

Staging

The Proponent has attempted to further minimise impacts upon residents through the implementation of a staged development. The total 5 - staged construction period will allow the majority of buildings to be vacated over time and will also allow for continued access to site facilities such as cafes, administration, activity areas and suitable areas of open space which are currently inadequate and require upgrade.

To provide suitable 'rest periods' between stages, there will be a 12 month gap between each of the subsequent stages (3, 4 and 5) following the completion of the construction of stage 2. As such, if construction of first stage commences in the first half of 2011, the redevelopment of the village, as detailed in the Concept Plan, may take until mid - 2022 to complete.

The Village Green Precinct (VGP) is the first stage of the construction as it will provide modern facilities that are necessary in order for the village to operate efficiently and with minimal disruption to facilities during later stages of the redevelopment. The proposed 'Village Green' itself will provide a large centrally located area of open space that will create a new focal point for the village.

Many residents of the village felt that the Residential Aged Care Facility (RACF) was much needed and should be the first stage of development. The Proponent has stated that the construction of the RACF is the second stage as it will allow sufficient time for the existing care facility to decant naturally. The Proponent indicated that this process is likely to take approximately 2 years.

The Department considers the staging to be appropriate as the construction of the VGP first will provide improved community facilities, including a new village focal point (Village Green) whilst also allowing appropriate time to decant the existing care facility with minimal impact upon residents.

Relocation of Residents

To facilitate the relocation of residents, the Proponent has prepared a Resident Relocation Plan (RRP). The RRP sets out the way the Proponent will manage the process associated with relocating village residents to enable construction.

For any remaining residents in a block earmarked for demolition or for residents who are located near a proposed construction zone, the Proponent will relocate them to an equivalent quality and value unit. All costs and service connections associated with the relocation will be covered and undertaken by the Proponent. If a resident decides they do not wish to be relocated to another unit during the construction, the Proponent has indicated that they will buy back the unit in accordance with signed contracts. The value will be based on the pre-development, pre-construction conditions of the village.

The Department considers that the RRP is an appropriate response by the Proponent to relocate residents as its implementation will minimise amenity and financial impacts upon existing residents whilst allowing the redevelopment of the village to occur in a logical and efficient manner.

5.2 Built Form

The proposed increase in height, bulk and scale was a key issue raised by residents, the Residents Association and the Council. Although there are no specific height controls for the site, Council has stated that the maximum height limit of the internal buildings should be 3 storeys with 2 storeys to the perimeter of the site.

Concept Plan

The Concept Plan proposes to increase the overall built form throughout the site in terms of building envelopes and height. Building height will increase from predominantly 1 and 2 storeys to a more formalised layout of 3 to 5 storey buildings. The building envelopes propose structures with narrow floor plates that present slim frontages to surrounding streets.

The Proponent has stated that the proposed building height has been established to correspond with the fall of the land to ensure that no one building will dominate the site. This is illustrated by **Figures 14, 15 and 16** which show that all new buildings will sit below RL 61.600m, the eave height of Glentworth House and the Chapel.

To minimise the impact of the increased height and building mass on the site, the tallest and largest elements of the proposal are located centrally away from the street frontage as illustrated by **Figure 15**. The largest built forms proposed within the Concept Plan are those included within the Project Application for stages 1 and 2.

The proposed buildings outlined within the last three stages of the Concept Plan (3,4 and 5) increase in height from 3 to 4 storeys as they move northwards away from the historic buildings. This height increase corresponds to the topography of the site where the land falls towards the north as illustrated by **Figures 14, 15 and 16** below.

Despite the Concept Plan proposing to substantially increase the overall volume and mass of structures within the village, the Department considers that the site is of sufficient size to absorb the proposed height increases and minimise any negative impacts upon the character of the locality including nearby heritage items. The building heights as proposed within the Concept Plan have been distributed across the site to form an appropriate transition between the proposal and the existing residential development surrounding the site.

The narrow building frontages to external streets together with building heights of between 3 and 4 storeys around the perimeter of the site are generally consistent with the scale and form of the large 2 storey detached Victorian dwellings that exist in the surrounding streets.

The position of the larger buildings towards the centre of the site maintains the consistency with surrounding built forms.

The proposed building heights together with the generous setbacks, provision of open space and the established vegetation will also help absorb the height, bulk and scale of the proposal. Furthermore the development will not result in any overshadowing or loss of daylight/sunlight or privacy issues to adjoining residential properties.

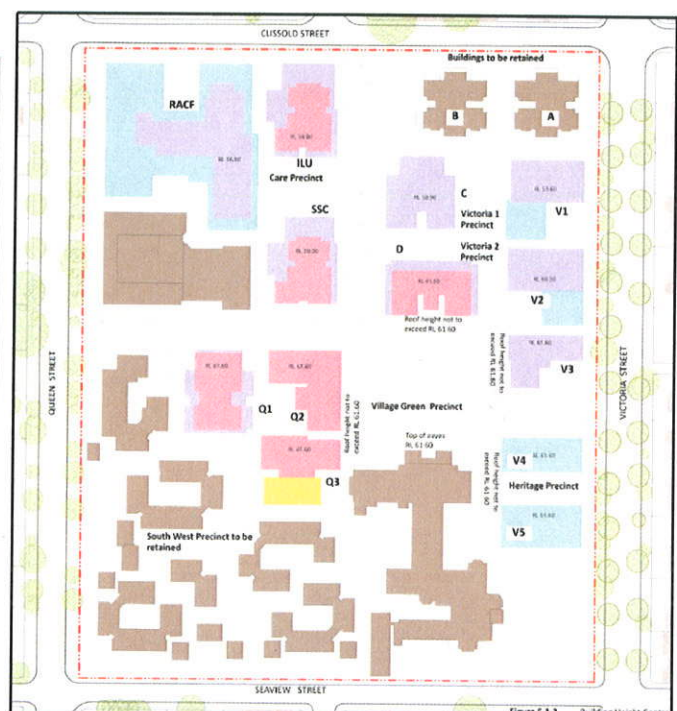
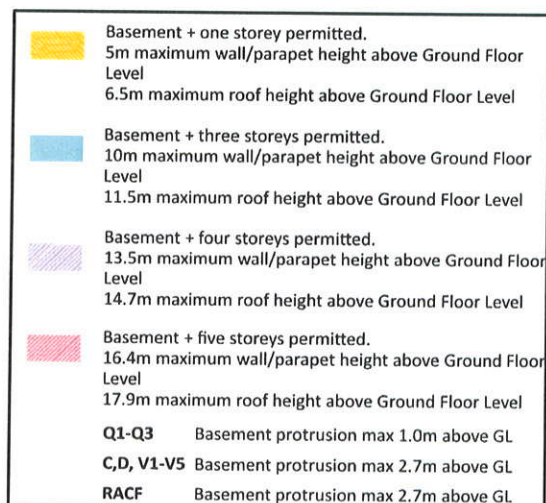


Figure 14: Building Height Control Plan

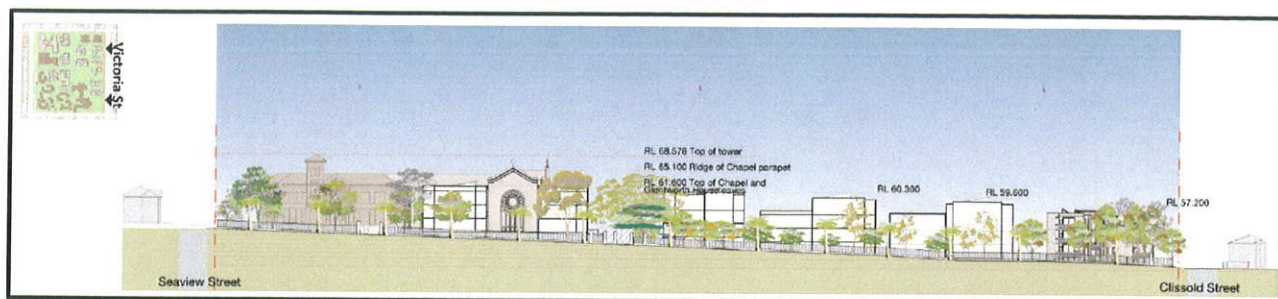


Figure 15: Cross Section of Victoria Street (as proposed with Concept Plan)

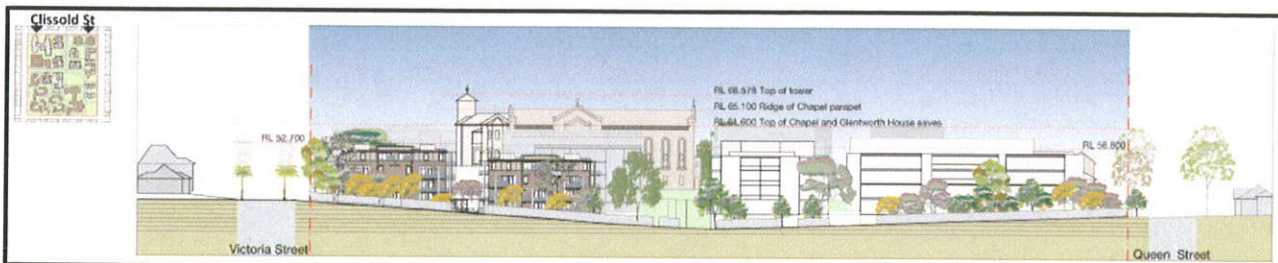


Figure 16: Cross Section of Clissold Street (as proposed)

Project Application

Stage 1

The 3 x 5 storey buildings proposed (Q1, Q2 and Q3) within stage 1 are located centrally on the site to the north-west of the Chapel. The buildings range between 25 and 27 metres in length and building widths varying between 10 and 15 metres. The buildings are uniform in shape, will be positioned around a central courtyard and will have a maximum parapet height of RL 61.600m.

The uniform height and bulk of the buildings has been broken up by the inclusion of balconies and the use of a number of different facing materials. The lift and roof service zone is the only portion of the building that will rise above the parapet level. These raised areas are positioned away from the façade of the buildings and project approximately 1 metre above the parapet height.

The Department considers the built form of Stage 1 to be reasonable as the position of the buildings limit their impact upon the surrounding streetscape. Additionally, the design, height, materials and finishes palette, and, the inclusion of the village green results in a development that will not compete with the simple character of the chapel thereby, thus preserving the dominance of the heritage items.

Stage 2

The three buildings proposed within Stage 2 vary between 3 and 5 storeys in height. The new Residential Aged Care Facility (RACF) building is the largest building proposed within the Concept Plan and will address Clissold and Queen Streets. The RACF is 3 storeys in height with a recessed fourth floor positioned towards the south-east corner and away from the street frontage. The roof of the building is RL56.1m with plant equipment, lift over run and solar panels rising slightly above this height. The RACF is 'H' shaped with the longest wing of the building being in excess of 46 metres.

Two ILU buildings also form part of the stage 2 project. These buildings are both 4 storeys in height with a fifth floor recessed away from the street frontage (Maximum roof height of RL 58.9 m). The buildings are generally rectangular in shape measuring approximately 31 to 25 metres.

The RACF together with the neighbouring ILU to its east, have been designed to give the appearance of three buildings facing Clissold Street. The highest element of the buildings is setback from the street frontage with the majority of the RACF limited to 3 storeys along Queen Street.

The Department considers the built form of the Stage 2 buildings to be acceptable as building heights along the street frontage are minimised and the articulation of the buildings sufficiently breaks up the mass thereby allowing it to integrate well with the height and character of neighbouring residential buildings.

5.3 Residential Amenity

Residential amenity was a key issue raised by village residents, the wider community and the Department. It is essential that both the Concept Plan and the Project Application demonstrate how compliance with the relevant design guidelines (SEPP 65, the Residential Design Flat Code (RDFC) and SEPP (Seniors Housing) can be achieved.

Concept Plan

The Concept Plan proposes a uniform layout with buildings spaced evenly around the street frontages and centrally through the site. The building envelopes have been designed to maximise the number of dual orientation/corner units in order to achieve adequate natural light and ventilation. As a result there will be no single orientation south facing units. The building envelopes and setbacks also demonstrate that the proposal is capable of providing suitable levels of amenity for future residents in terms of solar exposure, private open space and privacy. The EA indicates that each building within the Concept Plan is capable of satisfying the guidelines as outlined within the Residential Design Flat Code (RDFC).

The EA states that the proposed ILU's within the village redevelopment will achieve the following SEPP 65 compliant standards:

- 90% of the principal areas of private open space will receive a minimum of 3 hours sunlight.
- 70% of ILU's will receive at least 3 hours of sunlight in midwinter.
- 20% of the development's communal garden space will receive 3 hours of sunlight in midwinter.
- Unit sizes will range from 50 to 70m² for 1 bedroom, 80 to 93m² for 2 bedroom units, and 104m² to 118m² for the 3 bedroom units. All units satisfy RDFC minimum floor areas.
- The maximum internal depth of any single orientated apartment will not exceed 8 metres.
- The maximum number of ILU's from a single core will be 6.
- The minimum floor to ceiling height to habitable rooms will be 2.7 metres.
- Each ILU will be provided with an area of private open space with a dimension no less than 2.25 metres.

The detailed assessment of the residential buildings in each subsequent stage will give further consideration to the relevant design and amenity controls and requirements. To ensure that residential buildings meet the requirements of SEPP 65, a modification requirement will be included within any consent issued for the Concept Plan approval.

It is noted that as stages 1 and 2 form part of this assessment, the assessment of compliance with the relevant code requirements has been addressed in detail below.

The Department considers that the building envelopes and separation proposed within the Concept Plan will provide high levels of residential amenity for future residents in a manner that will not have a detrimental impact upon existing neighbouring residential properties.

Project Application

The proposal generally complies with the requirements of the RDFC and the SEPP (Seniors Housing) with the exception of Building Separation and Building Depth. A detailed RDFC assessment is provided at Appendix D.

Building Separation

The RDFC states new residential buildings of between 5 and 8 storeys should ideally have a building separation of between 9 to 18 metres.

The separation of the Stage 1 buildings ranges between a minimum of 3 metres to 18 metres.

The proposed building separation throughout the site is illustrated by **Figure 17** below.

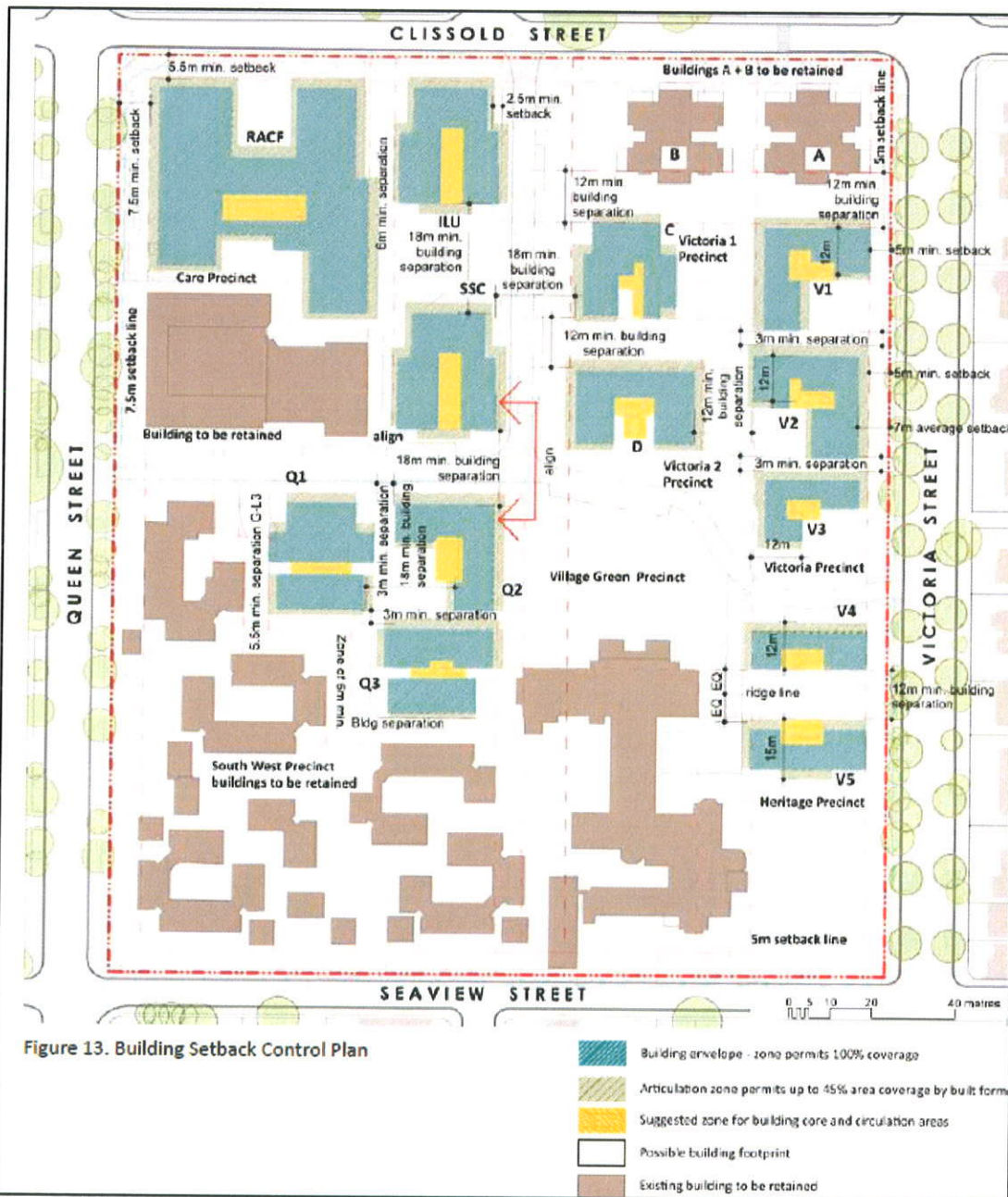


Figure 17: Proposed Building Separation and Building Widths

The narrowest separation is created by the entry ways between the buildings to access the central courtyard. Although the building separation is below RFDC requirements (as outlined above), the windows and balconies have been positioned to prevent direct overlooking between the residential units, and achieve appropriate access to sunlight and daylight. At ground level, the ILU's are adequately protected from overlooking from communal areas by generous landscaped areas and setbacks.

The separation between the three x stage 2 buildings ranges between 6 and 22 metres. The RACF building is setback a minimum of 6 metres and the two proposed ILU buildings have a building separation of 22 metres.

The separation between the ILU buildings complies with the suggested 18 metre separation guide of the RFDC.

The separation between the RACF and the ILU's falls 6 metres short of the suggested 12 metre separation. However, to ensure that the development satisfies the objectives of the relevant code requirements and to mitigate any overlooking opportunities, the windows on the eastern side of the RACF will be fitted with privacy shutters and balconies on the western sides of the ILU's will include privacy screens which will prevent any direct overlooking between the buildings.

The Department considers that appropriate levels of privacy between the proposed ILU buildings will be achieved and that the first two stages of the development will appropriately satisfy the building separation objectives of the RFDC.

In addition, the Department considers that the proposed building separation is consistent with those of the Concept Plan (**Figure 17** above) and the established building separation in the locality. However, to ensure that adequate privacy levels occur, a condition requiring further details of the proposed privacy screens prior to construction has been recommended (Condition B9).

Building Depth

The RFDC control for building depth states that residential buildings should be no wider than 18 metres. The two ILU buildings proposed within stage 2 have a proposed building depth of approximately 25 metres.

Although, the two buildings exceed the recommended building depth, their design ensures that each ILU has dual orientation with each façade well articulated to ensure that each unit achieves adequate and compliant levels of solar access and ventilation.

The Department considers the building depth to be acceptable as appropriate and compliant levels of residential amenity will occur for each unit within the proposed buildings.

Solar Access

The proposal states that 93% of the Stage 1 ILU's and 74% of the Stage 2 ILU's will have access to a minimum of 3 hours solar access at midwinter. The proposed ILU's within Stage 1 and 2 all satisfy the daylight/sunlight requirements of the SEPP 65 and the Seniors Housing SEPP which requires 70% of units obtaining at least 3 hours of sunlight at midwinter.

Residents of the RACF will also have access to a large north facing courtyard, 3 north facing decks on upper levels and the dementia garden, all exposed to adequate mid winter sunlight.

In terms of the shadowing of the existing ILU's by the stage 1 and 2 buildings, the proponent has submitted detailed diagrams that outline how the proposed new buildings will overshadow existing residential buildings. The diagrams illustrate that solar access to adjoining ILU's will be no worse than existing conditions.

The Department considers solar access to be appropriate as all proposed ILU's together with existing adjoining ILU's will obtain appropriate levels of solar access in midwinter compliant with SEPP 65 guidelines.

Communal Open Space

The scale of the redevelopment together with the restricted mobility of many residents means that high quality areas of open space with adequate sunlight provision are essential to future residents.

The open space proposed in the Project Application within the first 2 stages is comprehensive and includes a 5000m² village green. The spaces are well ordered and include substantial areas of deep soil to allow for large shrubs and trees to be planted. The landscaping includes many native varieties to encourage native fauna to the area. The layout and inclusion of benches and open lawn areas ensures that the open spaces are usable for residents throughout the year

The proposal states that 20% of communal open space (Concept Plan) will receive a minimum of 3 hours sunlight at midwinter. The size and position of these areas around the village (including a 5000m² village green) means that in addition to their own areas of private open space (90% of which will satisfy solar requirements), all residents of the ILU's will have adequate access to sunlit open space throughout the day in winter.

Communal Facilities

The scale and nature of the development requires substantial area dedicated to community facilities. Given the demographic of the residents, these facilities must also have appropriate levels of solar access, be of an appropriate size and located centrally. The village residents, Council and Department all raised concern with the proposed communal facilities, particularly the activities centre originally located within the undercroft of the Chapel.

As part of the RTS, the Proponent repositioned the proposed activities centre from the undercroft to the ground level of Q2. Now, all stage 1 community facilities are to be located at the ground level of buildings Q2 or Q3. A temporary activities area and café will be located within the undercroft during the construction of Stage 1. This space will then be converted to two ILU's.

The position of the community facilities will be located centrally on the site around the village green. They will provide cafes, shop, consulting rooms, work shop, hairdressers and exercise equipment (gym and pool) which are in accordance with the Senior Housing SEPP. In addition to these new facilities, the site has the Glentworth House ballroom, library and chapel and suitable access to Ashfield and Summer Hill town centres which will continue to provide adequate access to supplementary services to those provided on site.

The Department is satisfied that the Proponent has provided adequate communal facilities with appropriate amenity whilst also maintaining and preserving the historical integrity of heritage items.

5.4 Other Issues

Heritage

The site contains two local heritage items, Glentworth House and the Chapel. Both buildings are located in the south-eastern corner of the site and are dominant features within the area. The protection of their setting is an important consideration when assessing the redevelopment of the CFV.

The proposed built form as outlined within the Concept Plan has been designed to preserve the low scale character of the locality and maintain the dominance of both Glentworth House and the Chapel within the streetscape. To maintain the prominence of the historic Glentworth House and the Chapel, the predominant height of all new buildings has been set at the eave level of Glentworth House and the Chapel. In addition to limiting the building heights, the setting of Glentworth House will be further enhanced by the removal of the existing single storey ILU's located in the south-east corner of the site. The removal of these ILU's will allow for the reinstatement of the formal garden (Heritage Gardens) which once surrounded Glentworth House.

Buildings and open space have been sited to improve both viewing corridors of the heritage items and their setting. This has been achieved by the introduction of the 'village green' (Stage 1) and the heritage gardens (Stage 5) and having the two Stage 5 buildings straddle either side of the eastern wing of the Chapel framing the large stain glass window when viewed from Victoria Street.

In terms of the Project Application, the works to the Chapel undercroft and the design of the 3 new buildings will result in a development that respects the character, scale and form of the locally listed Chapel.

The Department's concurs with the opinion of the Proponent's heritage advisor (Graham Brooks & Associates) and the Department's Heritage Branch in their view that the works will

not have an adverse impact upon heritage items (both on and off site) and that the new building layout and landscaping will enhance the setting of on-site heritage items.

Accessibility

The submitted Access & Disability Report prepared by Accessibility Solutions Pty Ltd together with associated plans demonstrate that the proposed Concept Plan and the two Project Applications will satisfy relevant Australian standards as outlined within the BCA and the SEPP (Seniors Housing).

The proposal includes substantial improvement to the internal pathway throughout the village. The new pathways will provide accessible paths throughout the site including appropriate linkage between the existing and new dwellings, open space and community facilities. The proposed works include the continuation of level access between the site and public footpaths thereby maintaining appropriate access to nearby bus stops and public transport. In addition, the two project applications also demonstrate level access between all ILU's and community facilities including those located within the undercroft area of the chapel. The Department considers access throughout the site and surrounds to be acceptable.

Vehicle Access

Vehicle access to and from the site was raised as a key issue by the Council and residents. The primary issue raised by the Council was the proposed introduction of a new intersection and traffic island on Clissold Street. The Council stated that the intersection would increase traffic conflicts in the vicinity and is not supported.

As part of the RTS, the Proponent removed the proposed intersection which linked the internal lane (Clissold Lane) to Clissold Street. The amended plan retained the entry to the RACF basement and reinstated the existing crossover and small car park which is currently in existence (as shown in **Figure 13** above).

Although there will be an additional entry on Clissold Street, the volume of traffic movements will be low and will not result in substantially greater traffic movements along Clissold Street. This will minimise the additional traffic entering onto Clissold Street and reduce internal traffic flow as staff gain access directly from a public road. The removal of the Clissold Lane entry will remove the need for a traffic island along part of Clissold Street and will reduce the potential for traffic conflict which was the primary concern from Council.

The two entries off Clissold Street will be in the form of crossovers and not a formed intersection as previously proposed. This amendment will reduce the speed of vehicles exiting the site thereby reducing any additional impacts upon traffic conditions along Clissold Street.

The Council has reviewed the amended entry points to the village and raised no objection. The Department considers vehicle access to be reasonable as it allows for suitable emergency vehicle access and minimises any addition impacts upon the existing street network and traffic flow.

Pedestrian Safety

In terms of pedestrian safety, the proposed internal roadways and footpaths are appropriately formed and separated in order to ensure that the two are clearly defined. In addition, a 10 km/hour vehicle speed limit within the site will be clearly sign posted to ensure vehicle speeds are compatible with the limited mobility of many residents. Details of further signage within the site will be the subject of a condition of approval.

Parking

Table 2 below illustrates that with the exception of Stage 1, the redevelopment of the village satisfies the parking requirements outlined within the SEPP (Seniors Housing). Specifically, the parking for Stage 1 project consists of 40 basement spaces for residents and 5 for staff of

the community facilities. Parking for Stage 2 consists of 29 spaces for residents, 29 for staff and 17 for visitors. All spaces are located at basement level.

Table 2 – Car Parking Requirements

	SEPP (Seniors Housing)	Proposed	Complies
Concept Plan	303	311	Yes
Stage 1	46	45	No
Stage 2	70	74	Yes

The Department considers the space short fall within the Stage 1 project to be acceptable given:

- The overall parking provisions for the Concept Plan are in excess of that required by the SEPP.
- The site has good access to public transport.
- The site has sufficient on-street parking within the surrounding street network.

Traffic

The Council and residents raised concern regarding the impact upon the surrounding road network and increased traffic levels resulting from the proposed development. Council raised specific concern with the introduction of an additional intersection and traffic island along Clissold Street, stating that this would deteriorate existing traffic conditions along the street.

As part of the RTS Report, the proponent deleted the proposed new intersection and traffic island on Clissold Street. Traffic that would have exited the site to Clissold Street will now leave the site via the existing Queen Street entry. The removal of the Clissold Street entry and traffic island will mitigate any adverse impacts upon traffic movement along Clissold Street.

In terms of traffic impacts, the submitted traffic report prepared by McLaren Traffic Engineers states that the surrounding road network is capable of accommodating between 300 to 500 vehicles per hour. At present, traffic levels are well below capacity. Given the lower than average traffic movements generated by seniors housing developments, the redevelopment of the site is expected to generate less than 50 additional vehicle movements per hour. The traffic report concludes that no adverse impacts will result from the village redevelopment in terms of traffic flow efficiency and residential amenity considerations.

The Department is satisfied that the removal of the intersection and traffic island on Clissold Street, together with the low traffic movements expected to be generated by the village redevelopment will not result in any adverse traffic conditions with the locality.

Emergency Access and Evacuation Procedures

Many residents raised concern over emergency evacuation in the event of lift failure.

The submitted documentation and plans demonstrated that each building within the redevelopment will include lift and stair access to each level. The EA states that all lifts within the village will be designed in accordance with SEPP Housing for Seniors requirements and will be accessible. Additionally, in emergency situations, the proponent states that CFV has a comprehensive Emergency Evacuation Procedure. The procedure would include the preparation of building specific Evacuation Diagram and Procedures Plan, provision of assist buttons to telephones, and evacuation escorts.

The Department considers that the lifts compliance with relevant guidance and the provision of emergency evacuation procedures provide suitable assurance that the Proponent has undertake appropriate steps to ensure the safety of residents.

Tree Removal

The Council and residents have raised concern over the proposed tree removal, with the Council raising particular concern over the removal of a centrally located Pin Oak.

Earthscape Horticultural Services have prepared Development Impact Assessment Reports for the proposal. The proposal necessitates the removal of 47 trees, 35 of these are of low and very low retention value and 11 of the trees are of moderate retention value as they are in good health and make a fair contribution to the amenity of the site and surrounding properties. A Small Leaf Fig (T42) is located on the eastern side of the site near the main entry. This tree is of heritage significance, but due to its declining health and poor structure, the tree is proposed to be removed.

With regard to the removal of a particular Pin Oak (T91), the Assessment Report states that this tree is of high retention value as it is in good health and condition and makes a positive contribution to the amenity of the site. However, the tree is located centrally on the site and the scheme can not be appropriately amended to prevent its removal. The tree is not of any heritage significance.

The Department considers that the loss of trees within such an established area is unavoidable given the extent of the redevelopment. However, given the low retention value of the majority of trees to be removed, together with the inclusion of a 100 new trees (including 20 new canopy trees), the total loss of trees on site is considered minimal. The loss of one significant tree is considered acceptable given the proposed overall benefit to the community, namely enhancement of the availability of senior living units and high care accommodation within the inner west sub-region.

In addition, the proposed replacement tree planting once established will retain the 'green' character of the site. To ensure that the redevelopment of the village does not impact upon those trees to be retained, tree protection conditions are recommended to be included within any approval.

Protection of Potential Bandicoot Habitat

Evidence of Bandicoots in the vicinity of the site has been recorded. The Proponent submitted a Long Nose Bandicoot Survey Report prepared by Cumberland Ecology that outlined likely impacts upon the Bandicoot habitat. The report concluded that the proposed works would likely result in an improved habitat for any Bandicoots that may reside in the vicinity of the site given the increased area of landscaping. To ensure Bandicoots and other native animals are adequately protected, a condition is recommended that requires that the Construction Management Plan include management of fauna.

Section 94 Contributions

Section 94 Plan

On 16 November 2010, Council adopted a new Section 94 Contribution Plan which applies to this proposal. Based on the new Plan, the total contribution due is **\$800,636.48** based on rates of \$10,482.39 per additional ILU and \$3,974.83 for the additional beds within the new RACF.

The total contribution due pursuant to the superceded Section 94 Plan would have been **\$422,429.28** (at a rate of \$5,280.37 per unit).

It is noted that the new Section 94 Plan takes into consideration the range of accommodation types specific to SEPP Seniors Housing development whereas the previous Plan did not.

Proponent's Position

The Proponent requests the payment of a total contribution of **\$204,236.32**.

The Proponent has argued that they should not be subject to full payment of required contributions as the development itself provides a number of facilities/benefits for the community (open space, improvements to local heritage items).

In addition, given the nature of residents, the additional population generated by the expansion of the Village will not benefit from many facilities paid for by S94 monies such as child play equipment. The Proponent is of the opinion that the S94 contribution required by Council's Plan is unreasonable.

Based on the above, the Proponent has calculated a total contribution of **\$204,236.32** for the first 2 stages based on the reduced number of ILU's (76). The submitted EA proposed 80 ILU's.

Department's Consideration

The Department considers that the residents will benefit from the range of community facilities which are identified in Council's S94 Plan. The Department considers the Plan on which the Council's contribution figures are based to be reasonable as it:

- Identifies development types and attaches specific contribution rates per development type including average occupancy rates for each individual development (including Seniors Housing (self care) and Residential Care Facilities);
- Apportions costs to ensure that future development is only levied for demands it will generate; and
- Identifies a summary of works schedule outlining costs and desired timeframes for implementation.

The majority of services to be provided from the Plan relate to local open space and recreation facilities. Some primary works include improvements to the Ashfield Aquatic Centre, the provision of 1 hectare of new open space and embellishments, and, 4 park cafes. It is considered that future residents of the ILU's will benefit from these facilities.

It is noted that the RACF attracts minimal S94 Contributions, which is considered reasonable.

The amount and methodology in Council's S94 Plan is assessed to be reasonable and fair given it is based on up-to-date considerations and works program and sets a specific contribution for SEPP Seniors Housing and Residential Care Facilities.

However, the actual or real occupancy rate of the Village is also a key consideration when establishing an appropriate S94 payment for the first two stages. Council's occupancy levels of **1.57 persons per dwelling** are an estimate based on 2001 and 2006 ABS census data for any households where occupants are more than 55 years old. The Proponent has identified an occupancy rate of **1.3 persons per dwelling** based on current occupancy levels of the Village and their other seniors housing developments. The Department considers this occupancy rate to be more appropriate for the purpose of calculating the contributions per ILU for this site.

The Department supports Council's current Plan, however in this instance, accepts the validity of the occupancy data provided by the Proponent. As such, the Department considers it reasonable to levy a contribution based on the apportionment of costs derived from the Plan but calculated on the Proponent's occupancy level.

A total contribution figure of **\$663,630.98** is therefore required to be paid to Council based on a sum of \$659,656.15 for the additional 76 ILU's and \$3,974.83 for additional beds within the RACF.

Appropriate conditions of approval have been included within the recommendation.

6. RECOMMENDATION


The submitted Concept Plan provides sufficient detail to establish that future stages will have a bulk and scale that is appropriate for the locality. The proposed intensification of the existing land use will also contribute to the achievement of key goals of the Inner West Subregional Strategy to increase the number and type of housing and to facilitate the ability for people to age-in-place.

The two stages that are subject to the Project Application both illustrate high quality designs that propose modern, efficient and environmentally sustainable accommodation for a growing group in society.

Overall, the benefits of the scheme significantly outweigh any adverse impacts that may occur during the construction phases. The works are in the public interest.



A/Director, Metropolitan Projects


12/1/11

**Deputy Director-General
Development Assessment & Systems Performance**