

6 Consultation

6.1 Overview

The DGRs requested consultation be had with certain authorities. An outline of the consultation that has occurred is provided in the table below.

6.2 Key findings

Two consultation processes were undertaken for the project. The Community Consultation Oxford Falls Retirement Resort Report, prepared by Urbis in December 2006 originally addressed the level of demand for the proposed facilities via a telephone survey.

A new Concept Plan has now been prepared and as such additional consultation was undertaken.

This second round of consultation focused on site specific issues and the views of neighbours in the local vicinity. Surrounding residents were invited to make a written submission in relation to the latest Concept Plan. The findings of the recent Review of Submissions report **(see Appendix F)** can be summarised as follows:

The consultation process highlighted some level of local opposition to the development. A number of respondents highlighted that they have identified their concerns toward the development during two previous instances of community consultation, which indicates that views toward the development may be well formed, long-standing and difficult to address.

It is noted that there is a tendency for persons opposed to development to express their opinion during processes of community consultation as opposed to residents who are neutral to or supportive of site development. There were some indications of residents using pro forma responses and there were also indications that submissions were received from properties outside the original catchment area for the development, suggesting that they may have been invited by other residents to comment. One response was also received from the Oxford Falls Action Group.

The main reasons for objection to the proposal included:

- Lack of detail and form of the development proposal (nine respondents); while residents objecting to the development expressed 'lack of detail' as a general reason for their views, some noted, for example, that the use of terms such as 'adequate' and 'maximum' did not provide a full indication of the extent of facilities, services or works associated with the development.
- Traffic and transport impacts (seven respondents), including but not limited to congestion on Oxford Falls Road, pedestrian safety concerns and the cumulative impact of development in the valley alongside continued expansion of the Oxford Falls Grammar School.
- Noise pollution (four respondents); was identified with relation to the operation of facilities at the retirement village, including potential operation of a restaurant on the site. Location of these facilities could make best use of noise attenuation provided by surrounding buildings on the campus, tree and vegetation cover and the siting of development in sympathetic areas with relation to slope.

Other reasons provided for objection to the development included public transport (availability), run-off and drainage issues (including potential water pollution of the Narrabeen Lagoon), and issues around bushfire risk and compatibility of the site with aged housing.

There may be potential to explore communication strategies around the development, in particular, methods and means of communicating with local area residents about the social and economic benefits surrounding the proposal, and the ways in which impacts, many of which remain perceived, may be addressed and perhaps mitigated at a very early stage in the development process (e.g.: through site design/Concept Planning, road and pedestrian network planning). There is also potential to engage with public transport providers, including Forest Coachlines and Sydney Buses regarding the provision of additional bus services in the region; to this end, consultation with the NSW Ministry of Transport and individual operators is recommended.

It is apparent that many of the factors cited by respondents as a means for objection are likely to be capable of mitigation, including traffic impacts, noise and water pollution concerns and public transport constraints. Many other issues identified appear to be subjective, including arguments regarding neighbourhood character and lifestyle impacts. Interestingly, one respondent in general support of the development provided an overview of the history of the area as a loam quarry which existed in a bare state with exposed red gravel sands some thirty years ago; improvements to the area were achieved through development and improvements to the condition of open space. It is important that the proposed retirement village development continue in this tradition, by providing improvements to the quality and quantum of facilities available in the area, and providing quality housing options that maintain, if not lift, the standard of residential desirability.

6.3 Other consultation undertaken

Authority/Area	Recommended Contact	Comment	Response
Department of Water and Energy (previously known as Department of Natural Resources)	Current contact is Nikki Allwood	Several attempts were made by Travers Environmental to arrange a meeting to discuss the concept plans. No meeting was able to be arranged, which was outlined to the Department of Planning in discussions.	The Status of Drainage Lines report has thoroughly examined the water bodies on site to determine the appropriate buffers for the Middle Creek tributary and Drainage Lines 1 and 2. We await comment throughout the assessment process.
Rural Fire Service	Travers	Contact made with RFS	Further consultation to be undertaken throughout the assessment process.
Warringah Council	Steve Findlay	Previous contact was made with Warringah Council for the previous scheme. No further contact has been made for the new Concept Plan.	We acknowledge that Warringah Council will be consulted as part of the assessment of the Concept Plan, during which time further discussions can be had.
Roads and Traffic Authority	James Hall	Comments made within correspondence dated 23 June 2004.	The RTA were contacted a number of times in relation to the previous development scheme, as outlined in the submitted Transport Report. Given the need to refer the application to the RTA during assessment and similarities with the previous concept plan (with the current concept plan considered a major improvement to the previous scheme), further contact with the RTA prior to lodgement of the Concept Plan was not considered necessary.
Sydney Water	Kate Powell	Contact made with Sydney water.	Adequate capacity subject to augmentation at cost to proponent.
Heritage Council	Reejav Maini	The site does not contain a heritage item or is located within the vicinity of a heritage item.	The Heritage Council has not been contacted. The nearest heritage item is located over 500 metres from the site. If the application is required to be forwarded to the Heritage Council, then any comments can be appropriately dealt with at that time.
Relevant Indigenous agency contact	No contact specified	Mary Dallas the author of the Aboriginal Archaeological Assessment made contact with Allan Madden of the Metropolitan Local Aboriginal Land Council to show the new concept plan. Mr Madden found that the new plan would result in impact to the identified areas of sensitivity but requested an archaeological monitor of the land referred to as PAS 1 and PAS 3 if those areas were to be affected by any future proposal.	No further archaeological survey is warranted or required, as outlined in the Aboriginal Archaeological Assessment due to the proposed buildings being located outside the identified sensitive areas.



7 Director-General Requirements

- 1. Executive Summary - **see beginning of report.**
- 2. Description of site - **see Section 3 and 9.**
- 3. Consideration of Statutory Instruments - **see Section 5.**
- 4. Overview of environmental risks and assessment issues - **see Section 6 and 10.**
- 5. A draft statement of commitments - **see Section 11.**
- 6. Conclusion justifying the project - **see Section 12.**
- 7. A signed statement from the Author - **see beginning of report.**

Issue	Director-General Requirement	Provided	Reference
Statutory and other Requirements	Assess the proposal against all relevant (our emphasis) legislation and planning provisions applying to the site, addressing the nature, extent and justification for an non-compliance, including: SEPP 65 Design Quality of Residential Development SEPP BASIX	Y	The proposal has been assessed against all relevant strategic and statutory planning policies as outlined in Section 5.
	Clearly delineate staging	Y	A Staging Plan is provided as outlined in Section 9.9 of the EA.
Site Suitability	Provide an assessment of the suitability of the site for all proposed uses relative to: Sydney Metropolitan Strategy; Metropolitan Development Program; and Sustainability criteria for New Urban Release.	Y	The site is not considered to be a new urban land release, however, it is considered suitable for development, see assessment in Section 5 and 10.4.
	Certification by a suitably qualified Access Consultant in relation to access to and within the site for the elderly.	Y	An Access Report has been prepared by Accessibility Solutions and is attached at Appendix N.
Development Context	Demonstrate the proposed development is consistent and compatible with surrounding land uses and activities and strategically justifiable in the locality.	Y	The development is considered suitable for the locality as outlined in Sections 3.3 (site analysis), 4 (strategic consideration), 5.6.8 (SEPP HSPD), 5.7 (Locality Statement within WLEP) and 10.4 (site suitability) of the EA.
State Environmental Planning Policy Seniors Living 2004	Demonstrate compliance with the SEPP SL 2004.	Y	The development is not considered to demonstrate strict compliance with SEPP HSPD (previously known as SEPP SL 2004) given the development is a major project, as defined under Part 3A of the EP&A Act. However, given the nature of the development the concept plan has considered the requirements of compliance with this SEPP. The majority of the proposal complies with the SEPP, with a variation occurring in relation to building heights as outlined in Section 5.6.7.

Design, Visual Impacts and Design Quality Principles	Demonstrate the design and visual impact of the development is consistent with the desired future character for the Oxford Falls Valley Locality as described in relevant planning instruments and studies. Consideration to be given to: <ul style="list-style-type: none">LayoutDensityVisual prominenceStreet frontageBulk and scaleMassingBuilt formAestheticsVisibility from surrounding areasEnergy and water efficiencySafetyPedestrian footpathPedestrian connectivity	Y	Thorough consideration has been given to achieving a quality design outcome that meets all the relevant urban design and site objectives. These issues are explored further in Sections 4, 5, 8, 9 and 10 of the EA.
Environmental and Residential Amenity	The project must achieve a high level of environmental amenity within the site and for surrounding sites in terms of solar access, wind impacts and noise.	Y	The proposed development is capable of achieving a high level of amenity as outlined in Section 5.6.5, 10.2 and 10.16 of the EA.
Social and Economic Context	Provide a social and economic impact study which addresses the social and economic context of the development including: <ul style="list-style-type: none">Infrastructure requirements, including staging and monitoring.Access.Community services and facilities.Capacity of local housing market and aged car market to absorb the density.Impact of the proposed commercial and retail component on existing and commercial retail centres.	Y	A Social Impact Study has been prepared by RM Planning and is provided at Appendix D. Economic and social impacts have been discussed in Sections 10.11, 10.12 and 10.20 of the EA.
Traffic Impacts (Operational)	Demonstrate compliance with relevant Council and RTA's traffic and car parking codes. Prepare a detailed Traffic Impact Study in accordance with RTA guidelines to address: <ul style="list-style-type: none">Impact on local and arterial roads.Need for upgrading or road improvements and future management of roads.Access points to the development.Existing traffic volumes with and without the development.AM and PM peak volumes.Deliveries and servicing of the site.Pedestrian traffic.Provision of car parking.Draft SEPP 66.	Y	A Transport Report has been prepared by Colston, Budd, Hunt & Kafes and is provided at Appendix E. Traffic impacts are further analysed in Section 10.13 of the EA. The provisions of Draft 66 are discussed in the Transport Report and Section 5.6.8 of the EA.

Bushfire Impacts	Demonstrate compliance with Section 100B of Rural Fires Act 1997, Section 79BA of Environmental Planning and Assessment Act, 1979, Planning for Bush Fire Protection 2001 and AS3959 – Building in Bush Fire Prone Areas. Address: <ul style="list-style-type: none">Development and maintenance of APZ's.Setbacks.Management control of fuel levels.Egress/access and water supplies for bushfire operations.Bushfire risk from revegetation.Future management of any remaining areas of hazard.	Y	A Bushfire Risk Assessment has been prepared by Travers Environmental and is attached at Appendix G . Bushfire risk is examined further in Section 10.7 of the EA. Appropriate Asset Protection Zones have been established for the site as further outlined in the Bushfire Risk Assessment and Ecological Report prepared by Travers Environmental.
Water Quality, Natural Watercourses and Riparian Areas; Soil and Water Management	Demonstrate consistency with objectives of the Rivers and Foreshores Improvement Act 1948 (we note that this has now been superseded by the Water Management Act 2000). Address: <ul style="list-style-type: none">Watercourse and Riparian Area Planning, Assessment and Design Version 4 guideline;Warringah Creek Management Study 2004;Narrabeen Lagoon Estuary Management Plan 2002; andNorthern Beaches Stormwater Management Plan 1999.Demonstrate an acceptable level of water quality protection with respect to downstream receiving waters. Address impacts on existing natural drainage lines on site and recommend appropriate sediment and erosion control measures during and post-construction.	Y	A number of specialist consultant reports have been prepared to address the issue of water quality and establishment of riparian zones for the site, including: <ul style="list-style-type: none">A Waterway Impact Statement has been provided by Travers Environmental and is attached at Appendix J;The Status of Drainage Lines report has been prepared by Evans and Peck and is attached at Appendix K; andA Water Quality Management scheme has been prepared by SEEC and is attached at Appendix H. These issues are further addressed in Sections 5.1 and 10.9 of the EA. A Soil and Water Management Plan addresses sediment and erosion control measures (refer to Appendix Q). However, further information will be provided with the Project Application.
Threatened Species and Corridor Values	Address impacts on threatened species having regard to: <ul style="list-style-type: none">Draft Guidelines for Threatened Species Assessment and recommend offset measures or to mitigate impacts (we note these guidelines have since come into force);Provide a peer review;Corridor values or connective importance of any vegetation on the site;Possible loss of connectivity to bushland areas to the south, east and west;Impacts on adjoining and nearby bushland areas;Demonstrate adequate buffers; Map and quantify the total area of vegetation to be modified.	Y	A Flora and Fauna Report as been prepared by Travers Environmental with regard to the TSCA (refer Appendix I). The report outlines the measures to mitigate impacts and provides a peer review and response to the peer review. The concept plan proposes to prevent the loss of biodiversity by maintaining vegetated areas as outlined in Sections 5.3, 5.6.2 and 10.8 of the EA. A Flora and Fauna Report as been prepared by Travers Environmental with regard to the mapping of vegetation and environmental constraints (refer Appendix I).

Riparian Planning and Asset Protection zones	Address Watercourse and Riparian Area Planning, Assessment and Design Version 4 guideline and the Design and Construction of Paths and Cycleways in Riparian Areas Version 2;	Y	These issues are further addressed in Sections 5.1 and 10.9 of the EA and the Waterway Impact Statement, the Status of Drainage Lines report and the Water Quality Management scheme.
	Provide a 30 metre riparian setback measured horizontally landward from the top of the bank on both sides of the watercourse within the site, in which no development or built structures can be located.	N	A 20 metre riparian setback is proposed around the Middle Creek tributary. This issue has been thoroughly examined within the submitted Waterway Impact Statement and Status of Drainage Lines report and Sections 5.1 and 10.9 of the EA.
Heritage	Provide a Heritage Impact Statement to address the impact of the proposal on the site and any measures to minimise and mitigate impacts, the relationship between the new development and heritage components of the conservation area, impact on any significant archaeological relics and visual impact of the proposal.	Y	Section 10.10 within the EA addresses the impact of the development on the significance of heritage items.
	Address the possible impacts on Aboriginal Cultural Heritage Values.	Y	An Aboriginal Archaeological Assessment has been prepared by Mary Dallas Consulting Archaeologists and is provided at Appendix R . This matter is further addressed in Section 10.10 of the EA.
Drainage and Flooding	Address drainage issues associated with changes in the hydrological regime of the catchment, including impacts on Narrabeen Lagoon.	Y	A Stormwater Concept Plan has been provided by JMD and Associates and is provided at Appendix O .
	Consult the Council to develop suitable flood planning levels for the development having regard to the NSW Floodplain Management Manual.	Y	
Cumulative Impacts	Address cumulative impacts having regard to the proposed development, existing, approved and proposed development within a 5km radius of the subject site.	Y	The cumulative impacts of the proposal have been addressed in the Social Impact Study and Section 10.11.2 of the EA.
	Address existing capacity of land and impacts on existing infrastructure services including water supply, sewerage, electricity, waste disposal, telecommunications, gas, traffic and social infrastructure.	Y	Infrastructure issues have been addressed in Section 10.18 and 10.20 of the EA.
Waste Management	Address waste management practices to be employed for the proposed development.	Y	Waste management for the development has been addressed in Section 10.19 of the EA.
Remediation of the Site	Demonstrate compliance with the requirements of SEPP 55.	Y	SEPP 55 has been addressed in Section 5.6.4 of the EA.
	Provide a human health risk assessment for occupants of the development.	Y	See Preliminary Environmental Assessment at Appendix M .
Provision of Public Services and Infrastructure	Address the provision of public services and infrastructure, having regard to Council's S.94 Contribution Plan.	Y	Addressed in Section 10 of the report and the Bushfire Protection Assessment. Refer to Section 10.18 and 10.20 .
Subsidence	Address impacts on surface and groundwater resources, cliff lines, cultural sites, public access and infrastructure, utilities, buildings and other structures.	Y	A Geotechnical Investigation has been prepared by GeoEnviro Consulting Pty Ltd for the previous scheme with a revised review of the concept plan provided at Appendix M .
General Environmental Risk Analysis	Undertake environmental risk analysis to identify environmental impacts associated with the operation of the project and recommend mitigation measures and potential significant residual environmental impacts	Y	The environmental constraints of the site have been reviewed within Section 3.3 of the EA (site analysis) and within the Flora and Fauna Report, Waterway Impact Study and Bushfire Risk Assessment.

8 The design process and alternatives considered

8.1 The Design Brief

The design brief is to provide a high quality seniors living development, expressing best practice urban design and sustainability initiatives through development of the following components:

- 391 self care units, with access to low care services
- 100 serviced apartments (low level care)
- 60 bed nursing home (high level care)
- Associated facilities listed in **Section 9.5** of this report.

The brief also included preservation and restoration of waterways and natural environment in accordance with best practice as advised by relevant consultants.

8.2 The Design Process/Options

The following design process was undertaken in preparation of the concept plan:

- Issues and opportunities mapping was undertaken to determine the location of undevelopable land and potential issues to be addressed by the design. The mapping was undertaken for the site utilising reports and mapping prepared by consultants for previous submissions to the Department of Planning. This was undertaken due to weaknesses in Warringah Council mapping (discussed in **Section 4.4** of this report) which was undertaken at a much larger scale.
- Derive a development footprint from the issues and opportunities mapping unconstrained land.
- Review previous designs for a retirement resort proposed for the site in context to the new development footprint
- Contextual analysis, including view identification dwelling type and mix was addressed following meeting with DoP February 2008
- A number of variations of options were developed addressing views, height bulk, scale of buildings, access and movement, landscape/ open space
- A process of review and modification following recommendations from consultants was undertaken prior to EA submission.

8.2.1 Approach to site layout and design

- Building scale (**Figure 6**) was looked at in relation to other nearby seniors living developments as well as the immediate surrounds in order to understand what type of scale could be achieved by the desired yield for the development. In particular achieving spaces between buildings, good solar access, minimising overshadowing and separation between buildings were important in achieving a high quality urban design outcome.

8.2.2 Built form

The height, bulk and scale has been examined to ensure minimal disruption to existing views. SEPP 65 and HSPD compliance was examined. After examining the previous submission, the redesign of the development ensures that the bulk, scale and limitation of repetitious form is minimised. A number of options were developed during the design phase undertaken by Urbis and this resulted in a superior and significantly resolved concept plan.

8.2.3 Access and Movement

The internal access and movement was approached by assessing view corridors, connectivity between buildings and spaces, safety and evacuation as well as the provision and location of parking facilities.

8.2.4 Open space and landscape

The quality, location and size of open space was examined and ensured that the provision of private gardens/courtyards, deep soil zones, riparian and watercourses and adequate street setbacks have been achieved.



Figure 16 - Concept Plan Sketch 1

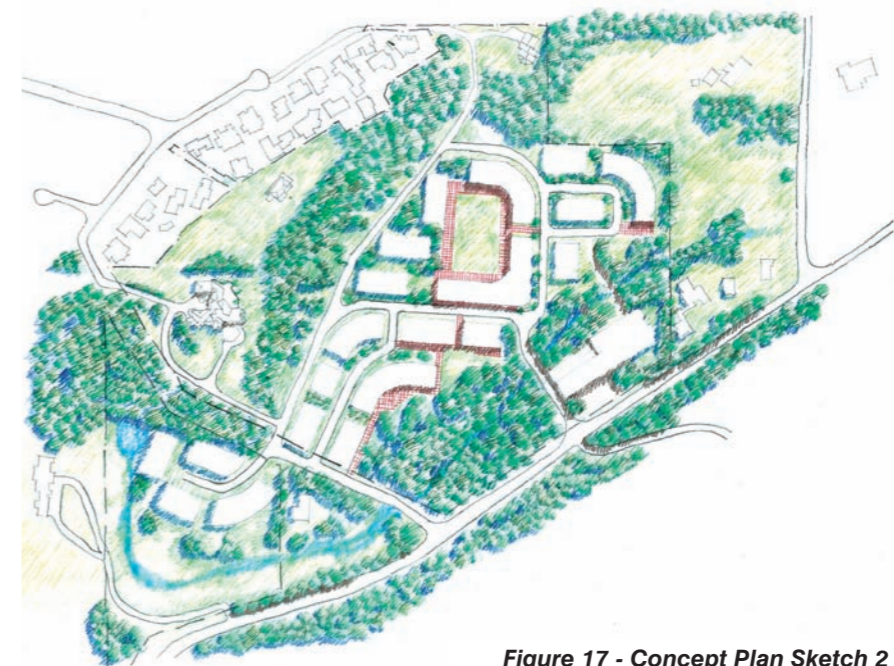


Figure 17 - Concept Plan Sketch 2

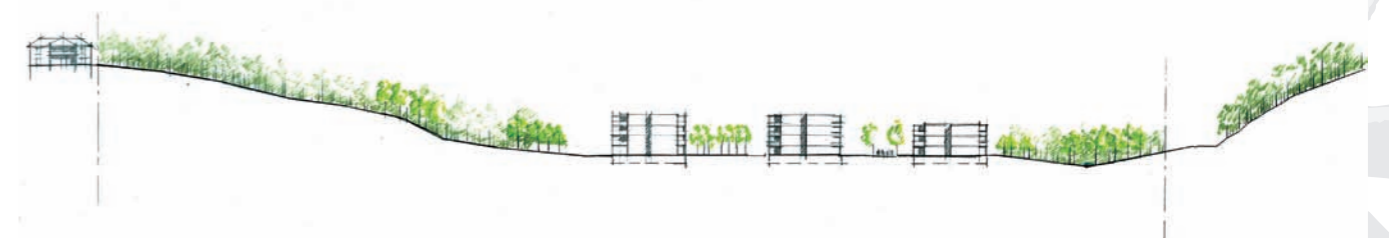


Figure 18 - Section Sketch

