assessment requirements, in accordance with Section 75F of the EP&A Act, 1979.
- On 16 August 2006 the Director General's Requirements were issued, **refer to Appendix A.**
- On 26 October 2006 a Concept Plan and Environmental Assessment were lodged with the Department of Planning. This Concept Plan proposed a Seniors Living development comprising:
 - A residential care facility with 94 beds, associated amenities, staff facilities and 25 car parking spaces;
 - 78 one bedroom serviced self care apartments with communal facilities and 25 car parking spaces;
 - 400 two bedroom and 200 one bedroom self contained dwelling apartments; and
 - Ancillary support services including a resident doctor and nursing staff, amenities, pharmacy, office facilities, overnight accommodation, mini market, lounges, libraries, games room, swimming pools, tennis courts, gymnasium, bicycle and walking routes, caretakers and mini bus service.
- On 21 November 2006 the Department of Planning requested additional information, with an amended Environment Assessment submitted to the Department on 14 December 2006.
- Further additional information was requested by the Department of Planning in correspondence dated 29 January 2007. The proponent responded to this request on 18 April 2007.
- In May 2007, Urbis became involved with the project to review the scheme and provide advice. A new Concept Plan was developed and discussed with the Department of Planning on 25 February 2008. Subsequent to this meeting further changes were made to the Concept Plan and another meeting was held at the Department Planning on 15 April 2008. It was agreed at this meeting that the Concept Plan should be finalised and officially lodged.
- On 22 July 2008, a letter was sent to the Department requesting an extension of the DGRs, **refer to Appendix B.**

1.2 Application Format

Tiffany Developments, in accordance with the Major Projects SEPP and Section 75B of the EP&A Act, sought the Minister's opinion on 8 June 2005 as to whether the proposed development is of a kind to which Part 3A of the EP&A Act applies. In a letter dated 13 January 2006, the Department of Planning advised that the Minister of 1 December 2005 formed the opinion that the proposal is a Major Project and that Part 3A of the Act applies.

In a letter dated 8 May 2006, the Department of Planning advised that the Minister on 6 April 2006 authorised the submission of a concept plan, pursuant with Section 75M of the EP&A Act, 1979.

As requested by the Minister, a Concept Plan and Environmental Assessment Report with accompanying documentation have been prepared for a seniors living development on the site. At this stage approval is sought for the Concept Plan only.

Project Applications will be submitted at a later date.

1.3 Vision for the Site

The Concept Plan has been designed to respond to the opportunities and give consideration to the constraints of the site to achieve an appropriate built form outcome. The intent is to provide a Seniors Living development, focused on 'ageing in place' to provide an outstanding quality of life for seniors living through:

- Establishing a quality Seniors Living development that will meet market demands and provide a variety of housing choice and level of care.
- Promoting a high quality development with buildings sited and designed to respect and take advantage of the amenity provided by the existing environmental constraints of the site.
- Ensuring buildings and spaces are functional and interconnected so as to promote a high level of accessibility, personal safety and security for residents.
- Ensuring the public domain and open spaces will be practical, accessible and well designed.
- Providing a high standard of quality care on site, with a variety of housing types, to contribute to improving the quality of life for senior residents.
- Including community facilities, limited retail facilities and other essential services to support the residents and the concept of 'age in place'.
- Providing access to public transport and shops and services within the local area and wider region.
- Design of concept that meets with industry best practice in relation to apartment building design and energy efficiency and water sensitive urban design.

1.4 Objectives of the Project

The objectives of the project include:

- Provide a premier Seniors Living development to meet the anticipated demand of the significant ageing of population in the north east region over the next 25 years.
- To provide a high quality Seniors Living development providing for 'ageing in place'.
- Identify a suitable developable area that will provide the necessary yield to support the provision of full time on-site services and care, while responding sensitively to the environmental constraints of the site.
- Retain the existing dwelling houses in constrained areas for staff residence.
- Retain and enhance the existing landscape buffer along Oxford Falls Road.
- Improve the degraded stream along Oxford Falls Road, through rehabilitation or realignment.
- Provide a variety of housing choice with a high standard of care.
- Provide full time on site services for the entire development, including access to medical care, community facilities and services.
- Design the project to provide virtual level access across the entire site with interconnected spaces and buildings to enhance personal safety and security for residents.
- Respect the valley views from existing residences in the locality.
- Design a concept that meets with industry best practice in relation to apartment building design and energy efficiency and water sensitive urban design.