

## Comparison Between Approved Concept Plan and Proposed Modified Concept Plan

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
Overall Concept	<p>Seniors Housing development including a Residential Aged Care Facility, independent living units (ILU's), communal facilities and services to support the retirement village.</p> <p>Access and car parking, landscaping including rehabilitation of riparian corridors and forest, and stormwater management and utility services.</p>	<p>Seniors Housing development including a Residential Aged Care Facility, independent living units (ILU's), communal facilities and services to support the retirement village.</p> <p>Multi dwelling housing residential development.</p> <p>Access and car parking, landscaping including rehabilitation of riparian corridors and forest, and stormwater management and utility services.</p>
Land Uses	<ul style="list-style-type: none"> <li>• Residential aged care facility (nursing home);</li> <li>• Independent living units for people aged 55+;</li> <li>• Community and recreational facilities for residents;</li> <li>• Private open space for recreation;</li> <li>• Open space for public recreation and environmental protection (retained in private ownership).</li> </ul> <p>The community and recreational facilities and services for residents and visitors in the retirement village are proposed to include:</p> <ul style="list-style-type: none"> <li>• Gymnasium;</li> <li>• Swimming pool;</li> <li>• Medical consulting suites &amp; nursing clinic;</li> <li>• Library;</li> <li>• Computer room;</li> <li>• Craft room;</li> <li>• Men's workshop;</li> <li>• Chapel;</li> <li>• Lounge;</li> <li>• Café;</li> <li>• Hairdresser;</li> </ul>	<ul style="list-style-type: none"> <li>• Residential aged care facility (nursing home);</li> <li>• Independent living units for people aged 55+;</li> <li>• Residential dwellings to be occupied as either seniors housing or standard residential dwellings;</li> <li>• Community and recreational facilities for residents;</li> <li>• Private open space for recreation;</li> <li>• Open space for public recreation and environmental protection;</li> </ul> <p>The community and recreational facilities and services for residents and visitors in the retirement village are proposed to include:</p> <ul style="list-style-type: none"> <li>• Gymnasium;</li> <li>• Medical consulting suites &amp; nursing clinic;</li> <li>• Respite centre;</li> <li>• Library;</li> <li>• Computer room;</li> <li>• Craft room;</li> <li>• Men's workshop;</li> <li>• Chapel;</li> <li>• Lounge;</li> <li>• Café; and</li> </ul>

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
	<ul style="list-style-type: none"> <li>Village bus service</li> <li>Base for ARV Home Support Services providing services for people in their own home (both village residents and the wider community).</li> <li>RACF services including dementia specific care.</li> </ul> <p>The village bus will be 22 seater Mitsubishi Rosa, or equivalent, that will be modified for wheelchair access. It will be permanently garaged on site and be used to provide regular services to shopping centres and medical appointments as demand dictates.</p>	<ul style="list-style-type: none"> <li>Hairdresser;</li> <li>Base for Anglicare at Home Support Services providing services for people in their own home (both village residents and the wider community).</li> <li>RACF services including dementia specific care.</li> </ul>
Distribution of Land Uses	<p>Division of the site into four precincts:</p> <ul style="list-style-type: none"> <li>Central Precinct: ILU's &amp; community facilities</li> <li>Ocean View Precinct: ILU's &amp; recreational rooms</li> <li>Hilltop Precinct: Residential Aged Care Facility</li> <li>Forest and riparian corridor</li> </ul>	<p>Maintaining four precincts:</p> <ul style="list-style-type: none"> <li>Central (south) Precinct: Residential Aged Care Facility, ILU's &amp; community facilities</li> <li>Ocean View Precinct: residential dwellings</li> <li>Hilltop Precinct: residential dwellings</li> <li>Forest and riparian corridor</li> </ul>
Urban Design Concept	<p><b>Central Precinct:</b> Is located generally over the same building footprint as the existing Cookson Plibrico buildings on the southern portion of the site. Includes approximately 11,000m<sup>2</sup> of gross floor area in 3 storey buildings containing ILU's for seniors and community facilities for the residents of the retirement village site arranged in a north-south/ east-west street grid pattern.</p>	<p><b>Central (south) Precinct:</b> There is no proposed change to the central precinct developable area.</p> <p>The residential aged care facility has been transferred to the southern precinct, however the eastern portion of this precinct will remain as ILU's.</p> <p>The residential aged care facility will be contained within a three storey building containing front and back of house facilities and residential clusters comprising a reduction in beds to 80. This building will be linked to a community facility building to the north with units above the ground floor.</p> <p>The ILU's will generally be contained within three storey buildings with basement parking.</p>
	<p><b>Ocean View Precinct:</b> Is located at the north eastern corner of the site. Includes approximately 4,985m<sup>2</sup> of gross floor area in 3 storey apartment buildings containing ILU's for seniors as well as recreation facilities for the residents of the retirement village site. The 3 storey apartment buildings and road pattern are both oriented and stepping in line with the contours of the land to take advantage of precinct views.</p>	<p><b>Ocean View Precinct:</b> The developable area of the ocean view precinct is sought to be reduced in response to an aboriginal archaeological site in the north-eastern corner of the precinct.</p> <p>The three storey buildings containing ILU's are proposed to be replaced by four rows of dwellings, containing approximately 33 dwellings. The dwellings will include three varied typologies which are two-three storeys (the third storey being basement parking).</p>

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
	<p><b>Hilltop Precinct:</b> Is located at the north western corner of the site over the former Dairy Farmers site. Includes a residential aged care facility in a 3 - 4 storey building with high and low care, 120 beds over a floor space of approximately 2,800m<sup>2</sup>. The RACF is separated from other living precincts and located on the highest part of the site.</p>	<p><b>Hilltop Precinct:</b> The developable area of the hilltop precinct is sought to link with the ocean view precinct.</p> <p>As the residential aged care facility has been transferred to the central precinct, the hilltop precinct will now contain approximately 22 dwellings including four varied typologies, however will all be a maximum of two storeys.</p>
	<p><b>Forest and Riparian Corridor:</b> Is to be rehabilitated as bushland and for passive public recreational use, but remain in the ownership of ARV.</p>	<p><b>Forest and Riparian Corridor:</b> The scope of works involving the rehabilitation of the riparian corridors and forest existing on site as approved under the concept plan is maintained.</p>
Residential Yield	Ocean View and Central Precinct: 250 ILU's RACF: 120 beds	<b>Ocean View and Hilltop Precinct:</b> 55 townhouses <b>Central Precinct:</b> RACF with 80 beds and 140 ILU's
Zoning	Developable area zoned R2 Low Density Residential, Remainder of site zoned E2 Environmental Conservation	No change proposed.
Height	Maximum height of three (3) storeys	No change proposed
Floor Space Ratio	Maximum FSR of 0.5:1	No change proposed
Design Excellence Bonus	Subject to demonstrating design excellence consistent with condition B4, the maximum FSR is increased to a maximum 0.7:1, the maximum height for the residential aged care facility shall be 3 – 4 storeys, and the maximum height for the ILUs and Community Facilities in the Central Precinct shall be 11.4 metres; and the maximum height for the Independent Living Units and Recreational Rooms in the Ocean View Precinct shall be 12.6 metres	No change proposed
Road Network	<ul style="list-style-type: none"> <li>vehicular access off Sturdee Avenue on the north west corner of the site;</li> <li>vehicular access off Sandon Point Drive to the south west corner of the site including a bridge across Tramway Creek;</li> <li>north-south link road running adjacent to the Illawarra rail line along the western boundary of the site, linking Stockland's residential development to the north of the site with the proposed and existing residential area to the south of the site; and</li> <li>internal road including bridge across Cookson's Creek.</li> </ul>	<p>Due to the reconfiguration of the indicative layout to accommodate the revised built form, there are proposed adjustments to the internal road network. The modified road network contains:</p> <p><b>Retained:</b></p> <ul style="list-style-type: none"> <li>vehicular access off Sturdee Avenue on the north west corner of the site;</li> <li>vehicular access off Sandon Point Drive to the south west corner of the site including a bridge across Tramway Creek;</li> <li>north-south link road running adjacent to the Illawarra rail line along the western boundary of the site, linking Stockland's residential development to the north of the site with the proposed and existing residential area to the south of the site.</li> </ul>

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
		<b>Modified:</b> <ul style="list-style-type: none"> <li>the internal road including bridge across Cookson's Creek has been deleted.</li> <li>A new local network within the central precinct, including circulation around the residential aged care facility and an east west road along the southern boundary with a left turn into a cul de sac to service the residential flat buildings.</li> </ul>
Pedestrian Access	Public pedestrian access through the following parts of the site: <ul style="list-style-type: none"> <li>roadways;</li> <li>pathways through the Turpentine Forest and</li> <li>Cookson's Creek riparian corridor;</li> <li>upgrading the pedestrian and cycle path along the northern boundary of the site, linking Sturdee Avenue and the coast; and</li> <li>a pathway in the Tramway Creek riparian corridor.</li> </ul>	Public pedestrian access through the following parts of the site: <ul style="list-style-type: none"> <li>roadways;</li> <li>pathways through the Turpentine Forest and</li> <li>Cookson's Creek riparian corridor;</li> <li>a pathway in the Tramway Creek riparian corridor.</li> </ul>
Car Parking	Car parking for the development includes: <ul style="list-style-type: none"> <li>188 spaces – for residents of independent living units</li> <li>47 spaces – for visitors of residents in units</li> <li>10 spaces – for residents in the resident aged care facility</li> <li>19 spaces – for staff in the residential aged care facility.</li> <li>1 ambulance space at the residential aged care facility.</li> </ul> Resident and staff spaces will be provided as basement parking under each of the proposed buildings. Visitor parking will be provided at ground level adjacent to roads.	Parking to be provided in compliance with the relevant planning instrument eg Seniors SEPP or Council's DCP.
Public Domain, Open Space & Riparian Corridor Network	<ul style="list-style-type: none"> <li>retention and rehabilitation of the Turpentine Forest;</li> <li>retention and rehabilitation of the riparian corridor and wetland;</li> <li>inclusion of a pond at the western end of Cookson's Creek;</li> <li>provision of interconnected pedestrian accessways;</li> <li>planting along roadways with Eucalyptus, Angophora and Corymbia species; and</li> <li>landscape gardens around buildings.</li> </ul>	The scope of works involving the rehabilitation of the riparian corridors and forest existing on site as approved under the concept plan is maintained.  Notwithstanding this, the landscaped zones will be modified to reflect the reconfigured layout.
Riparian Corridors	Riparian buffers 20 metres wide on either side of the Cookson's Creek are proposed in the Concept Plan. A similar 20m riparian buffer is proposed for Tramway Creek at the south eastern corner of the site.	No change proposed.

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
Landscape Concept	<p>The main features in the landscape concept plan include:</p> <ul style="list-style-type: none"> <li>retention and rehabilitation of the Turpentine Forest;</li> <li>retention and rehabilitation of the riparian corridor and wetland;</li> <li>inclusion of a pond at the western end of Cookson's Creek;</li> <li>provision of interconnected pedestrian accessways;</li> <li>reuse of the quarry as an amphitheatre/ outdoor room;</li> <li>planting along roadways with Eucalyptus, Angophora and Corymbia species; and</li> <li>landscape gardens around buildings.</li> </ul>	<p>A revised Landscape Concept Plan is proposed which reflects the revised layout of the site. The following elements have been deleted from the proposed landscape scheme:</p> <ul style="list-style-type: none"> <li>pond at the western end of Cookson's Creek</li> <li>reuse of the quarry as an amphitheatre/outdoor room</li> </ul> <p>The following new spaces/connections are proposed:</p> <ul style="list-style-type: none"> <li>Dementia Garden associated with the RACF</li> <li>Village Square associated with the ILUs</li> <li>Potential new crossing over Cooksons or Tramway Creek from the ILUs in the Central Precinct.</li> </ul>
Water Cycle Management	<p>Construction and operation of Total Stormwater Management System to manage surface water over the site including:</p> <ul style="list-style-type: none"> <li>Water Sensitive Urban Designed (WSUD) retention swales and a wetland;</li> <li>a settling and detention pond - at the western end of Cookson's Creek;</li> <li>stormwater treatment facilities – including vegetated systems, infiltration system and structural facilities, such as gross-pollution traps, pit inserts and a wetland); and</li> <li>roof rainwater harvesting – which will be reused for toilet flushing, laundry and irrigation.</li> </ul>	<p>Construction and operation of Total Stormwater Management System to manage surface water over the site including:</p> <ul style="list-style-type: none"> <li>Water Sensitive Urban Designed (WSUD) retention swales;</li> <li>Two on site detention and water quality basins at the eastern end of the property adjacent to Cookson's Creek outside the 100 year flood extents;</li> <li>stormwater treatment facilities – including vegetated systems, infiltration system and structural facilities, such as gross-pollution traps, pit inserts and a wetland); and</li> <li>roof rainwater harvesting – which will be reused for toilet flushing, laundry and irrigation.</li> </ul>
Bushfire Asset Protection Zone	All bushfire asset protection zones to be located within the Residential Zone.	Defendable zones now proposed which straddle the R2 and E2 zones.
Heritage – European	Turpentine Forest retained and protected	No change proposed.
Heritage – Aboriginal	Consultation with appropriate Aboriginal community members to determine the location and significance of the "Women's Area" which may be located over the subject site will be undertaken as identified in the Aboriginal Archaeological Report prepared by Mary Dallas.	Cultural area now defined and protected.
Staging	<p>Five Indicative Stages including:</p> <p><b>Stage 1:</b> Ocean view precinct including independent living units, recreation facilities, access roads from Sturdee Avenue, rehabilitation of riparian corridor, associated stormwater works, utility services and landscaping.</p> <p><b>Stage 2:</b></p>	<p>Six Indicative Stages including:</p> <p><b>Stage 1A:</b> Central precinct (west) - Residential aged care facility, community facilities and independent living units. Connection over Tramway Creek, construction of Geraghty Street and Turpentine Forest/Cookson Creek rehabilitation.</p> <p><b>Stage 1B:</b> Residential Aged Care Facility</p> <p><b>Stage 1C:</b> Central precinct (central) – Independent living units</p> <p><b>Stage 1D:</b> Central precinct (east) – Independent living units</p>

Component	Concept Plan Approved – Anglicare Land	Mod 5 Proposed Development
	<p>Central precinct (west side) community facilities and associated stormwater works, utility services, landscaping and demolition of existing buildings. Construction of North/South Link road.</p> <p><b>Stage 3:</b> Central precinct (central area) independent living units, access road off Sandon Point Drive, and associated stormwater works, utility services and landscaping.</p> <p><b>Stage 4:</b> Central precinct (east side) independent living units and associated stormwater works, utility services and landscaping.</p> <p><b>Stage 5:</b> Hill top precinct residential aged care facility, rehabilitation of Turpentine Forest, and associated stormwater works, utility services and landscaping.</p>	<p><b>Stage 2A:</b> Ocean view precinct – residential dwellings development <b>Stage 2B:</b> Hill top precinct – residential dwellings development</p>
Infrastructure Servicing	The proposed strategy is to connect to existing utility mains in the adjacent residential areas to the west and south of the site.	No change proposed.
Geotechnical, Contamination & Acid Sulphate Soils	<ul style="list-style-type: none"> <li>A geotechnical report is to be prepared at a later stage prior to works commencing to manage land stability.</li> <li>A further environmental assessment of soil contamination and remediation action plan be prepared as part of the future Project Application in accordance with EPA guidelines.</li> <li>A further assessment of acid sulphate and saline soils be prepared as part of the future Project Application and if required an Acid Sulphate Soils Management Plan be prepared.</li> </ul>	No change proposed.
Ecological Sustainable Development	Residential development to achieve BASIX targets.	No change proposed.
Contributions	<ul style="list-style-type: none"> <li>North South Link Road and new bridge over Tramway Creek</li> <li>Turpentine Forest</li> <li>Internal access roads and footpaths, as well as parking for the retirement village</li> <li>Communal Facilities of retirement village</li> </ul>	Same contributions proposed with the exception of the access road which was proposed over Cooksons Creek as that feature has been deleted and a pedestrian crossing is now proposed.