

Environmental Assessment Report

Proposal:

Toukley Seniors Living Development

Applicant:

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1.0 Executive Summary

1.1 REPORT SUMMARY

A seniors living proposal for 53 self contained units is proposed on mostly vacant urban land in Toukley. The site has frontage to Main Road, Rowland Terrace and Lake Budgewoi which is part of the Tuggerah Lakes estuarine system.

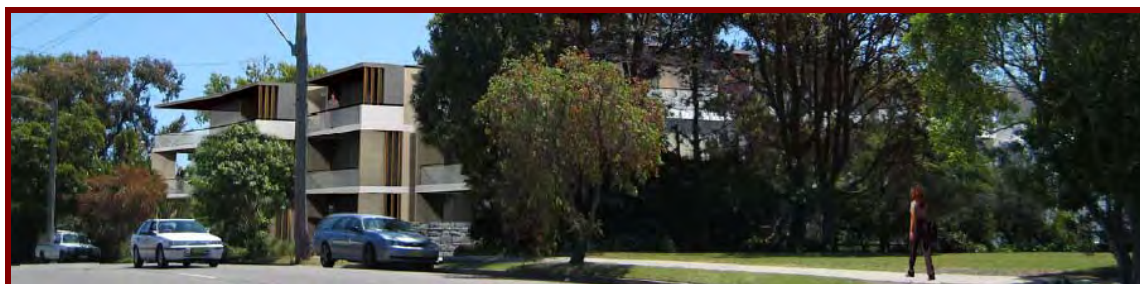


Photo 1 - View of the proposal from Main Rd Toukley.

The 5300 m² site has had prior residential and tourism use. Buildings have been removed from 4 of the lots and the 5th still supports a dwelling house which will be demolished. Toukley Gardens Park adjoins the site to the east and the Beachcomber Hotel and Motel adjoins the site to the west. On Rowland Terrace two dwellings adjoin the site. There is no public access along the lake foreshore in the immediate locality and there is very little recreational use of the extremely shallow waters. The foreshore is affected by the accumulation of decaying seaweed and the loss of foreshore vegetation.

The development will have its major access from Main Road. Some 8 of the 53 units will have access off Rowland Terrace.

The site is located with the core area of Toukley proposed for higher density development under the Central Coast Regional Strategy. Wyong Council has identified the site for higher density development in the draft Toukley Planning Strategy. The area generally will undergo a transition to higher density development in the future. Adjoining the site to the west and facing the lake are two large scale buildings each with a height of 4 storeys.

The site, being close to the Toukley shops and having a high amenity outlook to the Lake, offers an outstanding locational opportunity for seniors living. The site also has a significant capability for higher density development due to its topography and the established built form on the lots immediately to the west.

The permissibility of the proposal is under SEPP Seniors Living and the proposal has been declared a major project subject to assessment and approval under Part 3A of the EPA Act. The environmental assessment criteria for the project are the Director Generals Requirements (DGRs) issued in January 2009.

In consultation with Wyong Shire and the NSW Department of Planning a set of built form principles were developed for the site. The principles are 3 residential storeys to Main Road, and 4 residential storeys to Lake Budgewoi grading down to 2 storeys at Rowland Terrace.

A building consistent with the built form principles has been designed and assessed in accordance with the DGRs. The site has a number of constraints including flooding, traffic, surrounding development and land use and the foreshore location. However, the foreshore location also presents an opportunity as views to the north over the lake offer very high residential amenity.

Assessment of the proposal has been made against the DGRs. All potentially significant environmental issues can be readily managed. There are non compliances with planning controls applying to the site, however, these non compliances produce no significant environmental effects. The assessment issues reduce to the question, *is the building appropriate for the site?*

The building is appropriate for the site as it is consistent with the future character and built form for the area identified in the Central Coast Regional Strategy and the draft Toukley Planning Strategy. The development is also appropriate as it meets the aims of SEPP Seniors Living which seeks to increase the supply of appropriate housing in locations close to services.



Figure 1 - Footprint and landscaping for the proposal.

The building is similar in scale to the adjoining Beachcomber and White Sails developments which are both of 4 storeys. Further, the building will not look out of place as it is below the tree canopy. The building will produce a visual change to the immediate section of Main Road on which it is located. This

visual effect to Main Road will be due to the setbacks of the building. There will be very little effect on Toukley Gardens Park due to the screening effect of vegetation. The views of the area from the Lake will not be significantly affected, in most cases they will be from well offshore where the water is deep enough for boats. Viewed from the Lake the building will sit in a gap in the built urban landscape.



Photo 2 - Photomontage of foreshore view from the Beachcomber jetty, the proposal is on the far left.

There are a number of dwellings adjoining the site, one being the Beachcomber Hotel managers residence the other 2 being off Rowland Terrace. There is the potential for overlooking of private open space but no significant problems are evident.

The project will have a range of public benefits including the following:

- Investment benefits of \$53 million overall and \$20 million locally;
- Employment of 295 job years overall and 118 job years locally;
- The provision of seniors living housing as promoted and encouraged by a range of strategic and planning policy documents;
- The addressing of an identified housing need for Wyong Shire and the Central Coast Region;
- The provision of seniors living housing in accordance with aims of SEPP Seniors Living;
- Full utilisation of the site capability for seniors housing;
- Support for Toukley Town Centre;
- Initiation of a lead project for the Toukley Town Centre renewal;
- Expenditure of developer contributions on local projects (Osborne Park improvements have been suggested by Greater Toukley Vision);
- Increased use of Toukley Gardens Park and improved surveillance; and
- Discouragement of undesirable behaviour in the park.

Assessment of the proposal in accordance with the DGRs has identified a range of issues requiring mitigation, as detailed in the draft Statement of Commitments. No significant adverse environmental

effects are likely so long as construction is adequately managed. The proposed seniors living development is appropriate for the location and is likely to deliver a wide range of community benefits.

1.2 DGRS COMPLIANCE TABLE

Director-General's Environmental Assessment Requirements

(DGEAR for MP 08_0113, issued 12th January 2009, see appendix A)

Item	Environmental Assessment Requirement	How issues have been addressed
GENERAL REQUIREMENTS		
1.	Executive summary	EA section 1
2.	An outline of the scope of the project including: <ul style="list-style-type: none"> Any development options; Justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; Outline of the staged implementation of the project, if applicable; 	EA section 2.2 EA section 2.4 & 6.5 EA section 2.3.18
3.	A thorough site analysis including constraints mapping and description of the existing environment;	EA section 3 EA section 5.2
4.	Consideration of any relevant statutory and non-statutory provisions including the consistency of the project with the objects of the Environmental Planning and Assessment Act 1979 and consistency with SEPP (Housing for Seniors or People with a Disability) 2004; SEPP (Building Sustainable Index: BASIX) 2004; SEPP 65- Design Quality of Residential Flat Development; Department of Planning Guideline: Crime Prevention and Assessment of Development Applications 2001- 'Safer by Design' principles; Wyong Shire Council LEP 1991; Wyong DCP 2005 Chapter 64 Multiple Dwelling Residential Development; and the Toukley Planning Strategy;	EA section 4 EA Appendix D Design Report EA Appendix P Planning Report EA Appendix Q Building Height Assessment EA Appendix R Crime Risk Assessment EA Appendix S Disabled Access Report Issues addressed through appropriate studies and analysis Requirements incorporated into design
5.	Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999;	EA sections 3 & 5 EA Appendix K No significant impacts likely
6.	An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project.	EA section 5 Draft SoC appendix A
7.	The plans and documents outlined in Attachment 2 ;	See below
8.	A signed statement from the author of the Environmental Assessment certifying that the	EA section 1

	information contained in the report is neither false nor misleading;	
9.	A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and	EA Appendix W
10.	An assessment of the key issues specified below and any other significant issues identified in the general overview of environmental impacts of the project. A summary table outlining how these key issues have been addressed should be provided.	EA sections 5.3 to 5.7 EA section 5.8
KEY ISSUES		
	The Environmental Assessment must address the following key issues:	
1.	Strategic Planning	
	1.1 Justify the proposal and demonstrate consistency with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.	EA Section 2.4 EA section 4 EA section 5 EA Appendix D , P and Q
2.	Built Form	
	2.1 Demonstrate the consistency of the proposal with the character of existing development in terms of the foreshore setting, the height, bulk and scale of nearby buildings and existing and future built form planning controls.	EA section 5 EA Appendix D, P, and Q. Design addresses local characteristics and local controls.
	2.2 Where relevant, address impacts on the amenity of the foreshore and surrounding parklands, any loss of views from public and private lands and cumulative impacts.	EA section 5
3.	Urban Design	
	3.1 Address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain.	EA section 5 EA Appendix D
4.	Environmental and Residential Amenity	
	4.1 Address solar access, acoustic privacy, visual privacy, view loss and wind impacts and demonstrate how the proposal will achieve a high level of environmental and residential amenity.	EA section 5 EA Appendix D
5.	Car Parking and Traffic Impacts	
	5.1 Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading docs(s), car parking arrangements, measures to promote public transport usage and	EA section 5 EA Appendix H

	pedestrian and bicycle linkages.	
6.	Ecologically Sustainable Development Measures	
	6.1 Provide details on how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.	EA section 5 EA Appendix D & T EA Appendix P
7.	Hazard Management and Mitigation	
	Coastal Processes	
	7.1 Address coastal hazard and the provision of the Coastline Management Manual. In particular consider impacts associated with wave and wind action, coastal erosion, climate change, sea level rise and more frequent and intense storms.	EA section 5 EA Appendix M
	Contamination	
	7.2 Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55-Remediation of Land.	EA section 5
	Acid Sulfate Soils	
	7.3 Identify the presence and extent of acid sulfate soils on the site and if necessary provide an Acid Sulfate Management Plan.	EA section 5 EA Appendix J
	Geotechnical	
	7.4 Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations. Where relevant, obtain concurrence from the Mine Subsidence Board.	EA section 5 EA appendix I
	Flooding	
	7.5 Provide an assessment of any flood risks on the site, taking into consideration any relevant Council requirements and the NSW Floodplain Development Manual (2005). This should include: determining flood hazard, the impact of flooding on the proposed development, the impact of the development on existing flood behaviour and the impact of flooding on the safety of people/users of the development.	EA section 5 EA appendix M
	7.6 Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.	EA section 5 (No significant fill proposed)
8.	Contributions	
	8.1 Address the provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.	EA Section 5 See draft Statement of Commitments Appendix A
9	Flora and Fauna	

	<p>9.1 Address impacts on flora and fauna including threatened species populations and endangered ecological communities and their habitats and steps taken to mitigate any identifies impacts to protect the environment.</p>	<p>EA section 3.11 & 5 EA Appendix K</p>
<p>10.</p>	<p>Utilities</p> <p>10.1 In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p>	<p>EA section 5 EA Appendix N</p>
<p>11.</p>	<p>Drainage</p> <p>11.1 Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p>	<p>EA section 5 EA Appendix O</p>
<p>12.</p>	<p>Climate Change</p> <p>12.1 A risk management assessment of climate change impacts to the year 2100, is to be undertaken using the latest available information from the International Panel on Climate Change (IPCC), Department of Environment and Climate Change (DECC) and the CSIRO. This should include sensitivity analyses for low level, mid range and high level ocean impacts as set out in relevant DECC Guideline (Floodplain Risk Management Guideline: Practical Consideration of Climate Change, 2007).</p>	<p>EA section 5 EA Appendix M</p>
<p>13.</p>	<p>Heritage and Archaeology</p> <p>13.1 Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC 2005) and Interim Community Consultation Requirements for Applicants (DEC 2004)</p> <p>13.2 Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items. A Heritage Assessment of the non-indigenous heritage values of the site is to be submitted, including any built, archaeological, landscape and moveable items of potential significance. A draft Statement of Heritage Impacts id to be submitted detailing and evaluating any impacts that the development concept would have on the non-indigenous heritage significance of the site.</p>	<p>EA section 3.15 & 5 EA Appendix L</p> <p>There are no heritage items on or near the site</p>
<p>CONSULTATION</p>	<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental</p>	<p>EA section 2.1 EA Appendix U</p>

assessment:

(a) *Agencies or other authorities:*

- Department of Planning – Gosford Office; Yes
- Department of Water and Energy;
- Department of Primary Industries;
- Department of Environmental and Climate change;
- Wyong Shire Council; Yes, see Appendix U
- NSW Roads and Traffic Authority; Yes, see Appendix H
- Local Aboriginal Land Council/s and other Aboriginal community groups; and Yes, see Appendix L
- Relevant infrastructure providers. Yes, see Appendix O

(b) *Public*

- Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*
Consultations have included aged care providers, police, local business, Chamber of Commerce, Local Member (state), local doctors, local pharmacy

The consultation process and the issues raised should be described in the Environmental Assessment

See Appendix R & U

DEEMED REFUSAL PERIOD

60 days

PLANS AND DOCUMENTS TO ACCOMPANY THE APPLICATION

1. Existing Site Survey	Appendix G
2. Aerial Photograph	Appendix B & G
3. Site Analysis Plan	Appendix G
4. Locality/Context Plan	Appendix G
5. Environmental Assessment	This document
6. Architectural Drawings	Appendix B
7. Stormwater Plan	Appendix O
8. Erosion and Sediment Control Plan	Appendix O
9. Geo-technical Report	Appendix I
10. Building Code of Australia Report	Appendix V
11. Preliminary Acid Sulphate Soils Assessment Report	Appendix J
12. Landscape Plan	Appendix C
13. View Analysis	EA section 3.17 & 5 Montages in Appendix B
14. Disabled Access Audit	Appendix S

1.3 CERTIFICATE BY AUTHOR

I certify that the information contained in this document is, to the best of my knowledge, neither false nor misleading.



Ian McNicol - MEBM, GradDipResMan, BAppSc, MPIA, CPP

Senior Planner/Project Manager

ADW Johnson Pty Ltd

1.4 ABBREVIATIONS

1% flood - a flood event with an estimated probability of occurring once every 100 years.

AHD - Australian Height Datum.

FLP - Flood planning level.

SEPP - State Environmental Planning Policy.

SEPP Seniors Living - SEPP (Housing for Seniors and People with a Disability) 2004.

2.0 Project Outline

A seniors living development is proposed in Toukley. Architectural plans of the proposal are provided as **Appendix B**. Details of the origins and a description of the proposal are set out below.

2.1 CONSULTATION

The project has been subject to extensive consultation over several years. The consultation has included Wyong Council, NSW Department of Planning, the local member, the local Chamber of Commerce and aged care providers.

The consultation has provided a clear guide for the requirements of a SEPP SL development in the proposed location. In particular meeting the service requirements for seniors residents has been a priority. The results of the consultation have been included in the design.

The most significant result of the consultation has been agreed built form principles for the site. The principles reflect both development and the strategic settings for the location in the Central Coast Regional Strategy 2008 and the draft Toukley Planning Strategy 2006.

A report summarising the consultations is provided as **Appendix U**.

2.2 OPTIONS CONSIDERED

A range of options has been considered during the consultation process with Wyong Council and NSW Department of Planning. The final option is a smaller and more architecturally refined proposal that evolved with consideration of appropriate built form for the site.

Other options considered included the possibility of a land swap with part of Toukley Gardens Park as well as various access arrangements.

2.3 DESCRIPTION OF PROJECT

The project is for self contained units as defined in SEPP Seniors Living. The SEPP imposes a range of specific considerations and construction standards that have informed the design of the project. Similarly the requirements of SEPP 65 have significantly influenced the project design.

2.3.1 Value

The value of the constructed building has been estimated as \$18 million. A quantity surveyors report which details this calculation is included at **Appendix W**.

2.3.2 Demolition

An existing dwelling on Rowland Terrace will be demolished as part of the proposal. Demolition materials will be recycled where possible. Disposal of waste to land fill will be minimised. Any hazardous materials, eg fibre cement sheeting, will be contained and disposed of in accordance with established procedures for such materials.

The excavation of some 20,000m³ of clay/sandy clay will be required for the underground car parks. Some of the excavated material will be retained on the site. Excess material will be disposed of to a private industrial site in Warnervale requiring fill as part of a consent.

2.3.3 Access

The site will have two residents' vehicle access points, one on Main Road and one on Rowland Terrace. There will be no connection of Main Road and Rowland Terrace via the carparking areas.

A separate emergency vehicles access and drop off is provided at the Main Road entrance.

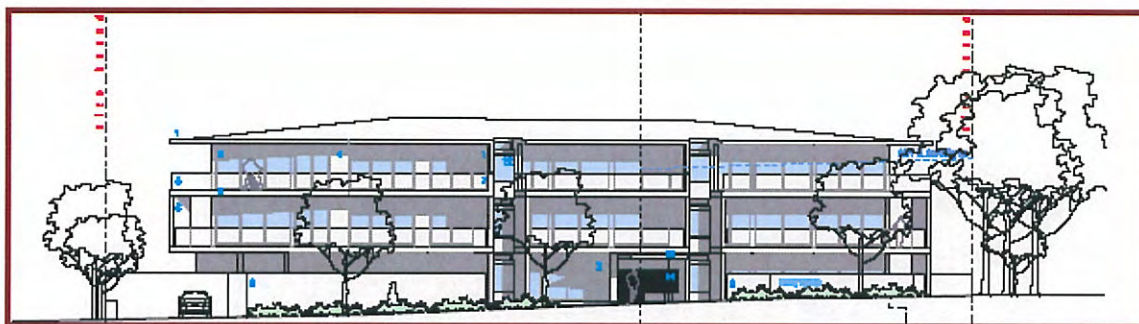


Figure 2 - The Main Road elevation.

2.3.4 Physical Construction Details

The proposal is as follows:

- A north facing building with 5 levels including underground carparking and an atrium;
- 53 Seniors Living self contained units;
- 70 underground car parks over 2 levels;
- Ground level - 4 units and 41 carparking spaces;
- Level 1 - 9 units and 29 carparking spaces;
- Level 2 - 15 units;
- Level 3 - 15 units;
- Level 4 - 10 units;
- Travel between levels by lift or stairs with stairs providing emergency egress;
- Units having street access and parking off Rowland Terrace;
- 45 units having street access and parking off Main Road;

- A salon / clinic room is provided adjacent to the Main Road entrance;
- A gym is provided on level 1;
- Garbage compactor and recycling room is provided on each of ground floor and level 1;
- A community room is provided on the ground level; and
- Landscaping and a swimming pool.

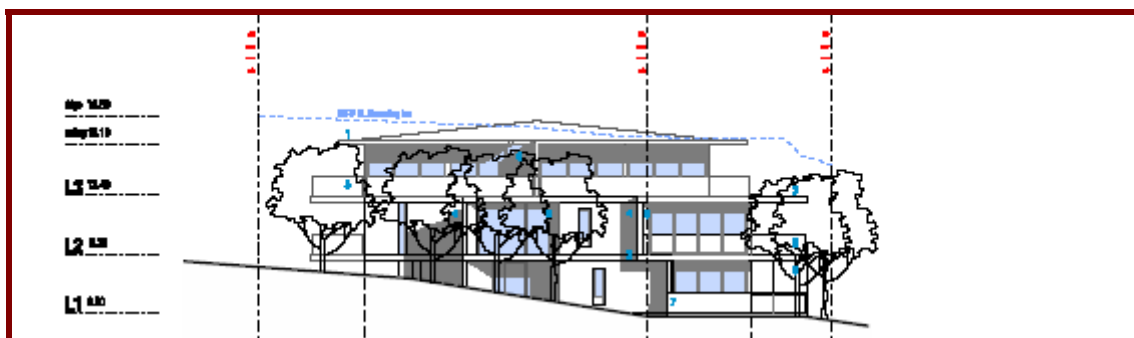


Figure 3 - Rowland Terrace elevation.

2.3.5 Built Form

The built form principles for the proposal are based on existing larger development in the locality, the strategic planning policies of Wyong Council and the requirements of the Central Coast Regional Strategy. The site is in a transition area and has been identified for higher density development.

The built form principles developed for the site are 3 residential storeys to Main Road with 4 residential storeys to Lake Budgewoi grading to 2 residential storeys at Rowland Terrace.

The continuation of the 3 storeys to Main Road north towards the Lake results in a single unit forming a 5th residential level within the profile established by the built form principles. This creates an additional unit on the ground floor without increasing the overall height of the building to Main Road, Rowland Terrace or the Lake.

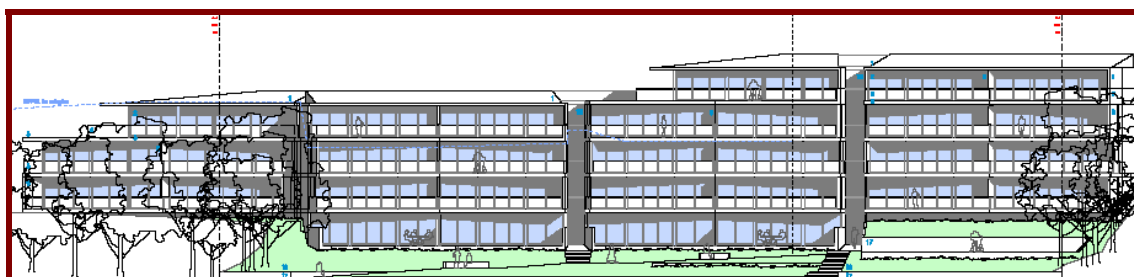


Figure 4 - Lake elevation.

2.3.6 Services

Medical services, ambulance facilities, pharmacies, a library annex and public transport are located close by in the nearby Toukley shops. The ambulance station is located some 200 metres away, with Wyong Hospital located some 6km away. Major shopping is available in Lakehaven and is accessible by public transport.



Figure 5 - East elevation from park.

2.3.7 Landscaping

Landscaping will be provided to enhance the visual appeal of the building, integrate with the adjoining park and create amenity for residents, refer **Appendix C**.

2.3.8 Amenity

The site and location will provide a significant level of amenity for residents. This will be further enhanced by the building and internal comfort afforded by quality design.

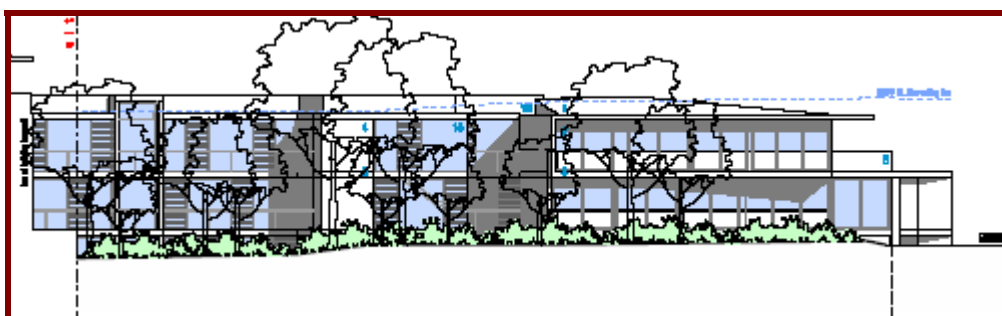


Figure 6 - South elevation from park.

2.3.9 Parking

Parking is provided in excess of SEPP Seniors Living requirements. A total of 54 spaces is required, with 70 spaces provided. Also provided are a medical parking bay, plus a pick up/drop off area at the main entrance suitable for an ambulance.

There are 7 parking spaces meeting the minimum specifications for disabled use i.e. 3.8 metres width. A further 10 spaces are 3.2 metres wide. All remaining car parks are 2.7 metres wide to

allow car doors to be fully opened. Secure visitor car parking is provided in the underground car park.

2.3.10 Utilities

The site is already connected to all utilities. Consultation with Wyong Council has established that there is adequate water and sewer capacity for the site and the proposal. Similarly electricity and gas services have the capacity to supply the proposal.

2.3.11 Waste disposal

A waste management plan has been prepared for the construction phase. Residential waste disposal will be by private contractor.

2.3.12 Water Sensitive Urban Design

Rain water tanks are proposed to provide water for recycling. Impervious surfaces have been minimised. No direct drainage to the lake will occur. All site runoff to the lake will be via the site treatment system.

2.3.13 Sustainability

The proposal in providing higher density living close to the Toukley shops, close to public transport on an urban infill site provides a sound sustainability. The Principles of Ecologically Sustainable Development are discussed in more detail in the Planning Report (see **Appendix P**). The proposal meets the requirements of SEPP Basix for energy and water conservation.

2.3.14 Construction Management Plan

A construction management plan has been prepared for site. The CMP ensures that potential impacts are managed and accommodated. The plan addresses issues such as excavation hours of work, waste disposal and noise, refer to **Appendix E**.

2.3.15 Title

The five existing lots will be consolidated into a single title. It is anticipated that the completed building will be strata titled.

2.3.16 Timing

The development will commence in early 2010 subject to approvals and prevailing economic conditions.

2.3.17 Statement of Commitments

A draft Statement of Commitments has been prepared for the proposal refer to **Appendix A**.

2.3.18 Staging of works

It is intended to stage the works as follows:

- i) establishment of erosion and sediment controls and site fencing;
- ii) demolition of existing dwelling;
- iii) piling of perimeter of excavation to protect adjoining properties, structures and vegetation;
- iv) clearing of vegetation and earthworks; and
- v) construction.

The necessary approvals will be sought for each stage.

2.4 PROJECT JUSTIFICATION

2.4.1 Policy

The proposal satisfies a large range of desirable policy outcomes. Overall the proposal meets development requirements, particularly those for seniors living development and residential flat buildings. The planning and policy compliance of the proposal is discussed in detail in **Appendix P**. The proposal is consistent with the Central Coast Regional Strategy which provides for higher density development around the Toukley town centre. The height of the proposal is assessed in detail in **Appendix Q**.

Local Controls

The local planning instrument is Wyong Local Environmental Plan (LEP) 1991. However, the permissibility of the proposal is under SEPP Seniors Living. The proposal is consistent with the considerations for the site under the LEP, a detailed assessment is provided in **Appendix P**. The proposal is largely consistent with Chapter 64 of Wyong DCP and other relevant local controls.

The proposed building is consistent with existing larger scale 4 storey development in the vicinity, e.g. White Sails and the Beachcomber Hotel, and is consistent with future building form for the site as provided for in the draft Toukley Planning Strategy and Central Coast Regional Strategy.

Regional Controls

The site is located in the future Toukley Town Centre area as identified in the Central Coast Regional Strategy. The proposal satisfies a range of outcomes sought by the Regional Strategy including the provision of seniors living and the higher residential densities sought for the Toukley Town Centre - see **Appendix P**.

State Controls

Applicable state level controls are SEPP Seniors Living, SEPP 65 Design Quality of Residential Flat Buildings and SEPP 71 Coastal Protection. SEPP Basix controls some sustainability issues.

The proposal meets the aims and all design, amenity, service, and location requirements under the various SEPPs. The proposed building does not fully comply with the height controls of Clause 40(4) of SEPP Seniors Living (see **Appendix Q**). Parts of the building, although consistent with the agreed built form principles for the site are a non compliance with SEPP Seniors Living.

The proposal is consistent with the relevant planning controls for coastal development such as SEPP 71 Coastal Protection, the NSW Coastal Policy and the NSW Coastal Design Guidelines.

2.4.2 Environmental

The proposal involves redevelopment of an urban infill site. Potential impacts relate mostly to surrounding, established land uses and the road network. There are no significant adverse effects on the natural environment such as pollution, habitat loss or significantly altered drainage.

The proposal will have no significant ongoing environmental effects. The proposal represents an efficient use of a site that is part of the future town centre and that can be accommodated within existing service capacities.

The proposal will require the removal of trees on the site, excavation, dewatering and management of construction impacts. The likely effects of the proposal can all be managed in accordance with environmental best practice. A construction management plan has been prepared for the proposal.

2.4.3 Economic and Social

The development has an estimated construction cost of \$18 million. Construction has economic multiplier effects. In addition there are benefits arising from residential effects that can be taken into account in estimating overall benefits.

The methodology used to calculate the economic benefits is from Huntlee New Town: Employment and Economic Impact, Professor Scott Holmes 2005 revised by Aigis 2007.

Economic multipliers can be used to assess the broader effects of development. There are multipliers for economic benefits generally as well as employment. The economic benefits are expressed as dollars while the employment benefits are expressed as full time equivalent jobs (FTEs).

Construction Multipliers

The economic benefits are to the Australian economy as a whole so some discounting is needed to get an appreciation of local benefits. Basically every \$1 million invested in construction can generate up to \$2.8 million in benefits.

Construction economic multipliers are made up of the following components.

	Multiplier component per \$million	Multiplier	Employment (FTE)
1	Initial effect	1.000	6
2	Production effects	0.881	5
3	Consumption effects	0.915	6
4	Total construction benefit (1+2+3)	2.796	17
5	Retained Regional benefit (40% of 4)	1.118	7 (to nearest whole no)

Based on a project cost of \$18 million the construction benefits are as follows:

- Overall economic benefits are \$50 million and 290 jobs (as FTEs).
- Retained regional benefits are in the order of \$20 million and 116 jobs (as FTEs).

Residential Effects

Incoming residents generate new economic activity which in turn generates more jobs.

	Multiplier component per \$million	Benefit	Employment (FTE)
1	Wealth effects	$.70 * \text{wages} * \text{households}$	
2	Investment return effect on new assets	$1.344 * 0.06 * \text{overall value of construction}$	2 for every \$million of investment return

Household wages can be obtained by LGA from census data. However, as the proposal is for seniors living it is assumed that income per unit will be the rate for a couple on the aged pension which is currently (April 2009) around \$24,700 per annum.

The annual wealth effect attributable to the proposal is \$916,000 per annum. The investment return effect is \$1.45 million per annum. The corresponding employment effect is (rounded to the nearest whole number) 5 jobs.

These figures can then be aggregated as follows to gain an overview of the likely economic effects of the proposal.

Economic Impact

Product /service	National gain \$ million	Local gain \$ million	National employment (FTE) jobs	Local employment (FTE) jobs
Construction of development	50	20	290	116
Income from new house holds	.91	.36		
Economic benefit of new development	1.45	.58	5	2
Overall	53.3	20	295	118

Need For Aged and Disabled Housing

The need for new housing, particularly aged housing is recognised in a range of policy documents.

NSW State Plan

The targets under E6 Housing Affordability, includes for regional areas,

“At least 300,000 new dwellings over the next 25 years, with an increased rate of infill development”.

Central Coast Regional Strategy

The following extracts from the Regional Strategy demonstrate the need for and benefits of the proposed development.

The provision of more adaptable housing will allow the ageing population to age in place. (p15)

Table 2 (p19) of the Regional Strategy identifies the need for *5000 new dwellings on infill sites in Wyong Shire.*

“An example of a specific housing need for the central coast will be self care housing for seniors or people with a disability. Seniors Living is one form of housing that will assist Councils in achieving their capacity targets.” (p19)

Wyong Community Plan 2008 - 2013

Toukley has an overall population of just over 4,000. Toukley has the highest proportion of over 60 residents in the Wyong LGA at 36%. The proposal will assist in meeting a significant local housing need.

2.4.4 Sustainable Development

Reuse of an existing urban site for higher density development in close proximity to urban services is consistent with the principles of ecologically sustainable development. The ongoing use of the building has been designed to be water and energy efficient under SEPP Basix, refer to **Appendix T**. Consistency with the principles of ecologically sustainable development is assessed in **Appendix P**.

3.0 Site Description

3.1 INTRODUCTION

The Site is on the southern shore of Lake Budgewoi, which is part of the Tuggerah Lakes system.

The Site is adjoined to the east by a local park and detached housing. Some 200 metres to the east along Main Road is the Toukley shopping centre. In the immediate surrounds of the shopping centre and along Main Road are areas containing a mix of residential and commercial land uses. Immediately to the west of the Site is the Beachcomber Hotel.

The following plan shows the general Site location relative to the region:

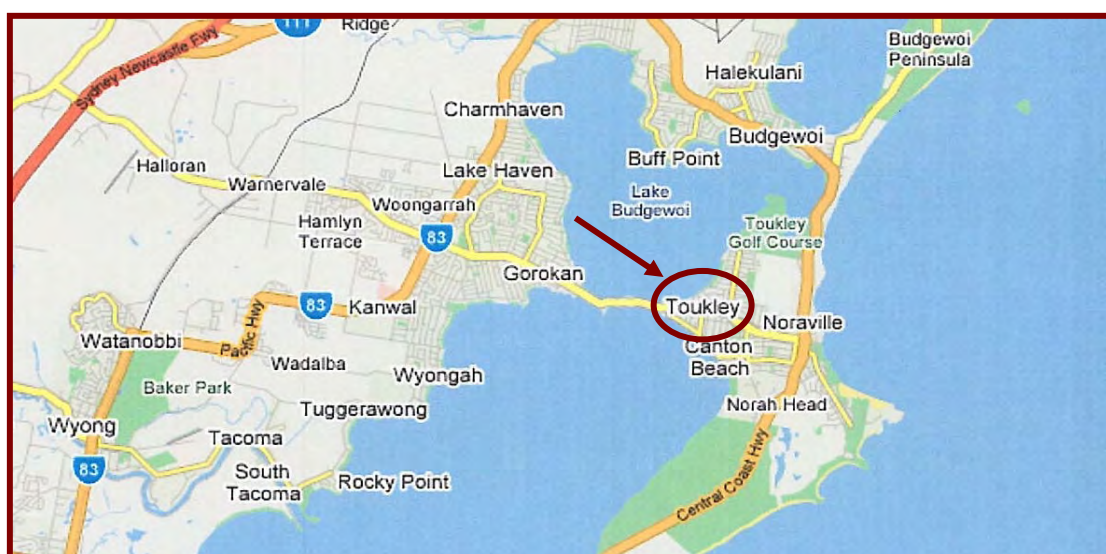


Figure 7 - Locality plan.

The proposed development involves 5 lots located at 216 - 222 Main Road and 21 Rowland Terrace,

The consolidated Site has an area of 5,278 m².

3.2 LOCATION

The site is located just to the west of the Toukley shops beside the Toukley Gardens Park and the Beachcomber Hotel. The site has a frontage to Lake Budgewoi.



Figure 8 – Aerial photo of general locality.

3.3 HISTORY

The site was occupied by holiday cabins and dwellings. Apart from the dwelling on the Rowland Street frontage all other structures on the site have been demolished. Evidence of the prior uses remains in the form of concrete footings, slabs and former garden plants.

Some 7 holiday units were located over two lots with single dwellings on the other 3 lots making up the site.

3.4 TOPOGRAPHY

The site slopes gently down to the north and away from Main Road, for a distance of 50 metres. The site then falls rapidly towards the lake to a lower area adjoining the foreshore. Off Rowland Terrace, the site rises by approximately 1 metre and is then level for approximately 40 metres.

Site elevations vary from 1 metre AHD on the northern property boundary near the lake to 6 metres AHD at Rowland terrace and 9 metres AHD at Main Road.

The main topographic feature on the site is the embankment falling towards the lake.

The foreshore area, approximate width 6 metres, is Crown land and is outside the site.

A site survey with contours is included in **Appendix G**.

3.5 LEGAL DESCRIPTION

The proposed development involves the following properties located at 216 - 222 Main Road and 21 Rowland Terrace, Toukley:

- Lots 2, 3 and 4 DP 406181;
- Lot 2 DP 213097; and
- Lot 91 DP 565884.

The consolidated Site has an area of 5,278 m². The Deposited Plans are at **Appendix F**.

3.6 ACCESS

The site has access of both Main Road controlled by the RTA and Rowland Terrace which is a Council road.



Figure 9 – Local Road Network.

A traffic study has been undertaken by Traffic Engineering Services, refer **Appendix H**. The study identifies a number of problems for the locality. The level of traffic makes right turning an issue for all sections of Main Road. There are major problems with the performance of the Peel Street / Main Road intersection to the east of the development due to poor configuration and the location of a bottle shop egress. Main Road is part of local bus route No. 29.

A range of site access options are modelled and evaluated in the traffic report.

3.7 SURROUNDING LAND USE

To the north of the site is Lake Budgewoi. The lake has no reasonable public access at this point being very shallow and having a bottom of decaying seaweed, a common problem in the Tuggerah Lakes. The lake areas close to the shore are mostly unsuitable for recreation, including boating. The strip of foreshore Crown land varies in width and has been incorporated into the garden areas of adjoining dwellings discouraging public access.

To the immediate west is the Beachcomber Hotel with its associated motel accommodation.

To the south is a mix of mainly commercial developments fronting Main Road.

To the east is Rowland Terrace, a residential street. Two residences in Rowland Terrace adjoin the site.

Also to the east is Toukley Gardens Park. The park has some public use but is generally poorly patronised.

3.8 URBAN CONTEXT

The site is part of the Toukley town centre which extends east and west along Main Road, a busy arterial. The area is in transition as redevelopment of former residential and commercial sites proceeds and is promoted by strategic planning policies. An urban context plan is provided at **Appendix G**. The site analysis plan **Appendix G** shows the variation in building form and setbacks.

There is no consistent scale or form of building apart from the retail section of the town centre to the east. A more consistent residential form occurs further west on Main Road but this is still interspersed with commercial and retail land uses. There is significant variation in building setbacks in the immediate locality. Older buildings are one and two storey and generally residential in scale. The newer buildings of the Beachcomber and White Sails are of significantly greater scale and have heights of four storeys to the lake.

The range of land uses is considerable along the 200 metres of road to both the east and west. Uses grade from the retail centre at the eastern end to mixed commercial and residential at the western end. Uses include the park, the hotel, car parking areas, restaurants, a surveyor, tyre sales a residential flat building (White Sails) three motels, ambulance, surveyor, undertaker, auto electrical and solicitor.



Photo 2 - The Beachcomber and White Sails developments as viewed from the Beachcomber jetty.



Photo 4 - Part of the Beachcomber Hotel viewed from Main Road.

From the lake, larger scale buildings to the west of the site are prominent. The scale of the buildings is offset by the large trees on the Beachcomber site and the Toukley Gardens Park. Similarly, the most noticeable feature of the views along Main Road in this area is the large trees.



Photo 5 - View west looking towards the site and the Beachcomber Hotel.

There are no significant views of the lake along Main Road. The Lake can be seen from Toukley Gardens Park through trees. This view is only available because the structures on the subject site have been demolished.

The future context of this area, as provided for by the Central Coast Regional strategy and the draft Toukley Planning Strategy, is 3 storeys to the street on the northern side Main Road and 4 storeys to the street on the southern side of Main Road.

3.9 SOILS (INCLUDING ASS)

A geotechnical report has been prepared for the site **Appendix I**. Issues assessed included excavation, footing design, ground water and acid sulphate soils.

The building area of the site has residual clay soils over weathered sandstone. The soils are podzols of the Gorokan soils landscape. There is water at varying depths. Dewatering may be required during excavation.

The quality of the groundwater was tested and is unlikely to need treatment prior to disposal. Slightly elevated levels of metals in the water (relative to recreational criteria) were identified as consistent with the type of landscape.

Recommendations, including design parameters, were made for footings, walls and excavation batters.

An acid sulphate soils assessment of the site has been undertaken. Excavations below 5 m AHD may require an Acid Sulphate Soils Management Plan, refer see **Appendix J**.

3.10 DRAINAGE

There are no drainage features on the site. Site runoff would flow overland into the lake.

3.11 FLORA AND FAUNA

The site has been highly disturbed by past development. None of the original vegetation and site habitat appears to remain.

A study and site inspection was undertaken to determine to assess the potential conservation values of the site (**Appendix K**).

Locally, the shoreline has been highly disturbed by development and in many instances has been replaced by seawalls. Property maintenance has created lawn areas to the waters edge and has introduced weed species. Accumulations of decaying seaweed have degraded the near shore aquatic habitat. The shoreline is some 5 to 6 metres beyond the property boundary.

The site having been fully cleared in the past and maintained as garden has few habitat values. While the site is potential feeding habitat for some threatened bird species because of the presence of winter flowering native gums and casuarinas, the trees are unlikely to be significant. No potentially significant habitat features such as tree hollows were identified. No targeted flora and fauna survey was found to be warranted in the circumstances.

An EPBC Protected matters search was undertaken (**Appendix K**). The proposal is very unlikely to have a significant effect on any matters of National Environmental Significance and does not require referral as a controlled action.



Photo 6 - Upper areas of the site March 2009.



Photo 7 - Northern site edge with foreshore land beyond, March 2009.

3.12 FLOODING

The site is subject to flooding. The flood planning level (FPL) for the site is 2.7 m AHD. The majority of the site is well above this level but parts adjoining the foreshore are subject to flooding. There is no tidal inundation of the site. Flooding is examined in more detail in **Appendix M**.

3.13 COASTAL PROCESSES AND ISSUES

The site being on an estuary is not subject to ocean wave action. The average lake level is approximately 0 metres AHD. The tidal range is approximately 10 cm and the lakes are very shallow. The Tuggerah Lakes Estuary Management Study indicates the problems in the lake are ecological rather than physical problems such as foreshore erosion and recession. The major problems include loss of foreshore vegetation and management of decaying seaweed. There are no significant coastal process issues for the site, refer to **Appendix M**.

3.14 CLIMATE CHANGE

The bench mark climate change considerations are 40cm of sea level rise by 2050 and 90cm by 2100. These rises will not directly result in inundation of the site. There is unlikely to be any effect, day to day on the site or occupation of the development based on these benchmarks.

The benchmark rises do affect consideration of flood risk. The benchmark rise levels indicate that the flood risk to the site will increase. The issue of increased flood risk associated with climate change is addressed in more detail later in the report and in **Appendix M**.

3.15 ARCHAEOLOGY

An Aboriginal Archaeological Assessment of the site has been undertaken. Local Aboriginal groups participated in the site survey. The site was found to be highly disturbed by past development. No Aboriginal sites, artefacts or potential subsurface deposits were identified, refer to **Appendix L**.

3.16 UTILITIES

There is a water main on Main Road and a sewer line on the northern boundary of the site near the foreshore. Wyong Council has confirmed that the existing water and sewer infrastructure has the capacity to service the development. It has also been confirmed that gas, telephone and electricity can be supplied to the site, refer to **Appendix N**.

3.17 SCENIC VALUES

The site is urban foreshore and adjoins a park. The site can be seen from Main Rd, from the park and from the lake. The character of the area is mixed urban with an imminent transition to higher density development.

3.17.1 Visual Sensitivity

Visual sensitivity is an assessment of the likely social effects of visual change. The visual sensitivity of the proposal varies depending on the viewing location.

The highest number of views will be from Main Road with transient views by passing traffic. The sensitivity of these views is unlikely to be high.

Views of the proposal from the adjoining footpath and park will be the highest level of sensitivity. From these points there will be scope for appreciating the setting and detail of the proposed building.

The next level of sensitivity will be views from Rowland Terrace. From Rowland Terrace the east end of the building will be visible from the road. There will be no direct views of the building from inside any of the dwellings in Rowland Terrace.

The lowest sensitivity will be views from the lake which will be both distant and infrequent because of the shallowness of the water and relatively low levels of lake use in the vicinity.

3.17.2 Landscape Sensitivity

Landscape sensitivity is the capacity of an area to accept visual change. The capacity of the local landscape to accept visual change is quite high because of the mix of existing development.

The key natural features of the locality are the height of the trees in the park and on adjoining sites, the shoreline and the Lake.

Scale is strongly established from the lake by the contrast between the large and horizontal Beachcomber and White Sails structures with the array of smaller residential structures to the east. These structures then grade down to the foreshore park. All structures in the immediate locality are visually subordinate to the tree height.

The main effect along Main Road is the visual corridor of close and mixed land use and building form, the consequent variability in visual character and the framing role of the existing trees.

3.18 SOCIAL CONTEXT

Toukley has the highest proportion of aged residents in Wyong Shire.

The Crime Risk Assessment Report (**Appendix R**) for the proposal identifies that the majority of crime occurring locally is centred around Canton Beach Road, the Toukley Caravan Park and public parks.

The local offences are primarily underage drinking, malicious damage, graffiti and stealing. Occurrences are concentrated after dark on weekends and school holidays. Problems occur from the secondary supply, to minors, of alcohol purchased at the Beachcomber Hotel.

The overall statistics for the Wyong Shire indicate that stealing from motor vehicles is a potential problem for the development.

4.0 Policy Context

A very large number of planning policies apply to the site. The detail of the planning policy, including compliance is discussed in **Appendix P**. This section provides an overview of the controls and a summary of their effect.

4.1 INTRODUCTION

A range of statutory and strategic controls applies to the proposal at the local, regional and state levels.

4.2 STRATEGIC CONTROLS

The relevant controls are the:

- NSW State Plan provides a range of overall targets for the state
- Central Coast Regional Plan sets a framework for urban and population growth on the Central Coast identifying Toukley as a town centre, for population increase and for higher density development in a central core.
- Draft Toukley Planning Strategy provides more detail on the form and location of higher density development in Toukley.

The proposal helps meet state targets and is consistent with the anticipated built form for Toukley.

4.3 STATUTORY

An extensive and interwoven statutory network applies to the proposal. Where relevant, these are discussed in detail in **Appendix P and Appendix Q**. Although State controls prevail over local controls, local matters are still a consideration. There is often a significant degree of overlap of controls.

The relevant statutory matters are:

4.3.1 Environmental Planning and Assessment Act 1979

Provides the legal basis and processes for planning approvals, the current proposal is assessed under part 3A of the Act.

4.3.2 Environmental Planning and Assessment Regulation 2000

Provides more detail of statutory processes.

4.3.3 SEPP Seniors Living

Provides a state wide process for approval of seniors living development, and the basis for permissibility of the current proposal.

4.3.4 SEPP BASIX

Provides for state wide conservation of water and energy in building design.

4.3.5 SEPP Major Projects

Provides criteria under which the current proposal was identified for assessment under part 3A.

4.3.6 SEPP 71 Coastal Protection

Provides controls for consistent consideration of coastal management issues.

4.3.7 SEPP 65 Design Quality of Residential Flat Buildings

Provides design principles for all multiple unit residential buildings over 3 storeys.

4.3.8 Wyong Local Environmental Plan 1991

Provides local controls for the regulation, consideration and approval of development applications.

4.3.9 Wyong Section 94 Contributions Plans

The Toukley S.94 Contributions plan applies to the proposal as does the Shire wide Contributions Plan.

Contributions are required for a range of services and related land acquisitions.

The proposal generates some 38 DU (dwelling unit equivalent) in contribution requirements.

The site has credits of 1 DU per lot for 3 lots plus an allowance for the 7 holiday units over the other 2 lots giving a total credit of 6.5 DU.

The estimated overall s.94 contribution for the proposal is \$288,561 (March 2009).

4.3.10 Water and Sewer Contributions

Wyong Council levies contributions for water and sewer services.

The methodology for calculating water and sewer contribution also uses DUs as the basis for estimating new demand on systems.

The overall contribution for the proposal is estimated at \$102,276 (Mar 2009).

4.3.11 Water Management Act 2000

Certain activities are controlled and require approval under the Act.

The excavation of the site as proposed will require approval for interception of ground water.

Any excavation within 40 metres of the foreshore will require approval.

4.3.12 Protection of the Environment Operations Act 1997

Excavation on the site will produce waste that needs to be classified under the PoEO Act 1997. In order to dispose of the material it must be classified and handled in accordance with provisions of the Act.

4.3.13 Summary

The proposal is generally complying with the range of planning controls. There is a non compliance with the height controls of SEPP SL which is addressed in **Appendix Q**. The balconies facing Lake Budgewoi are partly within the 20 metres foreshore building line. There are also minor boundary setback non compliances under the Wyong DCP Chapter 64 controls that also apply to balcony areas. The inconsistencies with local controls are addressed in **Appendix P**.

4.4 GUIDELINES AND POLICIES

Development is expected to be consistent with current environmental management polices covering an extensive range of issues.

4.4.1 NSW Coastal Policy

Provides an over all framework for coastal management in NSW.

4.4.2 NSW Coastal Design Guidelines

Provides general locational and built form controls for coastal development.

4.4.3 NSW Floodplain Management Manual

Provides for appropriate management and development of sites subject to flooding.

4.4.4 Floodplain Management Guideline - practical considerations for climate change

Provides a basis for considering the potential effects of climate change for development proposals, now superseded by the NSW draft Climate Change Policy.

4.4.5 Draft Guideline for Assessment of Impacts on Threatened Species

Provides a process for considering likely effects on listed threatened species.

4.4.6 NSW Coastline Management Manual

Provides information on coastal issues, processes and management but is not relevant in the circumstances. The relevant natural resources management document is the Tuggerah Lakes Estuary Study.

4.4.7 Design Guidelines for Residential Flat Buildings

Backs up SEPP 65 with detailed design considerations, refer to **Appendix D**.

4.4.8 Wyong DCP Chapter 64

Provides local controls for the design of residential flat buildings.

4.4.9 Wyong DCP Chapter 99

Provides local controls for building setbacks from boundaries.

4.4.10 Tuggerah Lakes Estuary Management Study

Provides locally specific information relevant to management of Budgewoi Lake foreshores and adjoining development.

4.4.11 Summary

Overall the relevant planning and environmental policy controls and guidelines are complied with.

5.0 Environmental Assessment

The proposal has a range of potential environmental effects. This assessment reviews the site and the proposal and puts the findings in the framework of issue assessment specified by the DGRs.

5.1 SITE ANALYSIS

A site analysis consistent with clause 30 of SEPP Seniors Living has been prepared - see **Appendix G**

The site analysis suggests that the site is highly suitable for the proposed use being close to the services available in the Toukley shops and being able to offer a high level of amenity to residents. The site analysis suggests potential problems on site boundaries. These proximity problems are the Lake, traffic on Main Road, the Beachcomber Hotel car park and vegetation and structures close to the site boundaries. There are also potential effects on adjoining dwellings.

5.2 SITE CONSTRAINTS

The location is partly affected by flooding and potential acid sulphate soils. A constraints plan is included in **Appendix G**. The main building is outside the extent of these constraints but the proposed pool is in the affected area. Drainage to the lake and sedimentation are also a potential construction issues.

There are access constraints arising from the location on Main Road.

The proximity to adjoining dwellings and the park gives rise to a number of potential construction, privacy and overlooking issues.

Vegetation close to and outside the site boundary has a significant role in creating local amenity and in protecting the privacy of adjoining dwellings. Care in excavation and construction will be needed to protect this vegetation.

5.3 KEY ISSUES

The key issues examined in this section below are specifically identified in the DGRs.

5.3.1 Strategic

The proposal is consistent with the strategic settings for the locality and the Toukley Town centre as detailed in the planning report **Appendix P**.

5.3.2 Built Form

Consistency of the proposal with the character of existing development in terms of the foreshore setting, the height, bulk and scale of nearby buildings and existing and future built form planning controls. (DGRS Key Issues 2.1)

This is a precinct undergoing transition and will develop in the future in accordance with the Draft Toukley Planning Strategy, March 2008 and the Central Cost Regional Strategy 2008.

The Central Coast Regional Strategy recommends buildings of up to 6 storeys where appropriate. The draft Toukley Planning Strategy, envisages buildings of up to 3 and 4 stores in this location.

To the west of the site there are 2, 3, and 4 storey residential and motel developments along the lake edge. The proposed development completes this line of buildings, transitioning from the west to Toukley Gardens Park on Main Road, and stepping down to the residential housing along the western waterfront. The existing mature trees are retained and provide an interface to the surrounding buildings and Toukley Gardens Park. The proposal complies with the 20m foreshore setback requirement.

The Design Report, **Appendix D**, addresses SEPP 65 – Design Quality Principles report and provides a more details of the built form, scale, context, density, resource energy and water efficiency, landscape, amenity, safety and security and aesthetics. Overall the building is considered an appropriate response to site opportunities and current and future built form controls.

The height of the development is to be no more than is a maximum of 4 residential storey to the foreshore and 3 residential storey to the Main Road grading to a low scale 2 residential storey at Rowland Terrace (refer DGRs covering letter).

The proposed building is 3 residential stories to Main Road and 4 residential storey to the foreshore stepping down to 2 residential storey at Rowland Terrace.

The roofline when viewed from the water is below the highest level of the adjoining “Beachcomber Hotel” and well below the existing tree line, stepping down with the natural ground line from west to east.

At one point there is a “fifth” residential storey (within the profile created by the built form principles) to the waterfront which is a consequence of the third storey to Main Road extending over the foreshore building where the topography of the site changes. It does not extend the overall height of the building and is within the stepped built form to the water. The “fifth” storey element provides a stronger composition and a more balanced appearance. Removal of this “fifth” storey element would not change the appearance of the building from the water as the third level on Main Road would still be visible.

The proposal complies with the built form principles apart from the single unit forming the 5th residential level.

Impacts on the amenity of the foreshore and surrounding parklands, any loss of views from public and private lands and cumulative impacts (DGRS Key Issues 2.2)

The site has always been in private ownership and has never provided public access to the lake foreshore. There is an extensive public foreshore reserve 300 m from the site providing a variety of public amenities as well as panoramic views of the lake and public access to the water.

The proposed development does not impact on the private areas of the neighbouring properties as they are screened by existing landscaping and protected by changes in level. There will be no loss of views from adjoining properties.

There is currently a limited view from the park on Main Road to the water which was created by removal of structures on the site. The view is under park landscaping that was designed to screen views of adjoining properties. A 1.85 m high colourbond fence with barbed wire on top has been placed around the park behind the landscaping. The fence blocks views and prevents access to private property from the park. In the circumstances retaining these recently created glimpses of the water is not important and might compromise the security of the proposal. The outlook of the park is toward Main Road and this should be maintained.

The proposed development will provide surveillance of the park.

The proposal will not contribute to any cumulative loss of foreshore amenity or access.

5.3.3 Urban Design

Address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. (refer DGRs Key Issues 3)

The proposed building is articulated and stepped on all facades relating to the scale of the existing surrounding buildings and responding to what is envisaged by the Regional and Toukley Planning Strategies.

The proposal breaks the building into 4 sections along the waterfront stepping down from 4 storeys to the west to 2 storeys toward the residential area in Rowland Terrace. Along Main Road, the proposed building presents a 3 storey façade, with the top level articulated through generous roof overhangs.

The horizontal is emphasised, articulated in 4 stepped elements along the waterfront, rather than a continuous bulk with vertical expression common to the adjoining developments. The layering and articulation of elements is continued on the east, south and western elevations of the building.

The building is proposed to have a defined solid based, and contrasting top accentuated with generous roof overhangs. Roofs have simple skillion and hipped forms with generous overhangs to provide shelter to outdoor spaces. All communal spaces, walkways and courtyards provide outlook and integration with the landscape and lake.

Materials are proposed which reinforce the scale and context of the building with colouring in natural tones with some emphasis on screens and louvres to enliven the composition.

The entrances from both Main Road and Rowland Terrace are visually permeable, yet secure from unwarranted public access. There is a clear definition between public and private spaces with the apartments providing passive surveillance of the surrounding public and communal spaces.

The waterfront garden and pool area and landscaped courtyards provide secure and safe external open spaces for all the residents of the development, maintaining residents' internal apartment privacy.

5.3.4 Environmental and Residential Amenity

Address solar access, acoustic privacy, visual privacy, view loss and wind impacts and demonstrate how the proposal will achieve a high level of environmental and residential amenity DGRs 4.1.

The apartments have been configured to maximise solar access, provide acoustic and visual privacy to adjoining apartments and neighbouring properties. The proposal has no impact on the views of neighbouring properties and will provide some protection from the prevailing winds in comparison to the current undeveloped site.

The majority of apartments have a northerly aspect overlooking the lake protected by large balcony and roof projections. The remainder take advantage of morning and afternoon solar access while having water or park views. The foreshore landscaped area including the pool has year round solar access, while the internal atrium brings natural light and ventilation to the Main Road component of the development.

Visual and acoustic privacy is achieved through the orientation of the apartments stepping the plan form and the introduction of privacy screens.

A high level of environmental and residential amenity has been created by the introduction of landscaped courtyards and foreshore treatments. Refer to the Landscape Design Statement.

The development is visually permeable from the common walkway with outlooks to the courtyard, park and lake. Refer to **Appendix D** Design Report for more detailed information.

Adjoining Dwellings

The amenity and visual privacy of the adjoining dwellings in Rowland Terrace and the Beachcomber managers residence have not been compromised. The lakeside house is below the site and private areas are screened by existing vegetation and changes in ground level. The outlook of this lakeside dwelling is toward the lake. The second dwelling is adjacent to the Toukley Gardens Park and has its private space screened by existing vegetation and change in level. The outlook is toward the north-east away from the proposed development. The managers residence has a small area of open space screened by a high fence and a medium size tree.

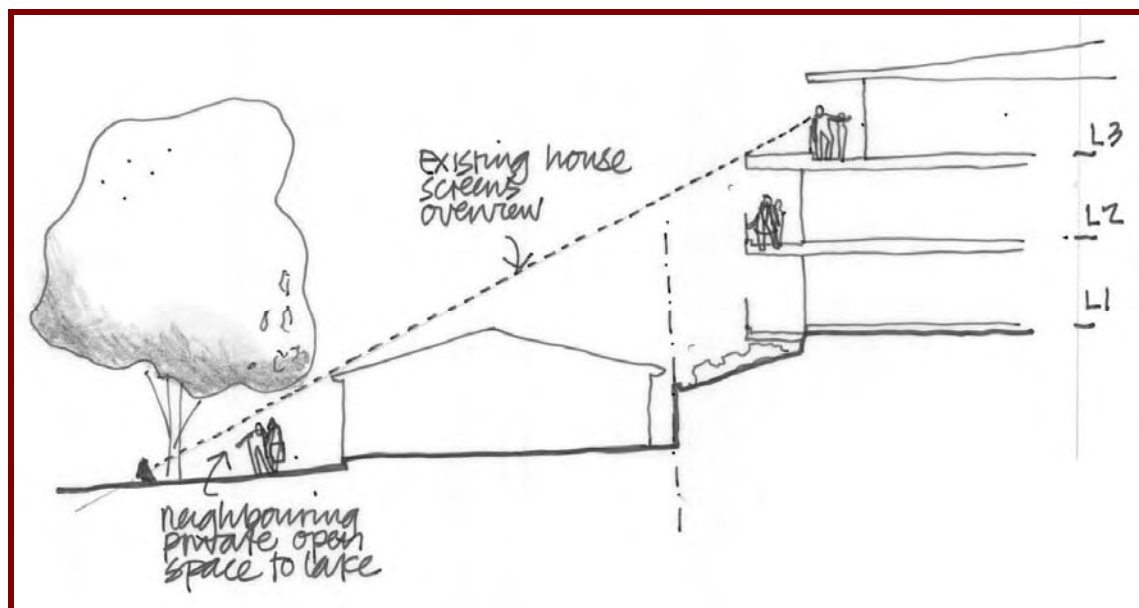


Figure 10 - Sketch of section through east end of proposal and adjoining dwelling.

Overshadowing of adjoining dwellings is not significant because of the north orientation of the building, refer to the shadow diagrams in **Appendix B**.

The visual bulk of the proposed building is focussed on the north and west elevations. From the east the building will only be readily apparent from the Rowland Terrace streetscape it will not significantly affect the residential and environmental of dwellings to the north and east.

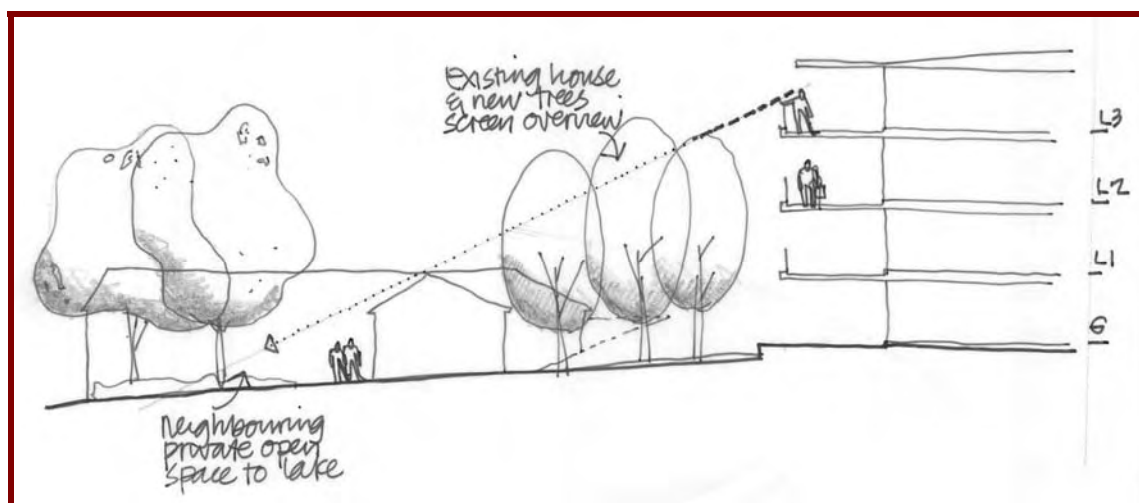


Figure 11 - Sketch of section from closest point of building to adjoining lake side dwelling.

The adjoining dwellings in Rowland Terrace are east and north of the proposal with east and north outlooks. Living areas within these dwellings face away from the proposal. There is no private open space between the lake side dwelling and the proposal, the open space for this dwelling is on north side and is screened by the dwelling and vegetation. The proposal will not be readily visible from this dwelling.

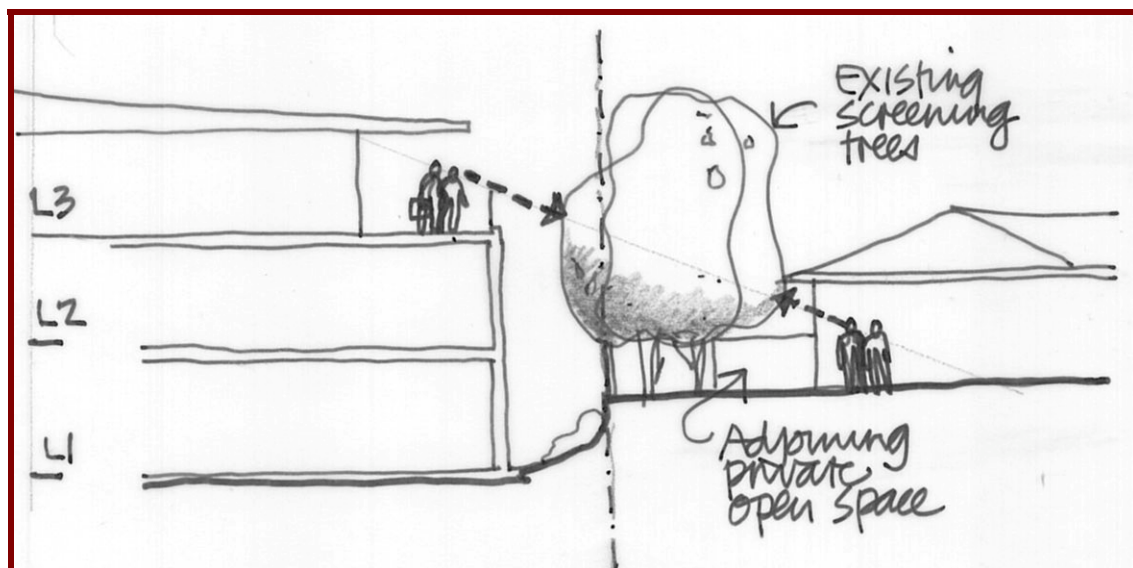


Figure 12 - Sketch of section through closest point of balcony to dwelling adjoining park.

The dwelling adjoining the park has rear open space that is potentially overlooked from the proposal balconies. From this open space the proposal will be effectively 2 storeys in height with an impact equivalent to a single dwelling in the same location. Views from the balconies will be north east to the lake and south to the park. Views of the adjoining open space will be screened by the proposed landscaping and the vegetation within the open space area.

5.3.5 Car Parking & Traffic Impacts

There are 70 car parking spaces proposed for the development. This is well over the requirements for SEPP Seniors Living (see **Appendix H** Traffic Report) which is based on the number of bedrooms and requires a minimum of 54 spaces.

The parking spaces meet the size requirements for aged and disabled parking. The desirable proportion of parking suitable for disabled use is 5%, the proportion provided is 10% or 7 spaces. A further 8 spaces are 3.2 metres wide and all remaining spaces are at 2.7 metres wide.

The major site access is on Main Road which carries substantial traffic volumes. Site access and egress is an issue. A range of options has been examined. Design has proceeded on the basis of protecting the residential amenity of Rowland Terrace. In addition, if all traffic from the proposal used the Peel Street/ Main Road intersection, the poor performance of this intersection would deteriorate further.

The traffic issues arising from the proposal are right hand turns in and out of the development.

The options considered for addressing the turning issue are:

- no turn restrictions on Main Road;
- no right turns into the driveways;
- a right turn lane on Main Road for the driveways;

- right turns via a median turn lane between Dunleigh and Peel Streets; and
- all traffic via Rowland Terrace.

Each of the options proposed has advantages and disadvantages. The overall best traffic solution is the median turn lane but this goes well beyond the scope of impacts of the proposal and is probably the optimal long term solution for the locality. The no right turn into the drive is the safest option. Consultation with Wyong Council and the RTA has established that the access arrangements as shown on the design plans, i.e. the no right turn in option, is the preferred option.

5.3.6 Ecologically Sustainable Development

Provide details on how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development (DGRs Key Issue 6)

The design intent is to make efficient use of natural resources energy and water throughout the full life cycle of the building, including construction.

There are no structures on site for adaptable reuse. The proposed building has been designed in accordance with effective passive solar design principles, with efficient appliances and mechanical services, soil zones for vegetation and reuse of water, as shown on the design drawings.

All apartments have natural cross ventilation through the space between buildings and across the naturally ventilated walkways.

Rainwater is harvested and stored in retention tanks for landscape irrigation and toilet flushing.

Appliances, light fittings and the like will be selected for energy efficiency in accordance with the BASIX report.

5.3.7 Hazard Management and Mitigation

5.3.7.1 Coastal Processes

The site is located on an estuary some 2km from the ocean. The site is not subject to ocean waves. There are no significant erosion, coastal process threats or hazards to the foreshore in the locality. The main process issue for the lake is sedimentation.

Climate Change /Sea Level Rise

The site is under no significant threat from the benchmark sea level rise estimates of 40 cm by 2050 and 90cm by 2100. By 2100 the normal lake level would only have risen to the current levels of the property boundary.

The bench mark rises would however produce an increase in the risk of flooding of the lowest habitable floor of the building. There is no significant increase in flood risk over

the expected building life of 60 years. The increased flood risk is addressed by the availability of adaptable flood management options for the site. Should the risk of flooding significantly increase then there are a range of options for protecting the lowest floor level. Even with increased flood risk there are no significant evacuation problems as there is likely to be substantial advance warning of rising waters. There are no significant flood hazard problems before 2100.

5.3.7.2 Contamination

The site does not have a history suggesting contamination. The site is sewered and the history of use is residential and tourism.

No specific contamination management is required other than vigilance during excavation to cover the unlikely scenario of waste having been buried on the site.

The demolition of the existing dwelling may involve fibre cement sheeting containing asbestos. This will be handled with standard work methods for demolition and disposal of hazardous materials.

5.3.7.3 Acid Sulphate Soils

Excavation below 5m AHD will require more detailed assessment for potential acid sulphate problems. An acid sulphate management plan may be required for the site.

It is unlikely that there will be significant acid sulphate problems. Problems generally arise from estuarine silts, muds and sands, the geotechnical report indicates did not identify these soil types on the site.

5.3.7.4 Geotechnical

Appropriate stability will be provided for works in accordance with the recommendations in the geotechnical report. No specific geotechnical issues for the site have been identified.

The site excavations will be piled for stability to prevent damage to adjoining property and vegetation.

5.3.7.5 Flooding

The site is partially subject to flooding in extreme events due to its lake side location.

There are no current flooding problems with proposal. The proposed minimum floor levels at 3.1 m AHD are above Councils flood planning level for the site at 2.7m AHD. There are no issues of flood hazard or evacuation.

5.3.7.6 Fill

There will be no significant filling of the site.

5.3.8 Developer Contributions

The proponents will enter into a Voluntary Planning Agreement with Wyong Shire Council for provision of community benefits equivalent to the dollar amounts required under the relevant contributions plans. It is intended that the funds be used to offset the additional loadings on community services generated by the proposal. Suitable projects will be identified in partnership with Wyong Council.

5.3.9 Flora and Fauna

The site has no significant flora and fauna values see **Appendix K**.

The site is developed and has been converted to urban use. Surrounding land use is inconsistent with high ecological values, the Lake and foreshore excepted. The Lake foreshore is not on the site, the foreshore is narrow strip of Crown land that has been incorporated into the adjoining properties. The foreshore is significantly degraded. No development other than the rock drainage mattress for the site will extend onto the foreshore. No specific flora and fauna management is required.

5.3.10 Utilities

There are no utilities capacity or management issues. See **Appendix O**.

5.3.11 Drainage

A sediment and erosion control plan has been prepared for the site see **Appendix O**. This will address construction issues.

The site will drain to Lake Budgewoi but no water will drain direct to the lake. All water from the site will pass through a gross pollutant trap and an oil separator. Drainage across the foreshore will be over a rock mattress. The details of the drainage control system are at **Appendix O**.

5.3.12 Climate Change

Predicted sea level rise will not present a risk of permanent inundation of the site but will increase the flood risk from extreme events - see **Appendix M**.

The current minimum floor level of the building is 40cm above the Flood Planning Level for site and 90 cm above the current 1% flood (100 year) level of 2.2 m AHD. Sea level rise would result in a gradual increase in flood risk. The benchmark sea level rises area 40 cm by 2050 and 90 cm by 2100.

A risk assessment has been undertaken and produced the following results:

- Up to 2050 there is no increase in flood risk; and
- From 2050 to 2100 the increase in flood risk is low.

The flood risk increases to moderate from 2100. There are adaptive mitigation strategies available to cope with increased flood risk should estimates of sea level rise increase. No flood mitigation strategies or actions are required for the proposal.

The proposed minimum floor level provides an adequate margin of safety against the flood risk increases of benchmark sea level rise.

5.3.13 Heritage and Archaeology

There are no heritage or archaeological issues for the site and no management requirements.

5.4 Disabled Access

An access report has been prepared- see **Appendix T**.

The report assesses the proposal against the Commonwealth Disability Discrimination Act and relevant standards in Schedule 3 of SEPP Seniors Living. SEPP Seniors Living generally and relevant Australian Standards.

The report finds a high level of accessibility is provided to and around the site. The unit designs meet the intentions of SEPP Seniors Living proposal. Recommendations are made regarding construction certificate documentation.

5.5 Crime Prevention Through Environmental Design

The locality has a number of potential problems that can be addressed through crime prevention design measures. The Crime Risk Assessment Report makes the following recommendations and findings:

- Higher than AS 1158 lighting lux levels should be provided to improve visibility and safety in the carparks;
- The development has enhanced the capability for surveillance of the adjoining park and foreshore areas of the site;
- Landscaping should not provide concealment opportunities with low vegetation not exceeding 0.5metres in height and any higher vegetation trimmed below 2.0 metres;
- All residents doors should have peep holes and /or security screens;
- All fire access/egress doorways and stairs should be key coded and alarmed;
- Large glass windows and glazed external doors should be used to heighten surveillance of external areas; and

- Boundary security fencing is required to prevent access to the site from the hotel foreshore.

5.6 Visual Impact

For the purpose of assessing the relative visual effects of the building the following criteria have been used. The criteria only assess the level of visual effect rather than the quality (good or bad) or visual acceptability.

Visual Effect Criterion	Scope of Criterion
No visual effect	An object cannot be seen.
Visually insignificant	An object is a small element within the landscape and cannot be seen readily.
Noticeable but not prominent	An object can be seen but does not stand out from the landscape.
Noticeable but potentially prominent	An object can be seen but may in some circumstances or from some locations stand out from the landscape.
Visible but not prominent	An object is obvious but is compatible with the landscape.
Visible and prominent	An object is obvious and stands out from the landscape.
Prominent and visually dominant	An object dominates the view.

Acceptability of Visual Effect

There is no direct relationship between the level of visual effect and the visual acceptability of a proposal. Strong visual effects are not always negative.

The degree of effect is related to proximity to an object and the purpose of the viewing. An object has a lesser visual effect on someone travelling than on someone seeking a recreational experience. The key visual effect of the proposal is thus the view of the building from the park where the combination of proximity and purpose is most likely to generate a significant visual effect.

The visual effect of the building from the park, because of the screening provided by the park vegetation, is rated as *visible but not prominent*. From Main Road the visual effect is rated as *noticeable but potentially prominent* grading up to *visible and prominent*, depending on the viewing point. From Rowland Terrace the visual effect is rated as *noticeable but not prominent*. From Lake Budgewoi the visual effect is rated as *noticeable but not prominent*.

Visual Impact

The proposal will result in visual change to the locality mainly because the site is currently vacant. As a transition precinct, visual change is unavoidable.

As discussed in section 3.17 the highest visual sensitivity of the proposal is associated with views of the building from the park. From the park the visual impact of the building will not be significant because of the screening provided by park vegetation. Generally the building will not be readily or frequently viewed from the adjoining residences. From the adjoining residences the proposal will be *noticeable but potentially prominent*.

The building will be most noticeable from Main Road but this is the area of least landscape sensitivity. The building will be quite noticeable on the western approach along Main Road because of the setback. The building will appear to sit well forward because it is next to the open Beachcomber car park which does not provide any visual screening. The building is however consistent with the future built form of the area and will be noticeable because it is the first example of this. The building is very well articulated and sectioned on the Main Rd frontage which will significantly mitigate its visual impact. Although the building will introduce a significant visual change to views from Main Road this is acceptable.

From the water the building will fill a gap in the built urban landscape. The building will provide a transition from the developments on either side. There are no close up public views from the lake because of the very shallow water so the visual effect will be significantly softened by the distance. Being similar in height and scale to adjoining development to the west but with a more diverse form and with a transition to lower scale development to the east, the proposed building will not look out of place. The visual impact as viewed from the lake is acceptable.

Conclusion

The degree of visual effect of the proposal has two origins, the vacant site and the future built form of the area. Overall, the building will introduce significant but acceptable visual change. The building will not have a significant adverse visual impact in the circumstances.

No additional mitigation measures are required. The proposed landscaping will help soften the effect of the building and visually integrate the structure. The need to protect the adjoining vegetation, particularly in the park, is emphasised.

5.7 Noise and proximity to the Beachcomber Hotel

The Beachcomber Hotel adjoins the site.

On the boundary with subject land is the Beachcomber managers residence and fronting Main Rd the car park which has approximately 15 spaces. The entrance to the hotel is some 50 metres to the west of the boundary.

Another hotel carpark is located opposite the hotel on the south side of Main Rd, this car park adjoins dwellings and a motel. This carpark, although not line marked, has a capacity of approximately 30 spaces.

The hotel operates to midnight Sunday to Thursday and to 1 am Friday and Saturday nights.

The hotel has amplified music but is subject to the standard noise licensing controls. The controls require no more than background noise levels at the property boundary from midnight to 7:00 am and no more than 5 decibels above background, across all octave ranges, from 7:00am to midnight.

The music area is on the lower ground floor of the hotel facing the lake. Because of the tendency for sound to carry across the lake under still night conditions noise control is a significant management consideration for the hotel.

The issues of proximity to the hotel are dealt with in part by the Crime Risk Assessment. The recommendations of the report have been adopted in the design which will discourage undesirable behaviours that can be associated with hotel patrons and discourage crime generally.

Noise at night can be an issue with hotels. Patrons leaving the premises and dispersing and a concentration of vehicles leaving at closing time can raise noise levels. The hotel is an active member of the local liquor accord. The hotel employs security guards to ensure patrons disperse quickly and keep noise levels down.

Although the hotel has adequate noise management controls but there is still the potential for conflict with adjoining use through occasional raised voices, shouting and vehicle movements. Raised noise levels occur as short term events but such noise is more intrusive at night. There is no effective way of preventing or managing these short term noise events.

The issue for the proposal is sleep arousal. The relevant noise criterion is no more than 15 decibels above background at the bedroom window as measured over a 15 minute period. The units most affected by noise will be those on the 2nd and 3rd levels facing the adjoining car park. The ground level units will receive some acoustic screening from the car park fence.

The proposed building has been designed to high level of acoustic privacy in accordance with the design quality guidelines for residential flat buildings. There are potential noise issues with the location and there may be noise criteria exceedances.

Additional noise management options for the proposal include:

- Appropriate glazing to the bedrooms of apartments; and
- Acoustic fence 2.1 metres high to the Beachcomber carpark.

These options can be designed into the proposal. An acoustic report assessing the need for additional noise mitigation to bedrooms will be obtained and the recommendations included in the design for approval as part of the construction certificate.

5.8 Summary of Environmental Effects and Mitigation Measures

The proposal is unlikely to have significant environmental effects. The potential problems and proposed mitigatory measures are summarised below.

Impact / Issue	Nature of Potential Impact	Mitigation Measures
Compliance with applicable planning requirements	Project non compliance with relevant standards and approvals	The project will comply with the conditions of approval. No departures from the conditions will occur without appropriate prior approval.

Impact / Issue	Nature of Potential Impact	Mitigation Measures
Adjoining property and vegetation	Damage from site excavation	Piling of the perimeter of the excavation will be installed to protect the stability of adjoining sites.
Built Form	Amenity and visual effects on adjoining land	The proposed built form will be as shown on the approved project plans by way of building heights, and the general arrangement of buildings and setbacks.
Flooding/Climate Change	Unacceptable increase in risk of inundation of habitable floor areas.	Proposed floor levels are well above current flood levels and the increased lake levels predicted as a result of climate change. Flood risk will increase as a result of climate change but this is not significant to 2100. There is the opportunity for future adaptive flood mitigation measures if necessary.
De-watering of excavation	Pollution of Lake Budgewoi	Some groundwater is present in parts of the site to be excavated. Appropriate licences will be obtained with monitoring of water quality and disposal in accordance with licence and approval conditions
Water Quality	<p>Possibility of increased levels of nutrients and contaminants in stormwater run off and of groundwater contamination.</p> <p>Possibility of disturbance of Acid Sulphate Soils</p>	<p>The proposed development will incorporate water quality and sediment control measures as generally outlined in the civil engineering report and geotechnical report.</p> <p>Acid Sulphate Soils to be addressed generally in accordance with the site reports.</p>
Acoustic	Potential noise impact on neighbours.	<p>Controls over hours of work and construction will apply to limit the effects of noise. Detailed measures will be included in the EMP via the CMP.</p> <p>An acoustic report will be obtained and any additional architectural measures to address hotel carpark noise will be included in the</p>

Impact / Issue	Nature of Potential Impact	Mitigation Measures
		detailed design at construction certificate stage.
Ecologically Sustainable design and water management	Long term cumulative environmental impacts.	The SEPP BASIX measures for the proposal will be implemented. The development will be consistent with ESD and water sensitive urban design measures consistent with Council's requirements.
Erosion & Sedimentation	Soil erosion through construction process and resultant sedimentation of lake.	Erosion and sedimentation control measures as detailed in the EA will be implemented as part of the project under the Project Application Construction Management Plan and EMP. Landscaping of site will be implemented in accordance with submitted plans.
Toukley Gardens Park	Loss of recreational amenity	The proposed development will enhance the recreational amenity of the park by increasing casual surveillance.
Landscaping	Loss of visual amenity	The proposed landscape works will be implemented consistent with plans and managed to provide visual and recreational amenity for the development and adjoining park.
Crime Prevention	Inadequate personal security and safety for residents and their property.	The recommendations of the Crime Risk Assessment Report will be implemented in full.
Section 94 Contributions	Demand on local community facilities and services	Prior to commencement of construction the proponent will enter a Voluntary Planning Agreement with Wyong Shire Council to the value of the Contributions that would be required under the Toukley Section 94 Contributions Plan and Shirewide Contributions Plan. Suitable local projects for funding will be as agreed with Wyong shire Council. Council has confirmed that a VPA is, in principle, acceptable for the proposal.
Site infrastructure and services	Environmental and amenity impacts	The proposal will be serviced to the levels required for residential development.

Impact / Issue	Nature of Potential Impact	Mitigation Measures
Waste Management	Environmental impact	<p>Construction waste will be managed in accordance with the construction management plan.</p> <p>Domestic waste will be collected by Council contractor.</p> <p>Soil excavated from the site will be disposed of in accordance with PoEO Act requirements .</p>
Aquatic and foreshore areas	Loss of aquatic and foreshore habitat / ecology	The proposal construction will be managed to ensure no significant adverse effects on adjoining areas of the lake and foreshore.
Hazard Management	Unnecessary emergencies for residents and the community	No significant hazards apply for the expected lifetime of the building. Provision can be made for future adaptive flood management
Roads, Vehicle Access and Parking	Traffic and amenity conflicts	Traffic management, access and parking will be implemented as detailed in the Traffic assessment for the proposal.
Seniors service needs	Lack of appropriate services	The onsite services and design, and management and management will ensure that ongoing needs are addressed

6.0 Conclusion

A seniors living proposal of 53 self contained units is proposed on vacant urban land in Toukley. The site has frontage to Main Road, Rowland Terrace and Lake Budgewoi which is part of the Tuggerah Lakes estuarine system.

The 5300 m² site has had prior residential and tourism use. Buildings have been removed from 4 of the lots and the 5th still supports a dwelling house which will be demolished. Toukley Gardens Park adjoins the site to the east and the Beachcomber hotel and motel adjoins the site to the west. On Rowland Terrace 2 dwellings adjoin the site. There is no public access along the lake foreshore in the immediate locality.

The development will have its major access from Main Road. Some 8 of the 53 units will have access off Rowland Terrace.

The site is located with the core area of Toukley proposed for higher density development under the Central Coast Regional Strategy. Wyong Council has identified the site for higher density development in the draft Toukley Planning Strategy. The area generally will undergo a transition to higher density development in the future. Adjoining the site to the west and facing the lake are two large scale buildings each with a height of 4 storeys.

The site offers an outstanding locational opportunity for seniors living being close to the Toukley shops and having a high amenity outlook to the lake. The site also has a significant capability for higher density development due to topography and the established built form on lots immediately to the west.

The permissibility of the proposal is under SEPP Senior Living and the proposal has been declared a major project subject to assessment and approval under Part 3A of the EPA Act. The environmental assessment criteria for the project are the Director Generals Requirements issued in January 2009.

The preceding sections of this document address the DRGs. The findings are that the proposal is generally beneficial and will not have significant environment effects but that a range of mitigatory measures will be required.

6.1 LIKELY ENVIRONMENTAL EFFECTS

The likely effects of the proposal are summarised below.

6.1.1 Economic

The development has the potential to produce significant economic benefits both nationally and locally.

The overall investment benefits are an estimated \$53 million nationally with retained regional benefits of \$20 million.

The employment potential is 295 full time equivalent full time job years nationally. The local benefit is estimated at local 118 equivalent full time job years.

6.1.2 Environmental

The major effect of the proposal will be the construction. A Construction Management Plan has been prepared to provide framework for addressing construction impacts such as traffic, noise and hours of operation. The potentially significant environmental consequences of construction are:

- Erosion and sedimentation;
- Stability of excavation including effects on nearby vegetation and property;
- Disposal of spoil;
- Dewatering if required; and
- Excavation of potential acid sulphate soils.

The ongoing effects of the proposal will be as follows:

- Visual change to the locality;
- Additional traffic;
- Additional demand on local utilities;
- Additional demand on local services; and
- Drainage to the lake.

6.1.3 Social

The proposal will address an identified social need for NSW, the Central Coast and Wyong Shire. Aged housing is required to meet the demands of an aging population. The proposal is consistent with a range of strategic community goals encouraging housing diversity and the provision of seniors living development.

There are a number of consequential community benefits as well. Toukley is in need of renewal and the current project will provide a lead example of the benefits of new development. The Toukley town centre will benefit from the increased use of retail and community services. The presence of residential development facing Toukley Gardens Park is likely to increase its safety, general community appeal and use.

6.2 KEY ISSUES

The KEY issues identified in the DGRs are addressed in section 5 of this report and the various subconsultant studies and assessments.

Where required, recommendations are made to offset the likely adverse effects of the proposal. The overall thrust of the key issues assessment is to ensure the proposal is appropriate for the site and locality. In the circumstances the key issues reduce to the question of whether the built form is acceptable for the site. The proposed built form will not result in any significant environmental impacts and will not generate any unacceptable exposure to environmental hazards.

The proposal is entirely consistent with the aims of SEPP Seniors Living.

6.3 MANAGEMENT AND MITIGATION ACTIONS

To ensure the proposal will not have adverse environmental effects a range of mitigatory actions are designed into the proposal. The recommendations made in assessment reports will need to be implemented. The management and mitigation actions are summarised in section 5.7. The proposed mitigatory measures are reasonable, enforceable and generally consistent with best environmental practice.

6.4 STATEMENT OF COMMITMENTS

The draft Statement of Commitments incorporates the measures required to mitigate the potential adverse effects of the proposal.

The range of management measures identified in section 5.7 of this EA are all included in the draft Statement of Commitments.

6.5 THE PUBLIC INTEREST

The project has a range of public benefits as follows which are:

- Investment benefits of \$53 million overall and \$20 million locally;
- Employment benefits of 295 job years overall and 118 job years locally;
- The provision of seniors living housing as promoted and encouraged by a range of strategic and planning policy documents;
- The addressing of an identified housing need for Wyong Shire and the Central Coast Region;
- The provision of seniors living housing in accordance with aims of SEPP Seniors Living;
- Full utilisation of the site capability for seniors housing;
- Support for Toukley Town Centre;
- Initiation of a lead project for the Toukley town centre renewal;
- Expenditure of developer contributions on local projects (Osborne Park improvements have been suggested by Greater Toukley Vision);