



WILLOWTREE COMMUNICATIONS

ENGAGEMENT OUTCOMES AND

SOCIAL IMPACT ASSESSMENT REPORT

Property at: 36-42 Cabbage Tree Road, Bayview

Prepared by Willowtree Communications Pty Ltd

Ref. WTCJ-019

22 October 2025

Willowtree Communications acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing and ongoing connections to land, waters, and community.

We acknowledge the Gadigal people, the Traditional Custodians of the land where this document was prepared, as well as the Traditional Owners of the Land where the proposed development will be located, the Gadigal people of the Eora Nation. We pay our respects to Elders past, present and emerging.

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EXECUTIVE SUMMARY

Project Overview

Opal HealthCare is proposing a State Significant Development (SSD) for a predominately three-storey residential aged care facility within the grounds of the Aveo Bayview Gardens retirement village, at 36–42 Cabbage Tree Road, Bayview.

The facility will accommodate 177 beds, including a dedicated 16-bed memory care neighbourhood, with primary access from Annam Road. While the new residential aged care facility will operate independently of the existing Bayview Gardens retirement village, Opal HealthCare and Aveo have been working closely together to keep existing residents informed about the proposal and the future operational interface between the two sites.

Purpose of this Report

The report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) and prepared in accordance with the Department of Planning, Housing and Infrastructure's Undertaking Engagement Guidelines for State Significant Projects and Social Impact Assessment (SIA) Guidelines for State Significant Projects. The social baseline informed the approach to engagement and scoping of preliminary impacts, and later sections of the report identify where specific requirements for engagement and for SIA are addressed.

Engagement Approach

Community engagement was undertaken in accordance with SEARs and the IAP2 Public Participation Spectrum, recognising Bayview's ageing population (40% aged 65+) and strong community attachment, and was proportional to the scale of the proposed development.

Engagement Activities

Engagement was carried out across four channels:

- Community newsletters (more than 650 distributed) and social impacts survey (48 completed);
- Online briefing sessions and information sessions with retirement village and nearby residents;
- Direct correspondence with stakeholders; and
- Ongoing project contact channels.

Key Feedback

Concerns: Building height, bulk and scale considered excessive for the two-storey residential character of Bayview, traffic safety and parking impacts particularly around Annam Road access and proximity to bus stops, construction period disruption including noise and dust affecting nearby residents, potential loss of established vegetation and impact on the area's leafy character, and uncertainty about impacts during construction were the key concerns raised by a both the wider community and retirement village residents.

Support: Recognition of the growing demand for aged care accommodation in the Northern Beaches, support for providing care options that allow families to remain close to home, and acknowledgement that additional aged care facilities are necessary to serve the area's ageing population.

Project Response

The project team has responded through design refinements ensuring Housing SEPP compliance and visual integration, commitment to Traffic Impact Assessment and safety improvements, development of a Construction Environmental Management Plan with specific mitigation measures, prioritising tree retention with enhanced landscaping, and clear communication about independent facility operations.

Engagement Outcomes

The engagement successfully identified community concerns and enabled responsive design development. Feedback directly informed technical assessments and design refinements. While concerns require ongoing attention, consultation confirmed community recognition of the need for quality aged care services in the area.



The project team remains committed to transparent communication throughout the assessment and construction phases.

Social Impacts

The assessment of impacts identified several social impact outcomes from the project, both positive and negative. Positive impacts include enhanced aged care services for Bayview's ageing population, local employment opportunities, and improved access to healthcare, addressing high rates of age-related conditions. Negative impacts involve construction disruption and changes experienced by the local community. Residual impacts include ongoing demand for aged care infrastructure which are recognised at a local and State level. These impacts are considered acceptable with appropriate mitigation measures, including adherence to the Construction Environmental Management Plan and ongoing community consultation, as the facility addresses critical aged care needs while providing amenities that enable people to age in place.

Conclusion

The engagement outcomes and social impact assessment support the Environmental Impact Statement (EIS) and satisfy the requirements of the Secretary's Environmental Assessment Requirements for this proposal to progress to assessment.



1. OVERVIEW

1.1 Purpose of Report

This Integrated Engagement and Social Impact Assessment report accompanies the Environmental Impact Statement (EIS) for the State Significant Development Application (ref: SSD-77240466) for the proposed development of a portion of the site at 36-42 Cabbage Tree Road, Bayview, into a Residential Aged Care Facility (RACF).

The report has been prepared to ensure it meets the requirements of the Department of Planning, Housing and Infrastructure's (DPHI) Engagement Guidelines for a State Significant Development, Social Impact Assessment Guidelines, and the Industry-specific Secretary's Environmental Assessment Requirements (SEARs) for Housing issued on 18 February 2025.

Effective engagement processes and consideration of social impacts are underpinned by an understanding of the local context, including the local and policy context, as well as community demographics and dynamics. As such, this report is structured as follows:

- The first section of the report outlines the project, response to SEARs and the methodology used to establish a social baseline that informed the engagement activities and impact assessment, as well as the author's declaration for assessment of social impacts.
- The second section provides the context for the proposal in terms of policy and locality, which, together with demographic insights, form a social baseline and inform the initial scoping of impacts as well as identification of community stakeholders.
- The third section documents the approach to engagement and engagement activities undertaken.
- Section Four is specific to the assessment of social impacts, including responses to the positive and negative social impacts related to the proposed development, as well as recommendations for addressing residual impacts.
- The final sections cover the documentation of engagement outcomes and the conclusion.

It is understood that the revised requirements for Social Impact Assessment from 'mandatory' to 'if required' is to help streamline pathways for the assessment of housing in response to housing pressures and the National Housing Accord. The inclusion of social impacts as part of the Engagement Report provides efficiencies due to the shared baseline information that informs engagement activities, whilst addressing separate requirements for engagement and social impact assessment.

Specific requirements for engagement and social impacts required under the respective DPHI Guidelines for Engagement and for Social Impacts contained in this report, are addressed in the following sections:

- Engagement
 - o Section 1.5.1 Methodology
 - o Section 1.5.5 Technical Engagement Considerations
 - o Section 3.1 to 3.3 Engagement area, stakeholder identification
 - o Section 3.4 Documentation of engagement activities (Newsletter at **Appendix A**)
 - o Section 4 Engagement Feedback and Outcomes Table

The report documents the approach to engagement, including the identification of relevant stakeholders, and the engagement activities. The feedback received includes Northern Beaches Council, relevant State and Commonwealth authorities, service providers, community groups, and surrounding landowners and occupiers.

- Social Impact Assessment:
 - o Section 1.5.2 Methodology
 - o Section 1.5.3 Declaration of Author



- Section 2.1 – 2.3 Local context, including policy context, social locality, demographic analysis
- Section 2.5 Preliminary Scoping of Impacts
- Section 3.3 Community Survey (questions and results at **Appendix B**)
- Section 5 Social Impact Assessment, including Cumulative Impacts and Recommendations

1.2 The Site

The site at 36-42 Cabbage Tree Road, Bayview, is legally known as Lot 121 in DP 789400 within Northern Beaches (refer **Figure 1**). The site currently sits within the established retirement living village known as Aveo Bayview Gardens Retirement Living (Aveo BGRL), which is owned and operated by Aveo Group Ltd.

The site has an overall area of 74,969m² and currently comprises:

- 262 independent living units,
- A vacant nursing home (circa 74 beds),
- A vacant serviced apartment building (38 units), and,
- A community centre.

The site is surrounded by residential detached dwellings and is bound by Annam Road to the north, west and south, which connects at both ends to Cabbage Tree Road that borders the site to the east. Bayview Golf Club is located further south of the site.



Figure 1: Site Context Plan

Source: Opal HealthCare, 2025

1.3 Project Details

The proposal relates to the redevelopment of a portion of the site at 36-42 Cabbage Tree Road, Bayview into a residential aged care facility, which will assist in meeting the needs of the ageing population in the local area (refer **Figures 1 to 4**).

The proposed development involves the following works to the Opal HealthCare Bayview site:

- Demolition of the existing aged care and serviced apartment buildings and driveway on the site.



Bayview- Engagement Outcomes and SIA Report

- Construction of a predominantly three-storey building, accommodating 177 beds, basement car parking, and ground floor ancillary facilities;
- Associated landscaping; and
- Infrastructure augmentation and amplification as required.

As part of the land sale agreement with Aveo, Opal HealthCare will also provide:

- 16 car parking spaces for Aveo Bayview Gardens residents and visitors (to be provided within the basement car parking within the Opal Healthcare Bayview site).
- Extension to the existing community centre for use by Aveo Bayview Gardens residents (situated on the Aveo BGRL site, replacing part of the existing community centre).
- A new driveway on the Aveo BGRL site, providing access to the shared carpark on the Opal site.

For the detailed project description, please refer to the EIS prepared by Beam Planning.

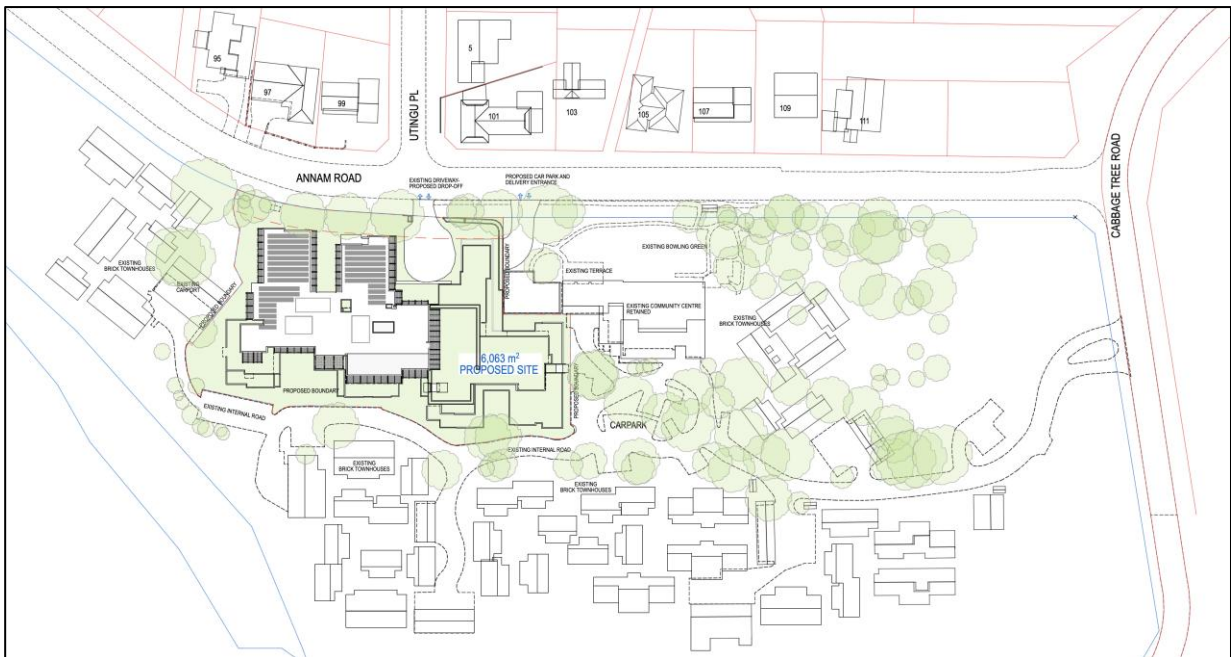


Figure 2: Proposed site layout

Source: Calderflower Architecture, 2025



Figure 3: Proposed perspective view of development from Annam Road



Source: Calderflower Architecture, 2025



Figure 4: Visualisation of the proposed development

Source: Calderflower Architecture, 2025

1.4 Response to Secretary's Environmental Assessment Requirements

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SSD-77240466), issued on 18 February 2025, which set out specific consultation requirements for the proposal.

This report will accompany the EIS during public exhibition and provides:

- A summary of the consultation undertaken, the feedback received, and how this input has been considered in the progression of the proposal. Reference to the relevant SEARs consultation requirements is provided in the table below.
- Address the potential Social Impacts of the proposal. Engagement with relevant stakeholders has helped to identify any significant social impacts, enabling them to be considered as part of the broader impact assessment, and has been prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects.

This Report will accompany the EIS during public exhibition and provides a summary of the consultation undertaken, the feedback received, and how this input has been considered in the progression of the proposal. Reference to the relevant SEARs consultation requirements is provided in the table below. Additional details regarding the technical consultation carried out will be included in the EIS.



Table 1: Engagement and SIA Requirements extract SEARs - SSD-77240466

SEAR's reference	Requirement	Supporting Documentation
4. Engagement	<ul style="list-style-type: none"> • Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. <ul style="list-style-type: none"> ◦ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. 	Engagement Report
18. Social Impact	The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects.	If required: Social Impact Assessment in accordance with the guidelines

The methodology and structure of this report are informed by the following documents and guidelines.

1.5 Methodology

The methodology and structure of this report are informed by the following documents and guidelines.

1.5.1 Engagement

DPHI's Undertaking Engagement Guidelines for State Significant Projects (2025) outlines key considerations for engagement, including:

- Early and Ongoing Engagement: Proponents are encouraged to initiate engagement activities early in the project planning process and maintain continuous communication throughout the project's lifecycle.
- Proportional Engagement: The level of community engagement should be commensurate with the scale and potential impacts of the project.
- Clear Communication: Engagement activities must be transparent, providing stakeholders with accessible and understandable information about the project and its potential impacts.

The following outlines Northern Beaches Council's expectations for community engagement based on their Community Strategic Plan (2025) and Community Engagement Strategy, including (2022):

- Providing the community with opportunities to participate in, and contribute to outcomes
- Consider the time and resources needed and recommend a diverse and agile engagement approach- based on the nature, complexity, range of stakeholders and anticipated impacts of the project.
- Provide a diverse range of engagement activities to encourage participation from the whole community with the aim of reaching those who will be impacted or interested, including priority and other underrepresented communities.
- Information provided to the community is comprehensive, fit for purpose, objective, timely, in clear and plain language.
- Committed to building relationships with our community and key stakeholders.
- Listen and respond to feedback to demonstrate how community input was considered.

Drawing on both these inputs, the objectives of engagement are summarised below:

- Inform the local community and key stakeholders about the proposed development



- Facilitate meaningful and accessible engagement where stakeholders are given opportunities to provide feedback about the proposed development
- Provide opportunities for stakeholders to influence outcomes by considering and responding to stakeholder feedback
- Present outcomes from the engagement in a format that demonstrates consistency with the Undertaking Engagement Guidelines

1.5.2 Social Impact Assessment

DPHI’s Social Impact Assessment Guidelines (2025) include requirements as follows:

- Comprehensive Assessment: A thorough evaluation of potential social impacts, both positive and negative, is required. This includes assessing effects on community cohesion, health, and local economies.
- Engaging with affected communities and stakeholders is essential for identifying and understanding social impacts, which are informed by both primary and secondary data.
- Proportional Responses: Proposed mitigation and enhancement measures should be appropriate to the significance of identified social impacts.

An SIA aims to identify, predict, and evaluate the likely social impacts arising from a project, and propose responses to mitigate any negative impacts and enhance positive ones. Social impacts will vary based on the nature, context and scale of a project. The SIA considers projects from the perspectives of people, which means developments are more likely to be socially sustainable based on “Social elements of value to people” as defined in the table below:

Table 2: Social Elements of Value to People - Community Values

Way of life	<i>Includes how people live, how they get around, how they work, how they play, and how they interact each day</i>
Community	<i>Including composition, cohesion, character, how the community functions, resilience, and people’s sense of place</i>
Accessibility	<i>Including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation</i>
Health & Well-being	<i>Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health</i>
Culture	<i>Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings</i>
Surrounding	<i>Including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity</i>
Livelihoods	<i>Including people’s capacity to sustain themselves through employment or business</i>
Decision making systems	<i>Including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.</i>

The risk assessment methodology from the Technical Supplement to the Social Impact Assessment Guideline for State Significant Projects has been applied in this SIA. It evaluates the significance of positive and negative



social impacts by considering their magnitude, dimensions, and likelihood of occurrence. The following tables aid in the rating assessment.

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Dimensions	Details needed to enable assessment
Magnitude	Extent Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations). Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people?
	Duration When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
	Intensity or scale What is the likely scale or degree of change? (e.g. mild, moderate, severe)
	Sensitivity or importance How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
	Level of concern/interest How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Low	Medium	High	High
D	Unlikely	Negligible	Low	Low	Medium	High
E	Very unlikely	Negligible	Negligible	Low	Medium	Medium

Figure 5: Social Impact Significance Matrix

Source: SIA Guideline- Technical Supplement, 2025



This report also refers to the ‘Social Impact Assessment for SSD housing - Case Study and Guidance for Practitioners’ (2024) to inform how social impacts are considered in order to support the EIS. In this context, the example of DPHI’s key guidance webpage, Social Impact Assessment for SSD Housing, helped inform the appropriate scope of the social impact assessment contained in this report, which forms part of the EIS.

1.5.3 SIA Declaration of Author

As per DPHI’s Guideline for preparing a Social Impact Assessment (SIA), the report must be prepared by suitably qualified people. The qualifications and declaration of the authors of this report are set out below.

Relevant sections of this document have been prepared in accordance with the SIA Guidelines and standards for conducting social impact assessments. The information presented in this assessment is based on thorough research, analysis, and professional expertise in the field. Efforts have been made to ensure the accuracy, integrity, and transparency of the data and findings contained within this document.

The purpose of this social impact assessment is to evaluate the potential social impacts of the proposed Residential Flat Building and provide actionable recommendations for stakeholders. The contributions of individuals and organisations consulted during the assessment process are acknowledged, and a commitment to upholding ethical practices throughout has been established



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1.5.4 Technical Considerations

Technical reports prepared in response to SEARs have informed the engagement and addressed the matters raised during the engagement. These reports have also informed mitigation and enhancement measures for potential social impacts that have been identified. These reports include detailed analyses and targeted assessments that follow relevant guidelines and consultation requirements of the relevant agency and authority.

The following table shows where consideration of relevant agency and authority requirements has been undertaken as part of technical studies and key areas if/where consultation was needed as part of the pre-lodgement phase. A meeting with Northern Beaches Council also provided feedback across a range of considerations.

Table 3: Supporting Technical Reports

Report Name and Consultant	Status	Agency/Authority consultation requirements
Aboriginal Cultural Heritage Assessment (ACHA)	The ACHA was undertaken in accordance with the requirements of regs. 60 and 61 of the National Parks and Wildlife Regulation 2019 (NSW) and the following guidelines:	Consultation with Aboriginal community in a four-stage process beginning with the



<p>Urbis</p>	<ul style="list-style-type: none"> • Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW • Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 • Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales <p>ACHA concluded that no known Aboriginal objects or places exist within the site area, with low archaeological potential due to historical disturbance and removal of natural soils. While the area holds moderate cultural significance to the local Aboriginal community, the proposed development is unlikely to cause direct harm to Aboriginal objects.</p> <p>Recommendations include (but are not limited to) conducting archaeological inductions for site contractors, implementing unexpected finds protocols for archaeological material and human remains, and consulting with Heritage NSW and Aboriginal community representatives if discoveries occur.</p>	<p>notification of the project proposal to the review of the draft cultural heritage assessment report over a period between December 2024 to May 2025.</p>
<p>Preliminary Environmental Heritage Assessment (PEHA)</p> <p>Urbis</p>	<p>The Preliminary Environmental Heritage Assessment (PEHA) was prepared in accordance with Archaeological Assessment Guidelines 1996, and Investigating Heritage Significance 2021.</p> <p>The report concluded that the site is unlikely to retain archaeological resources meeting the Heritage Act 'relic' threshold due to its late development and 20th century disturbance that likely removed earlier archaeological material. Consequently, the proposed works are unlikely to impact any historical archaeological resources. The report recommended that an unexpected finds protocol be implemented in the unlikely event that any potential archaeological resources are uncovered during any site works.</p>	<p>Meets requirements for SEARs without the need for agency engagement</p>
<p>Arboricultural Impact Assessment (AIA) Report</p> <p>Heartwood Tree Consulting</p>	<p>The AIA report was prepared in reference to the following:</p> <ul style="list-style-type: none"> • (IACA) Significance of a Tree Assessment Rating System (STARS), • AS4970 - 2009 Protection of trees on development Sites • Heritage.nsw.gov.au • Northern Beaches Council DCP <p>The report concluded that of the 79 trees on or near the site, 44 will need to be removed if the proposed development is to proceed. The report also included recommendations such as having Tree Protection</p>	<p>Meets requirements for SEARs without the need for agency or Council engagement</p>



	Fencing and an appointed Project Arborist to ensure the health of the trees being retained.	
Architecture Design Report Calderflower Architects	<p>The report outlines how the proposed design for the development was guided by the objectives within the NSW Government's 'Better placed' document, Seniors Housing Design Guide and Design with Country. The proposal provides high levels of internal amenity underpinned by responding sensitively to the physical, social, and environmental characteristics of its location and surroundings.</p> <p>The report highlights the features of the proposed development including, but not limited to:</p> <ul style="list-style-type: none"> • Low-scale built form, gentle rooflines, and a material palette that reflects the muted tones and textures of the surrounding architecture • Passive solar access, natural ventilation strategies, and low-maintenance landscape integration • Multifunctional communal and courtyard areas are multifunctional and respond to residents' needs • Circulation routes are clear, legible, and accessible, with gentle gradients and minimal level changes, making movement easy for people 	Targeted engagement with Council as part of pre-lodgement meeting.
Biodiversity Development Assessment Report Narla Environmental	A Streamlined Biodiversity Development Assessment Report (BDAR) is has been prepared by Narla Environmental and is included as an Appendix to the EIS, which confirms that the proposed development is not expected to have any adverse impacts on biodiversity values.	Relevant agency and Council considerations have been addressed in without the need for targeted preliminary engagement.
Bushfire Statement Bushfire Hazard Solution	<p>The Bushfire statement reports that the broader Aveo BGRL site is partially identified as marginally containing the Vegetation Buffer (approx. 5m2 in the north western corner of the site).</p> <p>Additionally, the statement identifies that the proposed development area within the site is not captured as containing Category 1, 2 or 3 Vegetation or the Vegetation Buffer.</p> <p>As such, the site is not bushfire prone and no recommendation is proposed in terms of bushfire risk.</p>	Relevant agency and Council considerations have been addressed in without the need for targeted preliminary engagement.
Ecologically Sustainable Design (ESD) Report JHA	The Ecologically Sustainable Development (ESD) report was prepared in accordance with the principles set out in the EP&A Regulation, the Sustainable Buildings SEPP 2022, as well as ESD requirements of the SEARs.	Relevant agency and Council considerations have been addressed in without the need for targeted preliminary engagement.



	<p>The report concludes that the proposed development design adheres to the ESD principles, through incorporating:</p> <ul style="list-style-type: none"> • maximising material reuse • maximising passive energy conservation design • integrating modern energy efficiency technology • efficient resource management • climate resilience strategies 	
<p>Estimated Development Cost Report</p> <p>WT Partnership</p>	<p>The Estimated Development Cost report was prepared in accordance with the following:</p> <ul style="list-style-type: none"> • The Planning Circular PS-24-002. • The estimate to be prepared by an appropriately qualified Quantity Surveyor. <p>The total project cost is estimated at around \$97 million.</p>	<p>The report addresses agency guidelines without the need for engagement.</p>
<p>Geotechnical Investigation Report</p> <p>WSP</p>	<p>The following documents and regulations were used to guide the methodology/criteria used in Geotechnical Investigation and studies:</p> <ul style="list-style-type: none"> • AS1289 Methods of testing soils for engineering purposes • AS1726-2017 Geotechnical Site Investigations • Australian Standard AS2159 – 2009 - criteria for exposure classification for concrete piles <p>Appropriate geotechnical considerations and construction approaches identified.</p> <p>Recommendations of the report include (but is not limited to) the use of soldier pile walls with shotcrete infill panels for basement retention and pad footings founded in low to medium strength rock.</p>	<p>The report does not identify the need for preliminary engagement on the proposal.</p>
<p>Integrated Water Management Plan (IWMP)</p> <p>Birzulis</p>	<p>The following documents and regulations were used to guide the methodology/criteria used in the IWMP:</p> <ul style="list-style-type: none"> • SEARs • Pittwater Development Control Plan 2021 and Water Management for Development Policy (2021) • ARR 2019 design guidelines adopted for modelling and design • Landcom Blue Book 	<p>Northern Beaches Council was consulted with regards to the IWMP. All other relevant agency considerations have been addressed without the need for targeted engagement</p>



	<p>Appropriate stormwater and erosion control measures identified per Landcom Blue Book and Northern Beaches Council requirements.</p> <p>Management measures include (but are not limited to) sediment fencing, stabilised site access, diversion bunds, inlet protection, and early construction of the on-site detention system to manage runoff and protect downstream flows to Cahill Creek and Pittwater.</p>	
<p>Landscape</p> <p>Taylor Brammer Landscape Architects</p>	<p>The landscape design report indicates that the development provides multiple themed outdoor spaces to enhance residents' quality of life and connection to nature. Key features include (but are not limited to) a porte-cochere with entry drop-off framed by feature trees, children's play areas, a rooftop terrace with communal activities offering surrounding views, residents' themed courtyards with circuit loops incorporating water features and sculptures, pergolas with working benches and vegetable gardens, private patios with screening hedges, multi-functional open turf areas, and an elevated tea house over a dry creek bed.</p>	<p>Relevant agency and Council considerations have been addressed in this report without the need for targeted preliminary engagement.</p>
<p>Noise and Vibration Impact Assessment</p> <p>JHA</p>	<p>The Report confirms that the proposed development design utilised the principles and guidelines set out in the following documents and regulations in the noise assessment of the development, including but not limited to:</p> <ul style="list-style-type: none"> • Pittwater Development Control Plan (DCP) 2019, Amendment 25. • State Environmental Planning Policy (SEPP) (Housing) 2021. • AS/NZS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors'. • NSW Environment Protection Authority (EPA) Noise Policy for Industry (NPI) 2017. <p>The report has recommended acoustic treatments and measures during construction (e.g. temporary shielding) and operation (e.g. acoustic screening for mechanical plant rooms) phases to enable the development to meet the relevant acoustic criteria</p>	<p>Relevant agency and Council considerations have been addressed in this report without the need for targeted preliminary engagement on requirements.</p>
<p>Preliminary Site Investigation</p> <p>WSP</p>	<p>The Preliminary Site Investigation Report (PSI) was prepared in accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>The PSI report concluded that the contamination risk at the site is low. The report also recommended that an unexpected finds protocol be included under the Construction</p>	<p>The report does not identify the need for preliminary engagement on the proposal.</p>



	Environmental Management Plan, to be prepared at CC stage.	
Transport and Parking Assessment TTPA	<p>The Traffic and Parking Assessment was prepared in accordance with TfNSW Guide to Transport Impact Assessment (2024), Pittwater Development Control Plan 2021, as well as other relevant guidelines and considerations.</p> <p>The report concluded that the proposed development is unlikely to result in any adverse traffic implications. The recommendations provided in the report include (but are not limited to) implementing Travel Demand Management measures, appointing a Travel Plan Coordinator to ensure successful implementation and monitoring of the TDM.</p>	Relevant agency and Council considerations have been addressed in this report without the need for targeted preliminary engagement on requirements.
Waste Management Plan- Construction and Demolition Universal Foodservice Design	<p>The Demolition and Construction Waste Management plan was prepared in compliance with the following (not an exhaustive list)- NCC and Work Health and Safety Requirements, Northern Beaches Council – Waste Management requirements, EPA standards for managing construction and demolition waste in NSW.</p> <p>The report includes outlining the procedure/process for the resource management and waste minimisation during demolition and construction as well as the compliant disposal and treatment of generated demolition and construction waste.</p>	Relevant agency and Council considerations have been addressed in this report without the need for targeted preliminary engagement.
Waste Management Plan Operation Universal Foodservice Design	<p>The Operational Waste Management plan was prepared in compliance with the following (not an exhaustive list)- NCC and Work Health and Safety Requirements, Northern Beaches Council – Waste Generation Rates for Aged Care, NSW Department of Environment and Climate Change (Better practice guide for Waste Management in Multi-unit dwellings).</p> <p>The report includes outlining the procedure/process to reduce/minimise its volume of waste generated as well as compliant disposal and treatment of generated waste.</p>	Relevant agency and Council considerations have been addressed in this report without the need for targeted preliminary engagement.



2. SOCIAL AND LOCALITY CONTEXT

Understanding the social context of Bayview was an important step in shaping the engagement approach for the proposal. The demographic and community characteristics of the area provided valuable insights into how best to communicate with residents, identify potential concerns, and design engagement methods that were accessible, inclusive, and meaningful.

2.1 Locality

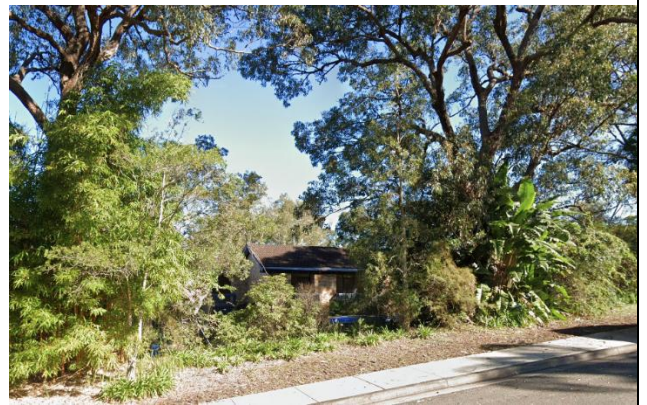
Bayview is positioned on the southernmost shores of Pittwater in the Northern Beaches LGA. It is located to the north of Mona Vale, with ocean beaches including Bungan Beach to the east, waterfront communities to the north, and the natural bushland of Ku-ring-gai Chase National Park to the west. The suburb is characterised by its scenic setting, hilly topography, dense tree canopy and detached housing.

Locality Photos

The following photos of the site and surrounding streets show the current site, as well as the neighbouring residential areas



Existing vacant aged care apartments looking from Annam Rd



Existing vacant aged care apartments looking from Annam Rd



Looking east down the Creek at the top of Annam road



Viewing looking west up Annam Road





Existing aged care facility looking west from Main Drive



Existing aged care facility looking from west from Main Drive



Bus Stop on Annam Road adjacent to site



Bus Stop on Annam Road adjacent to site



Dwelling opposite the development area on Annam Road



Dwellings opposite the development area on Annam Road



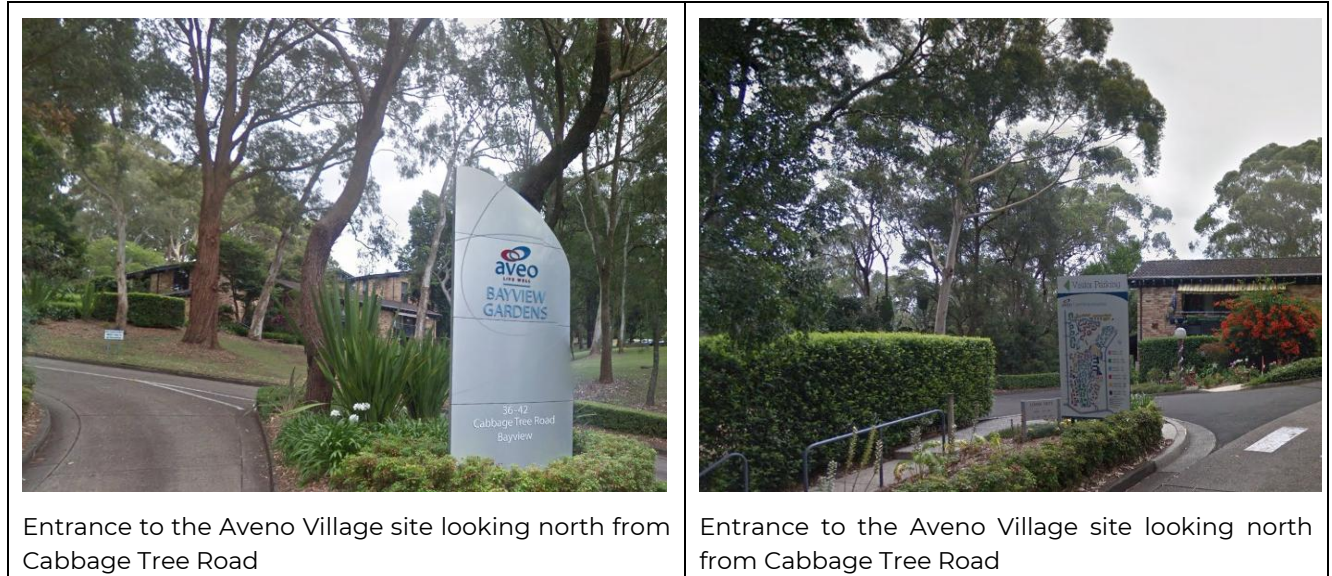


Figure 6: Site and immediate locality photos

Source: Willowtree Communications/Google Street View, 2025

Social Infrastructure

Pittwater Place, which supports community initiatives and charity organisations, serves as the local community centre and is located 1.7km south-east of the site in Mona Vale. Newport Community Centre, located 4.5km north-east of the site, includes council-managed tennis courts. Both facilities offer programs for older residents. Additional recreational facilities within accessible distance include Bayview Golf Club (500m south-east) and Mona Vale Golf Club (2km south-east).

Public transport access is provided via the 155 bus route on Annam Road. Four bus stops are located in the area surrounding the site, with the closest stop 80m from the development area. This service connects Bayview Garden Village to Narrabeen and Frenchs Forest.

Healthcare facilities include Mona Vale Hospital, located 3.2km south-east via Pittwater Road. The Northern Sydney Local Health District outlines that Mona Vale Hospital is now a high-level rehabilitation and sub-acute hospital providing specialised care, including rehabilitation services, inpatient and community palliative care, a 24/7 Urgent Care Centre for minor ailments, geriatric evaluation and management, and extensive community health services. The hospital campus also features a dental clinic, radiology department, pathology lab, and pharmacy, all of which support the broader Northern Beaches community.

Full emergency services are available at the Northern Beaches Hospital, 15km south-west via Mona Vale Road and Forest Way. Medical centres operate in the Mona Vale commercial area (1.7km south-east) and the Newport commercial area (4.5km).

Retail facilities are available at Mona Vale Commercial Centre (1.7km south-east), which contains Woolworths, Coles, and speciality retail stores. Newport centre (4.5km south) provides additional retail and dining options. The Royal Motor Yacht Club is located 1.5km north-east of the site. Rowland Reserve and Bayview boat ramp, 1km north-east, provide waterfront access. Mona Vale Beach is 4km south-east, and Newport Beach is 5km south of the site.

2.2 Key Demographic Characteristics

A comparative analysis of the local statistical areas comprising the statistical geographies of Bayview and Mona Vale Suburb and Localities (SALs) was undertaken to identify key demographic characteristics of the area in terms of its local context. The Northern Beaches LGA and Greater Sydney serve to understand the wider context



when compared to the SALs. Statistics were sourced from Profile.ID and/or Australian Bureau of Statistics (ABS) 2021 Census.

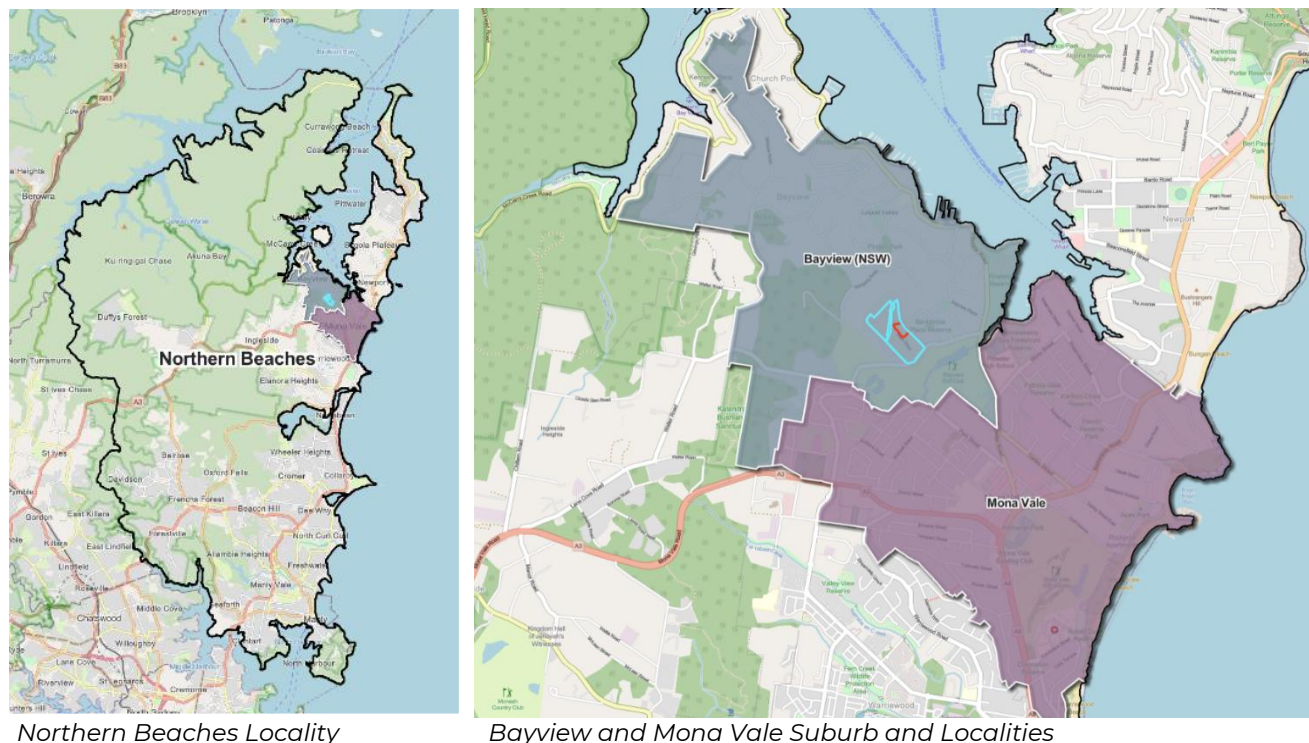


Figure 7: Social Locality
 Source: Australian Digital Atlas/Willowtree Communications, 2025

Key Features

- **Demographics**
 - Population of Bayview SAL is 3,807, and that of Mona Vale SAL is 10,877 and Northern Beaches is 263,554.
 - Bayview Gardens Retirement Village has approximately 275 residents
 - Median Age: Bayview SAL has a notably older population (58 years) compared to Mona Vale SAL (46), Northern Beaches LGA (41) and Greater Sydney (37)
 - Population Aged 65+: In Bayview SAL, 39.5% of residents are aged 65 or over, more than double the Greater Sydney average (15.6%) and significantly higher than Northern Beaches LGA (21.2%)
 - The 70-74 years group comprises 8.5% and the 75-79 years group comprises 9.0% of the population
 - 85 years and over represents 8.0% of the population
- **Family & Household Composition**
 - Couples Without Children: comprise 50.5% of households in Bayview SAL, significantly higher than Mona Vale SAL (42.2%) and Greater Sydney (34.8%)
 - Lone Person Households: Make up 34.5% of households in Bayview SAL, higher than Mona Vale SAL (23.7%) and Greater Sydney (23.2%)
 - Couples with Children: Make up just 41.4% of households in Bayview SAL, lower than Mona Vale SAL (44.8%) and Greater Sydney (48.4%)
 - Home Ownership: 47.7% of households fully own their home in Bayview SAL, higher than Mona Vale SAL (45.1%) and significantly higher than Greater Sydney (27.8%)
 - Households with a Mortgage: 24.5% in Bayview SAL compared to 30% in Mona Vale SAL and 33.3% in Greater Sydney
 - 6.9% of households were renting in Bayview SAL compared to 21.9% in Mona Vale SAL and 35.9% in Greater Sydney
- **Economic Characteristics**



- Median Weekly Household Income: \$1,885 in Bayview SAL, below Mona Vale SAL (\$2,296) and Northern Beaches LGA (\$2,592) but similar to Greater Sydney (\$2,077)
- Median Weekly Rent: \$850 in Bayview SAL, higher than Mona Vale SAL (\$650) and Northern Beaches (\$625)
- Median Monthly Mortgage Repayments: \$3,691 in Bayview SAL, below Mona Vale SAL (\$3,033) and Northern Beaches (\$3,124)
- According to the ABS 2021 Census, among the residents aged 15 years and above, only 45% were in the labour force, which is lower when compared to Mona Vale Sal (at 60.9%) and Northern Beaches LGA (at 65.5%)
- The top three employment sectors vary slightly across the areas. In Bayview, Professional, Scientific and Technical Services leads (14.2%), followed by Health Care and Social Assistance (11.6%) and Construction (10.3%). Mona Vale has a different pattern with Construction first (12.6%), then Health Care and Social Assistance (11.6%) and Professional, Scientific and Technical Services (11.4%). The Northern Beaches LGA mirrors Bayview's order: Professional, Scientific and Technical Services (14.3%), Health Care and Social Assistance (11.8%), and Construction (9.5%).
- The top three occupations across all three areas are similar: Professionals, Managers, and Clerical and Administrative Workers. In Bayview, these represent 27.8%, 27%, and 12% of workers, respectively. This pattern mirrors both Mona Vale (26%, 19.1%, and 13.3%) and the Northern Beaches LGA overall (30.5%, 20.9%, and 12.6%).
- **Accessibility**
 - Motor Vehicle Ownership: Average of 2 vehicles per dwelling in Bayview SAL, slightly higher than Mona Vale SAL (1.9) and Northern Beaches (2)
 - Public transport access is provided via the 155 bus route on Annam Road, which runs between Bayview Gardens, Narrabeen and Frenchs Forest with stops in Mona Vale and Warriewood.
- **Cultural Diversity**
 - Overseas-Born Residents: 32.6% in Bayview SAL, with England (11.5%) being the top country of birth after Australia (67.4%)
 - Language Other Than English at Home: Only 11.5% in Bayview SAL speak a language other than English at home, compared to 42.7% in Greater Sydney
 - Top Non-English Languages: Mandarin (1%), Dutch (0.7%), German (0.6%), Italian (0.6%), and Spanish (0.6%)
- **Health Profile**
 - Long-term Health Conditions: 55.7% of Bayview SAL residents report no long-term health conditions, slightly lower than Greater Sydney (63.1%)
 - Arthritis: Affects 14.3% of residents, more than double the Greater Sydney average (6.7%)
 - Heart Disease: Affects 7.0% of residents, nearly double the Greater Sydney average (3.4%)
 - Mental Health Conditions: 5.8% report mental health conditions, including depression or anxiety, slightly below Greater Sydney (6.6%)

Profile ID. Outlines that in 2021, 289 people (or 7.8% of the population) in Bayview reported needing help in their day-to-day lives due to disability. This was a similar percentage to 2016. This is significantly higher than the proportion in the Northern Beaches LGA (3.9%) and Greater Sydney (5.2%).

Summary

Bayview is characterised by an ageing population, with almost 40% of residents aged 65 and over, and a significant number of residents owning their homes outright, which is common among retirees and long-term residents. Only 6.9% of Bayview households are renting. Most households are composed of couples without children (50.5%), which could be reflecting this older age profile. The community is predominantly English-speaking, with 88.5% of households using only English at home, and the population is mainly Australian-born (67.4%). Bayview exhibits higher rates of age-related health conditions compared to Greater Sydney averages, particularly arthritis and heart disease, consistent with its older demographic profile.



2.3 Policy Context

The following section outlines the major plans and policies that apply to the site and within the context of the proposed development.

2.3.1 Greater Sydney Region Plan – A Metropolis of Three Cities North District Plan (2018)

The Greater Sydney Region Plan establishes a vision for Greater Sydney as a metropolis of three cities, with the Northern Beaches falling under the North District. The Plan acknowledges significant demographic shifts anticipated across the region, with the District expected to see an 85% proportional increase in people aged 85 and over, and a 47% increase in the 65–84 age group by 2036. This demographic transition means that 20% of the District's population will be aged 65 or over in 2036, up from 16% in 2016, with Northern Beaches projected to have the largest increase in the 65-84 age group within the District.

The Plan emphasises that *"more diverse housing types and medium density housing, as well as the design of walkable neighbourhoods, will create opportunities for older people to continue living in their community, where being close to family, friends and established health and support networks improves people's wellbeing"* (p.28). This recognition of ageing in place as a key planning principle underpins the strategic direction for housing diversity across the North District.

2.3.2 Ageing Well in NSW: Seniors Strategy 2021–2031 (2020)

The NSW Government's Seniors Strategy 2021–2031 represents a comprehensive commitment to responding to the opportunities and challenges of the state's ageing population. The strategy is built upon guiding principles that recognise "the value and diversity of ageing" and support "a whole-of-life approach to ageing," ensuring that older people can "live in their home and community" with appropriate support.

The strategy identifies four focus areas as cornerstones for whole-of-government actions: living in age-friendly environments, participating in inclusive communities, staying safe, active and healthy, and being resilient and informed. Within these focus areas, the strategy specifically commits to *"work towards increased housing options for older people that are age appropriate, affordable, accessible and close to transport, recreation and community services."* (p.13). This directive directly supports the development of diverse seniors housing typologies that can meet evolving care needs while maintaining community connections.

2.3.3 SEPP (Housing) 2021

The Housing SEPP provides the statutory framework for seniors housing development across NSW. The proposal demonstrates alignment with the core principles of the Housing SEPP by providing housing diversity through Independent Living Units (ILUs), Residential Aged Care (RAC) facilities and affordable rental ILU options. The SEPP's emphasis on housing for seniors and people with disability, combined with requirements for good amenity levels and proximity to existing infrastructure and services, establishes clear parameters for appropriate seniors housing development.

2.3.4 Pittwater Local Environmental Plan 2014 (LEP) 2011

The subject site is zoned R2 Low Density Residential under the Pittwater LEP 2014. The objectives of this zone are to "provide for the housing needs of the community within a low-density residential environment" and to "enable other land uses that provide facilities or services to meet the day-to-day needs of residents."

2.3.5 Northern Beaches – Towards 2040: Local Strategic Planning Statement (2020)

Towards 2040 serves as the Northern Beaches Council's strategic planning framework, guiding land use planning over the next 20 years. The document projects a population increase of approximately 39,000 people, bringing the total to 292,000 residents. Significantly, the LSPS acknowledges that "the population today is older than the Greater Sydney average and we expect this trend to continue," with a "distinctly lower proportion of young adults compared to Greater Sydney."



The LSPS identifies Mona Vale as one of four strategic centres within the LGA, characterising it as an "employment and service centre for people living in the north of the LGA" with "a higher proportion of older people." Several key priorities directly support seniors housing provision, including

- Priority 11: Community facilities and services that meet changing community needs,
- Priority 15: Housing supply, choice and affordability in the right locations, and
- Priority 16: Access to quality social and affordable housing.

2.3.6 Northern Beaches Local Housing Strategy (2021)

The Local Housing Strategy provides detailed implementation pathways for achieving the housing vision outlined in the LSPS. Priority 5 specifically addresses "Planning for seniors housing," with the objective to "incentivise the provision of seniors housing in the right locations." The strategy identifies substantial demand, projecting needs for "an additional 1,716 self-contained retirement village units, 502 assisted living units and 765 nursing home beds by 2036."

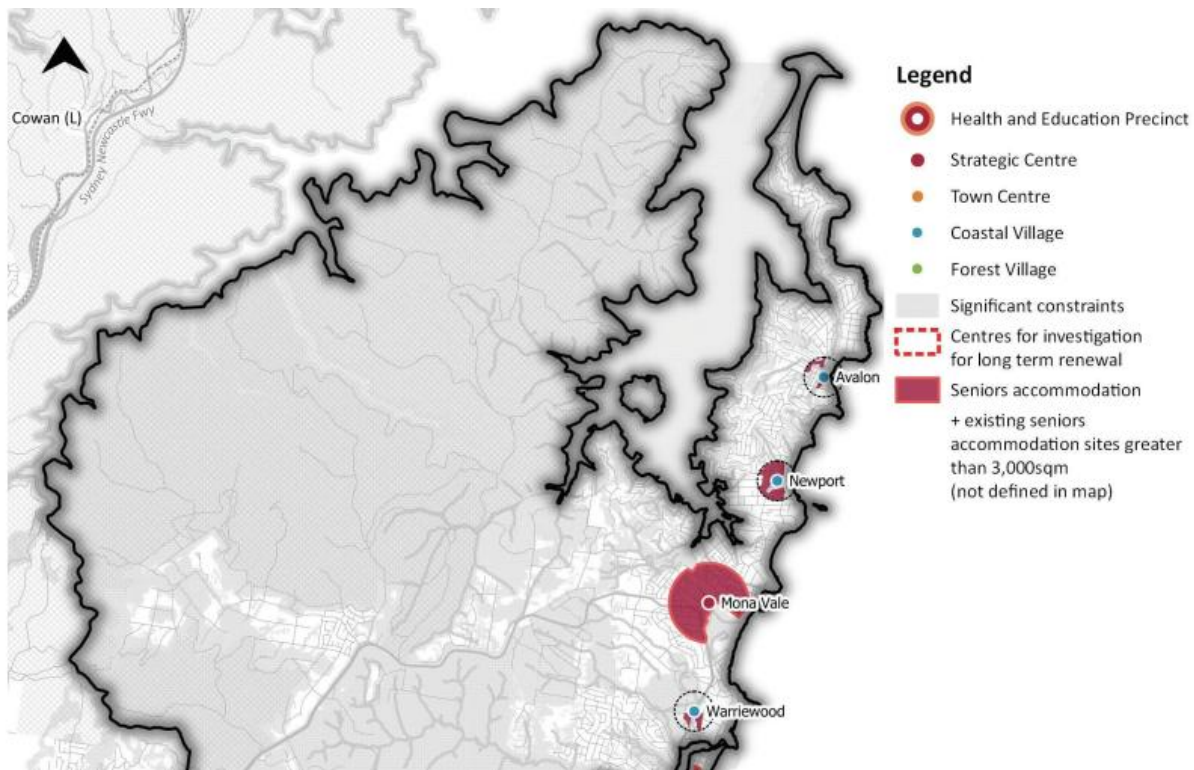


Figure 8: Spatial approach for the location of senior's accommodation (extract)

Source: Northern Beaches Local Housing Strategy (p.87)

The strategy endorses the industry trend toward the 'continuum of care' approach, which allows "residents to keep living in one place as they get older by providing different levels of care on one site." This approach is particularly encouraged for "existing seniors housing sites with adequate land area and near centres," while "development in inaccessible locations on the urban fringe will be discouraged."

2.3.7 Northern Beaches Community Strategic Plan 2040 (2025)

The Community Strategic Plan captures the community's vision through seven outcomes addressing environmental, social, economic and civic priorities. With a 2024 population of 270,772 and median age of 41 years, the Northern Beaches continues to experience significant growth in older age cohorts. The plan documents substantial increases including "empty nesters and retirees aged 60-69, increasing 7,101 (up 26%)" and "seniors aged 70-84, increasing 8,754 (up 31%)."



Under the Housing, Places and Spaces outcome, the community aspires to have "well designed, sustainable and resilient places and spaces" that meet "housing, employment and recreational needs." Goal 10 specifically aims to ensure the community "has access to housing options that are diverse and affordable to meet their current and evolving needs," supporting the provision of "high-quality diverse and inclusive housing options supported by sustainable infrastructure."

2.3.8 Northern Beaches Community Safety Plan 2021 – 2026 (2021)

The Community Safety Plan establishes Council's commitment to creating "a safe, inclusive and connected community." The plan specifically prioritises "protection for seniors against elder abuse, fraud and scams," recognising the particular vulnerabilities of older residents. Priority Area 9 focuses on building cohesive communities and "rebuilding connections which have been impacted by periods of pandemic-related isolation," with specific attention to ensuring "safe, supported and connected seniors."

2.3.9 Northern Beaches Disability Inclusion Action Plan 2022-2026 (2022)

The Disability Inclusion Action Plan acknowledges that "prevalence of disability increases with age" and notes that "the Northern Beaches has a larger proportion of people over the age of 60 than greater Sydney." With 10.7% of the population providing assistance to a person with disability, long-term illness or old age, the plan establishes clear directions for improving accessibility and inclusion. Focus areas include developing positive community attitudes, creating more liveable communities, and providing equitable access to services through better systems and processes—all of which directly support the needs of an ageing population requiring various levels of care and support.

2.4 Implications for Engagement

Bayview's demographic profile has important implications for engagement. With almost 40% of residents aged 65 and over and a high proportion of homeowners who are long-term community members, there is likely to be strong interest in how the proposal may affect local amenity, lifestyle, and property values. Many households are couples without children, reflecting an older population that may have more time to participate in engagement activities, but may also expect detailed and transparent information.

The predominance of English-speaking residents (88.5%) means that communication materials can be provided in English without requiring extensive translation, while the community's long-term ties and sense of ownership highlight the importance of respectful, clear, and proactive consultation. Engagement should therefore prioritise accessible formats (both in-person and online), flexible session times to suit retirees, and opportunities for ongoing dialogue that build trust and demonstrate responsiveness to community feedback.

2.5 Initial Scoping of Social Impacts

Consistent with the DPHI Guidelines and best-practice social impact assessment, an initial scoping exercise has been undertaken to identify the potential social implications of the proposed residential aged care facility on the local and wider community as part of the project's establishment.

The scoping exercise draws on the strategic context outlined above, the planning and technical reports associated with the development proposal, demographic analysis, and a site visit, as well as broader Council-strategies, including the Northern Beaches Community Strategic Plan 2040, Northern Beaches Local Housing Strategy, and Northern Beaches - Towards 2040 Local Strategic Planning Statement.

Key findings from the demographic analysis and strategic documents indicate that Bayview's distinctly older population profile, combined with projected demographic shifts showing an 85% increase in residents aged 85+ by 2036, are creating urgent demand for high-care aged accommodation. The Northern Beaches Local Housing Strategy specifically identifies the need for an additional 765 nursing home beds by 2036. Community



consultations have consistently emphasised the importance of enabling ageing in place, maintaining community connections, and providing a continuum of care that allows residents to transition through different care levels within familiar environments. The strategy documents also highlight community preferences for developments that integrate with existing neighbourhoods while providing appropriate support services for vulnerable populations.

In this context, the initial scoping exercise identified seven overarching themes as follows:

- **Integration with Existing Community:** The development's location within the established Aveo Bayview Gardens Retirement Living site presents both opportunities and sensitivities. The facility needs to complement existing Independent Living Units and Assisted Living Apartments while creating the opportunity for more seamless transitions between care levels. Interface treatments, shared amenities, and operational management will be critical to ensure positive integration rather than creating divisions within the retirement community.
- **Care Continuum and Community Wellbeing:** The proposal's 177-bed capacity, including 16 dedicated memory care beds, directly addresses identified service gaps. The facility will enable residents to age in place within their community, maintaining established social networks and family connections. This continuity of care approach supports mental health and wellbeing outcomes for both residents and their families, reducing the stress and disruption of relocating for care needs.
- **Built Form and Neighbourhood Character:** The predominately three-storey height requires careful consideration within the low-density 2-storey residential neighbourhood when viewed from the Annam Street frontage. Design excellence, articulation of building mass, and generous landscaped setbacks will be essential to manage visual impacts and maintain the area's leafy character. The new main entrance via Annam Road must enhance rather than compromise the existing streetscape quality.
- **Access and Connectivity:** While the site benefits from existing bus services (155 route with stops 80m from development), the accessibility needs of high-care residents, staff, and visitors require comprehensive planning. Safe pedestrian pathways, appropriate drop-off zones, and emergency vehicle access must be balanced with minimising traffic impacts on surrounding residential streets. The basement parking provision will be crucial in managing on-street parking pressure.
- **Environmental Amenity:** The inclusion of dementia-specific courtyards, shaded outdoor areas, and integrated landscaping reflects community expectations for green infrastructure. These spaces serve therapeutic functions for residents while contributing to the broader neighbourhood's environmental quality. Tree retention and compensatory planting will be important considerations given the community's strong connection to Bayview's natural setting.
- **Employment and Economic Benefits:** The facility will generate significant local employment opportunities across care, hospitality, administration, and maintenance roles. This aligns with strategic priorities for local job creation and supports the broader health and aged care workforce needs identified in regional planning documents. The on-site café and function facilities may also provide community interaction points.
- **Service Infrastructure Capacity:** The intensification of use requires confirmation that existing water, sewer, electricity, and telecommunications infrastructure can accommodate increased demand. The proximity to Mona Vale Hospital (3.2km) and medical centres provides important support services, though increased demand on these facilities must be considered, with full hospital services available at Northern Beaches Hospital (15km to the south). Emergency services access and response capabilities for a high-care population will require specific attention.



3. COMMUNITY ENGAGEMENT APPROACH

As introduced earlier in **Section 1.5**, the methods used in this report for stakeholders and community engagement is in line with the *Undertaking Engagement Guidelines for State Significant Projects* and Northern Beaches Council’s expectations for community engagement based on their Community Strategic Plan (2025) and Community Engagement Strategy (2022). This approach included an analysis of the proposal, together with the surrounding stakeholder landscape, which informed a tiered engagement approach aligned with the IAP2 Public Participation Spectrum (ref **Figure 9**). Engagement activities were tailored to be proportionate to each stakeholder’s potential impact and influence, ensuring a focus on those most directly affected.

This approach met the Secretary’s Environmental Assessment Requirements (SEARs) by engaging with prescribed authorities, Northern Beaches Council, and surrounding landowners and occupiers likely to be impacted by the proposal, including residents of the existing Bayview Gardens Retirement Living community.

IAP2’S PUBLIC PARTICIPATION SPECTRUM



The IAP2 Federation has developed the Spectrum to help groups define the public’s role in any public participation process. The IAP2 Spectrum is quickly becoming an international standard.

		INCREASING IMPACT ON THE DECISION				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Figure 9: IAP2 Public Participation Spectrum

Source: IPA2 International Foundation, 2014

3.1 Engagement Area

The community engagement area (refer **Figure 10**) for this proposal was defined through an assessment of the site context, surrounding land uses, and local demographic profile to ensure that consultation was meaningful, proportionate, and aligned with the Secretary’s Environmental Assessment Requirements (SEARs).

A key consideration was the site topography, and the distance to the site and accessibility, to ensure all potential impacts such a visual, noise and traffic are considered. Additionally, key community groups and organisations within the broader locality were also incorporated. This ensured the engagement process captured surrounding landowners and residents or businesses likely to be impacted by the proposal, as well as community groups with a demonstrated interest in the area.



By clearly defining this engagement area at the outset, the project team was able to target engagement activities to relevant stakeholders, maintain transparency, and support early opportunities for input ahead of the application’s formal submission



Figure 10: Engagement Area

Source: NSW Explorer / Willowtree Communications

3.2 Engagement Tools

To support the planning and design of the proposed redevelopment, a range of engagement tools were used to communicate with and gather feedback from stakeholders. These tools were selected to ensure engagement was proportionate to the scale of the project, responsive to the local context, and aligned with the SEARs requirements, particularly the need to consult with surrounding landowners and occupiers, community groups, and relevant authorities.

The tools provided multiple opportunities for residents, community organisations, and other interested parties to learn about the proposal and share their views in a timely and accessible way. A summary is provided in **Table 4** following.



Table 4: Engagement Tools

Engagement Tool	Purpose
DPHI request for SEARs	Formal engagement process by identifying key consultation requirements and stakeholders to be engaged as part of the assessment process.
Direct approach by project team	Maintained a clear line of communication with key stakeholders, allowing specific issues to be raised, clarified, and addressed.
Information Session	Offered an opportunity for existing Aveo Bayview Gardens residents to attend an in-person information session, view project materials, and speak directly with members of the project team.
Community Newsletter/s	Delivered an overview of the proposal and invited feedback participation via Social Survey or project email address; distributed by letterbox drop and email. Also included details regarding online briefing sessions.
Social Impacts Survey	Included in Community Newsletter via QR Code and gathered structured feedback on key aspects of the proposal over a two-week period, helping to quantify community sentiment and identify priority issues.
Online briefing	Enabled stakeholders to hear more about the proposal, ask questions, and share feedback directly with the project team.
Project email address	Offered an ongoing point of contact for stakeholder to submit written feedback (in addition to the Community Survey) and ask any additional questions.
Project phone line	Provided an alternative channel for stakeholders to ask questions and share feedback

3.3 Stakeholder Identification

Stakeholders were identified in accordance with the SEARs and the Engagement Area defined in **Section 3.1**. Identification was based on proximity to the site, potential to be affected by the proposal, regulatory responsibilities, and the specific interests of individuals.

For the purposes of this report, stakeholders have been grouped into the following categories:

- **Local Councils, Government Agencies, and Authorities**
- **The Community**
- **Aboriginal Community or Cultural Knowledge Holders**

The engagement approach was designed to be proportionate to the potential impacts of the proposal and tailored to each group, providing clear and accessible opportunities for feedback. **Table 5** outlines each stakeholder category and the corresponding level of engagement undertaken.

It should be noted that, given their immediate proximity to the proposed development and the anticipated high level of interest, additional engagement activities were undertaken with residents of the adjoining Aveo Bayview Gardens Retirement Village.

Further details regarding Aboriginal Community or Cultural Knowledge Holders are available in section 3.4.



Table 5: Stakeholder Groups

Stakeholders	IAP2 Level of Engagement
Local Councils, Government Agencies, and Authorities	
<ul style="list-style-type: none"> • Department of Planning, Housing and Infrastructure • Northern Beaches Council 	Involve
The Community	
Retirement Village Residents <ul style="list-style-type: none"> • Residents who reside within the Aveo Bayview Gardens Retirement Village 	Consult
Nearby Residents <ul style="list-style-type: none"> • Residents on streets within the engagement area (shown in Figure 9) 	Consult
Nearby Businesses <ul style="list-style-type: none"> • Bayview Golf Club 	Inform
Community Groups <ul style="list-style-type: none"> • Newport Residents Association 	Inform
Aboriginal Community or Cultural Knowledge Holders	
<ul style="list-style-type: none"> • Metropolitan Local Aboriginal Land Council • Greater Sydney Local Land Services • Heritage NSW • National Native Title Tribunal • NTS Corp • Office of the Registrar, Aboriginal Land Rights Act 1983 • AI Indigenous Services • Didge Ngunawal Clan • Kamilaroi Yankuntjatjara Working Group • Mura Gadi Aboriginal Corporation • Ngambaa • Wurrumay Culture Heritage Consultants • Yarrawalk Pty Ltd 	Involve

3.4 Aboriginal Community or Cultural Knowledge Holders Consultation

Consultation with the *Aboriginal Community or Cultural Knowledge Holders* was undertaken by URBIS as part of the Aboriginal Cultural Heritage Assessment Report (ACHA), which is available in **Appendix DD** of the EIS. The ACHA was prepared in accordance with the relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site.

The ACHA outlined that consultation with the Aboriginal community is required under reg. 60 of the NPW Reg and the Consultation Requirements and the purpose of consultation with Aboriginal people is to understand their views and concerns about the proposed project and to understand the cultural values present in the area that may be harmed.

The Consultation Requirements outline a four-stage consultation process that includes the following:

- Stage 1 – Notification of project proposal and registration of interest.
- Stage 2 – Presentation of information about the proposed project.
- Stage 3 – Gathering information about the cultural significance.
- Stage 4 – Review of draft cultural heritage assessment report.

Further details regarding Aboriginal consultation are provided in the ACHA, which is available in **Appendix DD** of the EIS.



A summary of the feedback provided by *Aboriginal Community or Cultural Knowledge Holders* is which is available in **Appendix DD** of the EIS, and **Section 6** of this report.

3.5 Community Engagement Activities

The community engagement activities for the proposal were designed to provide clear, accessible, and inclusive opportunities for residents, local businesses, and community groups to understand the proposal and provide feedback. Engagement focused on early communication with those most likely to be affected by the works, in line with the consultation requirements set out in the SEARs.

Activities included the distribution of a community newsletter, which included an online survey on social impacts, invitations to attend in-person and online briefing sessions, and direct correspondence with surrounding residents, landowners, and local organisations. A dedicated project email address was also maintained to encourage ongoing input and respond to enquiries. These activities aimed to support meaningful participation, ensure local perspectives were captured, and inform the design of the proposal prior to submission.

The table below provides a summary of community engagement activities undertaken with landowners, residents, businesses, and community groups within the vicinity of the site.

Table 6: Summary of Community Engagement Activities

Activity	Date/s	Stakeholder Group	Details
Aveo Residents Newsletter	24 July	<ul style="list-style-type: none"> Aveo Bayview Gardens Residents 	A digital copy of the newsletter was provided to Aveo Bayview Gardens Management who issued the newsletter to all residents via email or letterbox drop.
Information Session	24 July	<ul style="list-style-type: none"> Aveo Bayview Gardens Residents 	<p>In-person information session was attended by approximately 50 Aveo Retirement Village Residents to provide a presentation (refer Appendix E) on the project and answer any project related questions.</p> <p>The Information Session also provided an additional opportunity for Aveo and Opal Healthcare to answer any questions relating to the future operations of the Care Community and any other questions which were unrelated to this proposal.</p>
Community Newsletter (Appendix B)	25 July - 28	<ul style="list-style-type: none"> Northern Beaches Council Metropolitan Local Aboriginal Land Council Nearby Residents Nearby Businesses Community Groups 	Delivery of 400 newsletters via letterbox drop shown in Appendix G and direct email to Northern Beaches Council, Metropolitan Land Aboriginal Land Council and Bayview Golf Club and Newport Residents Association.
Social Impact Survey (Appendix C)	24 July–15 August	<ul style="list-style-type: none"> All 	An online survey was created, with access through a QR code provided in the newsletter. 48 responses were collected between 25 July – 15 August 2025
Direct email correspondence	25 July–15 August July	<ul style="list-style-type: none"> Northern Beaches Council 	Direct emails were sent to 4 stakeholders which to advised that community engagement had commenced, and how to provide feedback, along with an attachment from the newsletter.



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		<ul style="list-style-type: none"> • Metropolitan Local Aboriginal Land Council • Bayview Golf Club • Newport Residents Association • Nearby Residents 	<p>Responses were provided by stakeholders listed below:</p> <ul style="list-style-type: none"> • Northern Beaches Council (acknowledged email) <p>Email correspondence was undertaken with 1 a nearby resident to provide additional details regarding the project.</p>
Online Briefing	31 July 6pm – 6:45pm	<ul style="list-style-type: none"> • Nearby Residents 	<p>Online briefing attended by 22 residents (refer Appendix F) to provide additional project details, and respond to initial feedback (refer Appendix D) and answer and additional questions asked,</p>
Project Phone	1 August	<ul style="list-style-type: none"> • Nearby Residents 	<p>Conversation with nearby resident to advise how they can provide feedback and make a formal submission, and answer additional questions regarding the project.</p>



4. ENGAGEMENT ACTIVITIES

4.1 Local Councils, Government Agencies, and Authorities Engagement

Engagement with Local Councils, Government Agencies, and Authorities involved targeted consultation to address regulatory requirements, gather expert advice, and ensure alignment with statutory and planning obligations relevant to the proposal. This section provides a summary of the engagement undertaken with these stakeholders. Further details regarding agency and authority engagement are included in the Environmental Impact Statement (EIS).

Table 7: Local Councils, Government Agencies, and Authorities Engagement

Stakeholder	Engagement undertaken	Summary of engagement
Sydney Water	<ul style="list-style-type: none"> Consultation in accordance with SEARs requirements. 	Consultation undertaken in August 2025 by JHA Consulting Engineers Pty Ltd in regards to sewer servicing, potable water servicing and stormwater and rainwater reuse.
NBN	<ul style="list-style-type: none"> Consultation in accordance with SEARs requirements. 	Consultation undertaken in August 2025 by JHA Consulting Engineers Pty Ltd in regards to disconnection and connection of NBN services.
Ausgrid	<ul style="list-style-type: none"> Consultation in accordance with SEARs requirements. 	Consultation undertaken in August 2025 by JHA Consulting Engineers Pty Ltd regards to disconnection and connection of power supply.
Metropolitan Local Aboriginal Land Council (LALC)	<ul style="list-style-type: none"> Consultation in accordance with the ACHA requirements Direct email correspondence including community newsletter and invitation to provide additional feedback. 	<p>ACHA Consultation</p> <p>Consultation outlined in ACHA available in Appendix DD of the EIS.</p> <p>Invitation to provide additional feedback</p> <p>No response was provided by Metropolitan LALC following an invitation to provide additional feedback on the proposal and community newsletter.</p>
Northern Beaches Council	<ul style="list-style-type: none"> Pre-lodgement consultation meeting Response to SEARs in regards to ensure the development complies with the following council requirements 	<p>Pre-lodgement consultation meeting</p> <p>A pre-lodgement meeting was held with Northern Beaches Council on 3 June 2025 to discuss the proposed residential care facility at 36-42 Cabbage Tree Road, Bayview.</p>



Stakeholder	Engagement undertaken	Summary of engagement
	<ul style="list-style-type: none"> ○ Drainage, proposed stormwater treatment and water quality management measures ○ Waste management ○ Public Space ● Direct email correspondence including community newsletter and invitation to provide additional feedback. 	<p>Council advised that, in its view, the proposal was excessive in bulk and scale when considered against the established character of the locality. It was recommended that a scaled-down version of the development be explored to ensure a more appropriate fit with the surrounding area. Refer Appendix H for meeting minutes.</p> <p>Discussion included how the design responded to slope and included setbacks and landscaping to integrate into surrounding development.</p> <p>A response to the comments made by Northern Beaches Council is addressed in Section 6.1.3.3 Northern Beaches Council Pre-Lodgement Meeting (3 June 2025) of the EIS.</p>
NSW Department of Planning, Housing and Infrastructure	<ul style="list-style-type: none"> ● The proponent attended a meeting with the Department on 16 May 2025. 	<p>A summary of the Department's comments and how the proposal responds to them is provided in Section 6.1.3.2 6.1.3.2 Department of Planning, Housing and Infrastructure Meeting (16 May 2025) of the EIS.</p>



4.2 Community Engagement

Feedback from local residents and aged care residents was received through multiple channels, including written submissions, emails, online briefing sessions, and in-person information sessions with retirement village residents, nearby homeowners, and community members. This engagement provided valuable insights into the traffic, construction, environmental, and community integration considerations associated with the proposed aged care facility development.

Table 8: Community Engagement Feedback

Stakeholder	Engagement details	Summary of feedback provided	Project Response
Retirement Village Residents			
Aveo Bayview Gardens Residents	Information Session held at Bayview Golf Club for approximately 50 Aveo Bayview Gardens Residents.	<ul style="list-style-type: none"> Concerns about construction impacts (noise, dust, disruption) Traffic and parking concerns Questions about future facility operations General support for aged care provision in the area 	<ul style="list-style-type: none"> Construction Environmental Management Plan (CEMP) to be implemented Traffic Impact Assessment being undertaken Ongoing communication commitment during construction Clarified independent operations from Aveo Operational queries referred to Opal HealthCare or Aveo
Nearby Residents			
Residents on streets within the engagement area (shown in Figure 7)	Online briefing session held with 22 stakeholders.	<ul style="list-style-type: none"> Building height and scale concerns Traffic safety and increased vehicle movements Driveway location and safety issues Construction period impacts Loss of green/leafy character 	<ul style="list-style-type: none"> It was outlined that the building designed to comply with Housing SEPP height requirements, rather than Northern Beaches Council height limits. Traffic Impact Assessment being undertaken Driveway designed for safety and topographic constraints CEMP will manage construction impacts Landscaping plan to enhance green character
Local Resident 1	Direct email correspondence and phone call	<ul style="list-style-type: none"> Inquiry about the best way to make a formal submission on the proposal 	<ul style="list-style-type: none"> Advised that formal submissions can be made during the public exhibition period once the SSD application is lodged with DPHI



Stakeholder	Engagement details	Summary of feedback provided	Project Response
		<ul style="list-style-type: none"> Question about whether Opal HealthCare was interested in purchasing their property 	<ul style="list-style-type: none"> Confirmed that Opal HealthCare does not have any interest in purchasing neighbouring properties, with commitment to advise if this position changes.

4.3 Community Survey Feedback

48 respondents participated in the online survey over a three-week period. Their feedback covered the range of topics presented in the survey, reflecting both areas of concern and perceived benefits. The table below summarises the themes raised by respondents against each of the core survey questions. The total number of respondents for each question were provided in (brackets) next to the questions. To ensure responses were differentiated between Bayview Gardens Retirement Village residents and the surrounding community, the total number of responses provided by Aveo Bayview Gardens residents are shown in blue. A full list of questions and detailed responses is provided in **Appendix B**.

Table 9: Summary of Community Survey Feedback

Questions	Summary of feedback (# of answers)
1. Where do you live or work?	<p>Question options</p> <ul style="list-style-type: none"> Bayview Gardens Retirement Village (22) (22 respondents were Bayview Garden residents) Annam Road (15) Cabbage Tree Road Bimbimbie Place (2) Utingu Place (9) Other (0)
2. What is your age	<p>Question options</p> <ul style="list-style-type: none"> 18 to 24 (1) 25 to 34 (0) 35 to 44 (5)



Questions	Summary of feedback (# of answers)
	<ul style="list-style-type: none"> • 45 to 54 (5) • 55 to 64 (1) • 65 to 74 (13) (9 respondents were Bayview Garden residents) • 75 or older (16) (13 respondents were Bayview Garden residents)
3. What is your gender?	<p>Question options</p> <ul style="list-style-type: none"> • Female (27) (18 respondents were Aveo residents) • Male (15) (4 respondents were Bayview Garden residents)
4. Are you of Aboriginal or Torres Strait Islander descent?	<p>Question options</p> <ul style="list-style-type: none"> • Yes (0) • No (27)
5. What best describes your connection to the area:	<p>Question options</p> <ul style="list-style-type: none"> • Nearby resident (living within 500m from the site) (42) (16 respondents were Bayview Garden residents) • Regular visitor to the area (0) • Worker in the area (0) • Other (please specify) (4) (4 respondents were Bayview Garden residents) <ul style="list-style-type: none"> ○ Living in Bayview Gardens Retirement Village ○ Location ○ Live here ○ Bayview Garden Resident
6. How supportive are you of the proposal? (can you explain why)	<p>Question options</p> <ul style="list-style-type: none"> • Very supportive (9) (9 respondents were Bayview Garden residents) • Supportive (7) (6 respondents were Bayview Garden residents) • Neutral (2) (2 respondents were Bayview Garden residents) • Unsupportive (3) • Very unsupportive (16) (1 respondents was a Bayview Garden residents) <p>Key Concerns</p> <ul style="list-style-type: none"> • Increased traffic, parking demand, and road safety risks from staff, visitors, ambulances, and service vehicles.



Questions	Summary of feedback (# of answers)
	<p>Question options</p> <ul style="list-style-type: none"> Proposed driveway location opposite existing homes raises safety concerns, with headlights shining into bedrooms. Scale, bulk, and height of the development considered out of character with the surrounding residential area. Construction impacts expected to disrupt the quiet, peaceful character of Bayview. Lack of consideration for existing residents and concerns about reduced liveability and property value. <p>Supportive Feedback (4 Bayview Garden residents provided additional feedback)</p> <ul style="list-style-type: none"> Acknowledgement that additional aged care facilities are needed in Sydney, particularly near Bayview Gardens. Positive support for providing more nursing home places in the area, seen as necessary for the ageing community.
<p>7. Are there any activities associated with this project that would concern you. (Please select all that apply)</p>	<p>Question options</p> <ul style="list-style-type: none"> Impacts from construction (35) (10 respondents were Bayview Garden residents) Impacts to parking from new Residential Aged Care Facility (34) (9 respondents were Bayview Garden residents) Size and scale of the proposed building (31) (5 respondents were Bayview Garden residents) Visual impacts from proposed building (23)(2 respondents were Bayview Garden residents) <p>Summary Key Concerns (3 Bayview Garden residents provided additional feedback)</p> <ul style="list-style-type: none"> Location and placement of the proposed driveway, adding another access point to the site (in addition to six existing ones). Overall size, scale, and bulk of the building, considered out of character with the area. Potential loss of street parking and lack of clarity in the proposal's full impacts. Increased traffic volumes on Cabbage Tree Road, with safety concerns for vehicles and pedestrians. Noise impacts from alarms, sirens, and service vehicles (fire, waste disposal, ambulances). Impacts on vegetation, local wildlife, and natural character. Potential inconsistency with Pittwater–Bayview DCP provisions.
<p>8. Which of the following do you consider the most positive impacts of the proposed development? (Please select all that apply)</p>	<p>Question options</p> <ul style="list-style-type: none"> A new purpose-built residential aged care facility (22) (20 respondents were Bayview Garden residents) An integrated design fitting with the surrounding area (18)(11 respondents were Bayview Garden residents) Conservation of existing trees along Annam Road (22) (10 respondents were Bayview Garden residents) Basement car parking for residents, staff, and visitors (19) (21 respondents were Bayview Garden residents)



Questions	Summary of feedback (# of answers)
	<ul style="list-style-type: none"> Other (please specify) (8) (2 respondents were Bayview Garden residents) <p>Summary of other feedback</p> <ul style="list-style-type: none"> Many respondents noted nothing positive about the proposal or stated no feedback. Some frustration expressed about the lack of detailed information available at this stage. A few acknowledged the need for aged care places in Sydney. One respondent welcomed the renovation of the Community Centre, though noted it is taking a long time.
<p>9. Do you have any other feedback or areas of concern around the impacts of the development?</p>	<p>Question options</p> <p>Summary of additional feedback (21) (8 respondents were Bayview Garden residents)</p> <p>Scale and Character</p> <ul style="list-style-type: none"> Strong objections to the four-storey height, seen as out of character with the two-storey limit of the surrounding area. Concerns that the proposal feels more like a hospital-scale facility rather than a retirement community. Perception that the development is not in keeping with the leafy, low-scale residential character of Bayview and Annam Road. <p>Traffic, Access and Parking</p> <ul style="list-style-type: none"> Widespread concerns about increased traffic from staff, visitors, deliveries and emergency vehicles. Safety concerns about the new driveway on Annam Road, particularly its proximity to the bus stop and Utingu Place. Worries about loss of street parking and inadequate parking provision, both during construction and operation. Requests that Bayview Gardens residents are not forced to park on Annam Road, which already experiences parking pressures. <p>Construction Impacts</p> <ul style="list-style-type: none"> Anticipated noise, dust and disruption over a long construction period, impacting health, wellbeing and amenity. Concerns about inconvenience for Bayview Village residents, some of whom live adjacent to the proposed works. Frustration that residents are paying fees while facilities remain unusable during construction. <p>Impacts on Residents</p> <ul style="list-style-type: none"> Questions about the future of existing Bayview Village residents in the construction zone. Requests that existing residents be given priority access to the new aged care facility if required. Broader frustration that the development shows “no consideration for local residents.”



Questions	Summary of feedback (# of answers)
	<p>Other Issues</p> <ul style="list-style-type: none"> • Concerns about the loss of the green and leafy character of Annam Road. • Requests for clarity on timelines and completion date. • A minority of residents expressed no concerns.
<p>10. Would you like to be kept up to date on the project as it progresses?</p>	<p>Question options</p> <ul style="list-style-type: none"> • Yes (37) (13 respondents were Bayview Garden residents) • No (9)



5. SOCIAL IMPACT ASSESSMENT

5.1 SOCIAL IMPACT CONSIDERATIONS

An overview of social impact considerations is provided for each of the eight community values, as briefly introduced in **Section 1.5**. This builds on the initial scoping of impacts outlined in **Section 2.5** and, together with the community stakeholder feedback documented in **Sections 3** and **4** and the updated proposal contained in the EIS, provides the context for assessing both positive and negative social impacts.

Way of life

Includes how people live, how they get around, how they work, how they play, and how they interact each day

The introduction of a 177-bed residential aged care facility is consistent with the site's established use within Aveo Bayview Gardens. It will support the transition of residents requiring higher levels of care, particularly among the significant population aged 75 years and older, which represents 17% of Bayview's population. The location within an existing retirement community, with established bus services, means there is a significantly increased opportunity for retirement village and local residents to remain in the area should they, their partner or family member require aged care, which will help maintain connections to familiar services while receiving necessary support.

The provision of on-site amenities, including outdoor dining areas, a wellness centre, a café, a beauty salon, and dedicated function rooms, is designed to support social engagement and quality of life for high-care residents. While the secure nature of aged care may limit independent community engagement compared to independent living, the integrated design, which incorporates existing retirement facilities and visitor-friendly spaces, encourages ongoing family and community connections. The dedicated 16-bed memory care neighbourhood provides specialised environments that support the unique daily living patterns of residents with dementia.

The residential nature of the facility is also compatible with the wider community's way of life, in that the activities associated with caring for aged people within an established residential area. This contributes to an inclusive community catering for all age groups.

During construction, increased vehicle movements, noise, and activity may temporarily disrupt the established routines of existing retirement village residents who may be particularly sensitive to environmental changes. In the long term, the facility's operation will generate regular traffic from staff shift changes, medical services, and family visits, although this will be managed through provisions for basement parking and the new Annam Road entrance design.

Community

Including composition, cohesion, character, how the community functions, resilience, and people's sense of place

Bayview is characterised by its established residential character with a notably older demographic profile, where about 40% of residents are aged 65+. The site's location within Aveo Bayview Gardens represents an evolution of the existing retirement community. The surrounding neighbourhood comprises predominantly couples without children and high home ownership, reflecting a stable, ageing-in-place population. The addition of high-care beds responds directly to identified needs, with Northern Beaches requiring an additional 765 nursing home beds by 2036.

The aged care facility enhances community resilience by providing a continuum of care that allows residents to remain within their established community as care needs increase. This reduces the trauma of relocating to unfamiliar environments and maintains vital social connections. The model



supports family cohesion by enabling partners to remain in proximity when one requires higher care levels, addressing a critical community need identified in strategic planning documents.

The predominately three-storey built form requires careful integration with the existing retirement village and surrounding low-density residential context. The design's orientation toward Annam Road, combined with landscaped courtyards and outdoor spaces, seeks to maintain visual connections while providing necessary privacy and security for vulnerable residents.

During construction, disruptions may particularly impact existing retirement village residents who have established routines and may experience heightened anxiety about environmental changes. Clear communication strategies and staged construction approaches will be essential to maintain community cohesion during the development phase.

Accessibility

Including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation

The proposed development benefits from its location within an established retirement community with existing accessibility infrastructure. The site's four bus stops and proximity to the 155 route (80m from development location within site) provides connections to Narrabeen and Frenchs Forest and support accessibility for staff and visitors, though the high-care nature of residents means most will rely on facility-provided transport or family support. The new main entrance via Annam Road will improve emergency vehicle access and create clearer wayfinding for visitors and service providers.

Critical healthcare accessibility is ensured through proximity to Mona Vale Hospital (about 3.2km) and Northern Beaches Hospital (about 15km), with established medical centres in both Mona Vale and Newport commercial areas. The basement parking provision addresses the visitor and staff parking demands of aged care facilities, reducing pressure on local streets. Internal accessibility features including lift access, wide corridors, and specialised bathroom facilities will support residents with complex mobility needs.

During construction, maintaining safe access for existing retirement village residents will be paramount, particularly given mobility limitations common in this demographic. Temporary impacts to bus stops, footpaths, and vehicle access routes must be carefully managed with clear alternative arrangements and appropriate signage designed for older adults with potential vision or cognitive impairments.

Health & Well-being

Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health

The existing retirement village community benefits from Bayview's quiet residential character, proximity to parks, golf courses and waterfront areas that support active ageing. The proposed facility addresses critical health needs for residents requiring 24-hour care, with specialised spaces including the wellness centre, dementia-specific courtyard, and memory care neighbourhood designed to support physical and cognitive health outcomes.

The inclusion of outdoor dining areas, shaded gardens, and secure walking paths recognises the therapeutic value of nature access for aged care residents. Research demonstrates that access to outdoor spaces reduces agitation in dementia patients and supports overall wellbeing. The beauty salon and café provide normalising experiences that maintain dignity and social engagement despite care needs. The dedicated function room enables family celebrations and community events within a supported environment.



Construction activity, including demolition of existing structures and construction of a new predominately three-storey residential aged care facility. will generate noise, dust, and vibration impacts. These disruptions may particularly affect existing retirement village residents who may have chronic health conditions, hearing sensitivities, or anxiety disorders. There is a higher prevalence of arthritis (14.3%) and heart disease (7.0%) in Bayview's population and the impacts on community health requires careful management, particularly potential stress-inducing construction impacts. Comprehensive dust suppression, noise monitoring, and vibration management will be essential.

Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings

The Northern Beaches region sits on the traditional lands of the Ku-ring-gai people. While specific Aboriginal cultural heritage assessments will guide the development process, opportunities exist to acknowledge Country through design elements, naming conventions, and landscape treatments that reflect indigenous plant species and cultural narratives, creating meaningful environments for residents and visitors.

From a non-Aboriginal cultural perspective, Bayview's established identity as a quiet, leafy residential area with strong connections to natural landscapes and water views shapes community values. The existing retirement village has developed its own neighbourhood-culture of active ageing and community support. The aged care facility needs to respect and integrate with these established cultural patterns while creating appropriate environments for residents with higher care needs. The retention of mature trees where possible and extensive new landscaping responds to community values around environmental character.

Construction activities may temporarily disrupt the cultural practices of existing retirement village residents, including established walking routes, social gathering patterns, and connections to familiar landscapes. Maintaining visual and physical connections to valued spaces throughout construction, combined with interpretive elements that acknowledge the site's evolution, can help residents process change while maintaining continuity of place attachment.

Surrounding

Including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity

Bayview's character derives from its position between Pittwater and Ku-ring-gai Chase National Park, with established tree canopy and quiet residential streets. The site's location within the retirement village provides a semi-buffered context, though interfaces with Annam Road and adjacent residential properties require careful treatment. The predominately three-storey building represents an intensification that needs to be considered through architectural articulation, varied setbacks, and substantial landscaping.

The development incorporates extensive safety and security measures appropriate for vulnerable residents, including secure perimeters, controlled access points, and passive surveillance design. The dementia-specific courtyard provides safe outdoor access for residents prone to wandering, while maintaining visual connections to the broader landscape. The landscape design incorporating native species will provide cooling, habitat, and aesthetic benefits while requiring minimal maintenance.

The demolition and construction phases will temporarily compromise local ecosystem services through the removal of vegetation and site disturbance. Given the proximity to the local community, maintaining air quality through dust suppression and protecting remaining vegetation is an important consideration. Post-construction restoration, including new landscaping, shaded areas, and courtyard gardens, will establish enhanced ecosystem services that support both resident well-being and neighbourhood amenity.



Livelihoods

Including people's capacity to sustain themselves through employment or business

Unlike typical residential developments, the aged care facility represents a significant employment generator, creating approximately 150-200 direct jobs across nursing, personal care, hospitality, administration, maintenance, and management roles. This supports local employment opportunities and reflects the health workforce needs identified in regional planning. The 24/7 operational nature provides shift work opportunities that can suit diverse workforce needs.

The facility will generate ongoing economic activity through regular operations and contracted services (including medical, allied health, and catering supplies), as well as some visitor expenditure in local businesses. The on-site café can serve as a community meeting place while generating additional employment opportunities. Staff and visitor demand will support local retail and hospitality businesses, particularly in the nearby Mona Vale commercial centre.

Short-term employment during the construction phase will benefit local trades and suppliers, with opportunities for specialised aged care fit-out contractors. However, construction activity may temporarily impact the operation of existing retirement village facilities and services. Early contractor engagement and local procurement strategies can maximise community benefit while minimising disruption.

The development supports broader economic resilience by addressing critical aged care infrastructure needs, potentially reducing pressure on acute hospital services and enabling family members to maintain workforce participation rather than providing full-time care. This multiplier effect strengthens the local economy's capacity to support an ageing population.

Decision Making Systems

Including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

The Northern Beaches Council has undertaken extensive community consultation through the Community Strategic Plan 2040, the Local Housing Strategy, and related planning processes, which identified aged care as a critical need. The community's input has consistently emphasised supporting ageing in place, maintaining neighbourhood character, and providing appropriate care options. This proposal directly responds to the expressed community priorities.

Within the operational framework, aged care facilities are subject to comprehensive regulatory oversight, including the Aged Care Quality Standards, which mandate consumer engagement and feedback mechanisms. Residents and families will have access to formal advocacy services, facility-level committees, and external complaints processes through the Aged Care Quality and Safety Commission. The facility's integration with the existing retirement village requires coordinated governance structures that respect both the needs of independent living and high-care residents.

During construction, clear communication channels must be established for existing retirement village residents to raise concerns and receive timely responses. Post-construction, ongoing engagement mechanisms should include regular family forums, resident committees where cognitive capacity allows, and integration with broader retirement village governance structures. The presence of a 16-bed memory care unit requires specialised approaches to ensure that the preferences of vulnerable residents are understood and respected through appropriate representation.



5.2 ASSESSMENT OF IMPACTS

Each impact, as identified through scoping and further reviewed through engagement and community consultation, is evaluated against the social value categories. This evaluation helps identify the type of impact (positive or negative), as well as its likelihood and magnitude. Standard or project-specific mitigation is then referred to or provided to reduce residual impact. The cumulative impacts of this project in relation to neighbouring projects are discussed in **Section 5.3**, in accordance with the guidelines set out in the Cumulative Impact Assessment Guidelines for State Significant Projects (2024). A summary of the identified social impacts and mitigation/enhancement strategies is provided in **Table 10**.

Table 10: Summary of proposed mitigation/enhancement of the identified social impacts

Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
<p>Meeting critical aged care bed shortage</p> <p>The proposal will provide 177 high-care beds, directly addressing the identified need for additional nursing home beds by 2036 in the Northern Beaches LGA.</p>	<p>Way of life Livelihoods Accessibility</p>	<p>Almost Certain + Minor = Medium</p> <p>Positive: The facility provides 177 high-care beds, contributing to the 765 beds needed by 2036, directly addressing identified service gaps and enabling residents to age in place within their community.</p> <p><i>References: Project Description from EIS prepared by Beam Planning</i></p>	<p>N/A</p> <p>Ensure facility design meets Aged Care Quality Standards for high-care accommodation.</p>	<p>Almost Certain + Minor = Medium</p> <p>Positive No further measures proposed</p>
<p>Enhancement of continuum of care</p> <p>Enables ageing in place within the established community, reducing the trauma of relocation and maintaining family connections when care needs increase.</p>	<p>Way of life Livelihoods Accessibility Health and Wellbeing</p>	<p>Almost Certain + Minimal = Low</p> <p>Positive: Enables seamless care transitions within established community, maintaining social connections and reducing relocation trauma for residents and families.</p>	<p>N/A</p> <p>Integration with existing Aveo Bayview Gardens through shared pedestrian connections and coordinated management structures to better support the future community.</p>	<p>Almost Certain + Minimal = Low</p> <p>Positive No further measures proposed</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
		<p><i>References: Architecture Design Report prepared by Calderflower Architects</i></p>	<p>The community design allows people to age in place and catered to based on different needs over their lifetime.</p>	
<p>Generation of additional employment</p> <p>Additional employment is generated during both construction and operation stages can mean a positive benefit to the local community.</p> <p>Additionally – the facility will create ongoing jobs across nursing, care, hospitality, and administration, providing stable local employment opportunities during operation.</p>	<p>Community Livelihood Health and Wellbeing</p>	<p>Almost Certain + Minor = Medium</p> <p>Positive: Creation of ongoing positions across multiple skill levels provides stable employment in a growing sector, supporting local economic resilience and workforce development.</p> <p><i>References: Estimated Development Cost Report prepared by WT Partnership</i></p>	<p>N/A</p> <p>The estimated cost of the project is approximately \$97 Million – which would generate significant demand for construction workers with an estimated 164 FTE construction jobs per annum because of the development. It would also indirectly support local jobs and industries.</p>	<p>Almost Certain + Minor = Medium</p> <p>Positive No further measures proposed</p>
<p>Visual impact and neighbourhood character change</p> <p>The predominately three-storey built form represents a significant scale increase within the low-density residential context, potentially</p>	<p>Way of life Community Surroundings</p>	<p>Likely + Minor = Medium</p> <p>Negative: Predominately three-storey built form introduces substantial scale change in low-density context, altering established leafy character despite design mitigation measures and landscaping.</p>	<p>Requirements for visual impact analysis ensure that the proposal addresses landscape setting and incorporates measures such as high-quality design elements that respond to local context</p> <p>The Architectural Design for the proposed development includes building design strategies to improve perception of the building facade such as</p>	<p>Likely + Minimal = Low</p> <p>Positive Subject to the implementation of the recommendations in the Architectural design report, no further mitigation measures is proposed.</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
altering the established leafy character of Bayview.		<p><i>References: Architecture Design Report prepared by Calderflower Architects</i></p>	<ul style="list-style-type: none"> • Reference to Seniors Housing Design Guidelines • Three-story built form as viewed from the Annam Road street frontage • Varied setbacks: minimum 6m from Annam Road, 3m from internal boundaries • Material palette: textured pre-finished brick panels, warm-toned detailing • Landscaping including dementia-specific courtyard with secure perimeter and sensory gardens 	
<p>Construction noise, dust, vibration and access impacts</p> <p>Activities during the construction period will generate noise, dust and vibration affecting nearby residents.</p> <p>Demolition in particular may cause significant stress and routine disruption for elderly residents in adjacent Independent Living Units who are sensitive to environmental changes.</p>	<p>Way of Life Community Health and Wellbeing Surroundings</p>	<p>Almost Certain + Minor = Medium</p> <p>Negative: Demolition and construction activities over an extended period will significantly impact elderly residents' daily routines, with heightened vulnerability due to age-related sensitivities and established living patterns. It can have a particularly significant impact on residents with pre-existing health conditions.</p> <p><i>References: Transport Impact Assessment prepared by TTPA; Noise and Vibration Impact Assessment prepared by JHA</i></p>	<ul style="list-style-type: none"> • Construction Environment Management Plan (CEMP) to establish environmental criteria in relation to noise, dust, traffic and contractor behaviour should be established prior to the commencement of construction. • Implementation of recommendations from the following reports: <ul style="list-style-type: none"> ○ Acoustic Studies to mitigate unacceptable levels of noise and vibration impacts, such as temporary noise barriers, equipment selection and dust control. 	<p>Likely + Minor = Medium</p> <p>Negative The predicted construction noise levels are based on the typical worst-case scenario that the equipment is operating concurrently. These conditions are not realistically expected to be constant.</p> <p>Subject to the implementation of a CEMP, no further mitigation measures are proposed.</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
Particular risks exist for elderly residents navigating around construction sites, with potential for falls or confusion due to altered access routes.			<ul style="list-style-type: none"> Traffic Assessment Report to manage construction traffic, including a Construction Traffic Management Plan (CTMP) to manage construction traffic-related noise, dust and vibration impact as well as the access. 	
<p>Pressure on local healthcare services</p> <p>Increased demand on Mona Vale Hospital and local medical centres from high-care residents requiring regular medical attention and emergency services.</p>	Community Health and Wellbeing Surroundings	<p>Likely + Minor = Medium</p> <p>Negative: High-care residents will increase demand on Mona Vale Hospital and local medical services, though existing proximity and established referral pathways provide capacity.</p> <p><i>References: Section 2.2 of this report</i></p>	<p>N/A</p> <p>Facility management plan to establish an area with access to facilities within the local areas, including healthcare, retail and entertainment establishments.</p> <p>On-site wellness centre as well as other amenities can reduce pressure on external social infrastructure.</p>	<p>Likely + Minimal = Low</p> <p>Negative No further mitigation measures are proposed.</p>
<p>Traffic generation and parking impacts</p> <p>A 24/7 facility operation will generate continuous traffic from staff shifts, medical services, deliveries, and visitors, impacting local streets despite the basement parking provision.</p>	Way of life Livelihoods Accessibility	<p>Almost Certain + Minor = Medium</p> <p>Negative: 24/7 operations generating staff, visitor, service and emergency vehicle movements will impact local streets, though basement parking and Annam Road access provide mitigation.</p> <p><i>References: Transport Impact Assessment prepared by TTPA</i></p>	<p>As per the Transport Impact Assessment, the proposed development has:</p> <ul style="list-style-type: none"> Basement parking: minimum 60 spaces for staff/visitors Service access via new Annam Road driveway Staff shift staggering to distribute traffic 155 bus route with stops 80m from entrance 	<p>Likely + Minor = Medium</p> <p>Negative The Traffic Assessment report concludes that provided the recommendations are implemented, no further mitigation measures required.</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
			<p>The report also includes further recommendations (including but not limited to) such as:</p> <ul style="list-style-type: none"> • Travel Demand Management (TDM) measures to be implemented • Appoint a Travel Plan Coordinator (TPC) to ensure the successful implementation and monitoring of the TDM • 68 parking spaces for staff and visitors, including 16 spaces dedicated to Aveo staff/visitors • Provision of fully serviced end of trip facilities • Provision of good quality, accurate and useful directional signages to promote walking and cycling is essential 	
<p>Loss of existing site vegetation and trees</p> <p>The construction phase will require the removal of established vegetation, temporarily reducing environmental amenity and shade in an area valued for its natural character.</p>	<p>Health and Wellbeing Surroundings</p>	<p>Almost Certain + Minor = Medium</p> <p>Negative: Vegetation removal may cause a negative impact on local amenity and ecosystem.</p> <p><i>References: Landscape Report prepared by Taylor Brammer Landscape Architects</i></p>	<ul style="list-style-type: none"> • Implement landscaping plans, including the retention and management of trees where possible, additional planting of trees and the use of local native planting • Additionally, the Rooftop gardens on Level 1 provides added green space accessible for the residents. 	<p>Possible + Minimal = Low</p> <p>Positive Provided the recommendations and strategies within the Landscape report are implemented, no further mitigation measures are proposed.</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
<p>Indigenous and non-indigenous heritage</p> <p>Concerns towards loss of heritage during construction and delivery</p>	<p>Culture Surroundings Health and Wellbeing</p>	<p>Negative Unlikely + Minor = Low</p> <p>Due to the level of modification within the study area, any features associated with Aboriginal sites are likely to have been destroyed, should they have been present.</p> <p><i>Reference: Architecture Design Report prepared by Calderflower Architects, Preliminary Historical Archaeological and Built Heritage Advice prepared by Urbis, Aboriginal Cultural Heritage Assessment prepared by Urbis</i></p>	<ul style="list-style-type: none"> Utilise outcomes from Connection With Country (CwC) to inform the project design principles Archaeological Induction be included in project inductions for all site contractors. Unexpected Finds Protocol: Should any archaeological heritage item be found, works in the vicinity should be stopped, and an assessment would have to be made consistent as per the Heritage Act 1977 (Heritage Act) CEMP to include provision for responding to the discovery of any potential archaeological heritage objects found. 	<p>Negative Unlikely + Minor = Low</p> <p>Subject to the implementation of CEMP and CwC principles.</p> <p>Aboriginal stakeholders are to be kept informed about the management of Aboriginal cultural heritage within the study area throughout the completion of the project.</p>
<p>Communication and consultation with local community</p> <p>Potential impact to community for feeling of powerlessness in decision making processes.</p>	<p>Decision-making systems Community</p>	<p>Possible + Minor = Medium</p> <p>Negative Lack of adequate or clear engagement/consultation with the community during the SSD process can create challenges like reduced public confidence and solutions that may not fully address local needs. Meaningful engagement helps align project goals with community priorities, fostering positive relationships and strengthening social connections.</p>	<p>Pre-lodgement meeting held with Council to gain feedback on key considerations reflecting community values captured in relevant council policies.</p> <p>Proponent is undertaking ongoing and open communication with adjoining landowners that may be impacted by the duration of the project</p> <ul style="list-style-type: none"> Engagement on SSDA included Community Newsletter, communication with key stakeholders and local business survey to inform the 	<p>Possible + Minimal = Low</p> <p>Negative:</p> <p>DPHI's formal notification of the proposal to Council and the local community is part of the assessment process, facilitates further access to information and participation opportunities, as such no further mitigation measures are proposed.</p>



Social Impact	Social Elements of Value to People	Evaluated Significance	Mitigation/Enhancement	Residual Impact Significance
		<p><i>Reference: Engagement activities in Section 3 of this report</i></p>	<p>community of the proposed development and opportunities to make submissions in the assessment process</p> <ul style="list-style-type: none"> • A follow-up Community Newsletter will be issued on submission of EIS for assessment to ensure community awareness of input into decision-making process 	

5.3 CUMULATIVE IMPACTS

The Cumulative Impact Assessment Guidelines for State Significant Projects 2024 states that

“Cumulative impacts are a result of incremental, sustained and combined effects of human action and natural variations over time and can be both positive and negative. They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and future activities as they arise.”

An analysis of development activity in the area has identified projects underway or approved in the vicinity of the site, including various development applications submitted to the Northern Beaches Council in several locations within a 2 km radius, as well as the introduction of the Low Mid Rise (LMR) planning reforms in the Mona Vale local centre which extend to the Bayview Golf Club boundary and provide for increased housing density. The cumulative impacts of this proposed development mean more than just monitoring new development activity, but also recognising how the existing surrounding environment and land uses respond to the changes brought through the long term. These changes are summarised below.

Construction Impacts:

- **Extended Local Disruption:** Overlapping construction projects in the Bayview area could lead to more prolonged noise, dust, vibration, and access disruptions. This may be particularly noticeable along local road networks such as Pittwater Road, which may temporarily affect the daily routines of nearby residents.
- **Increased Construction Traffic:** Heavy vehicle movements and equipment deliveries will add to congestion; particularly where other development projects are underway within a 2 km radius. This may raise safety concerns for pedestrians, cyclists, and vulnerable road users, particularly in the Mona Vale local centre.



- Amenity Reduction and Stress: Cumulative disruption from simultaneous works in the wider area could increase stress for the local community, especially long-term residents, if they feel the character and tranquillity of Bayview is being temporarily diminished.
- Biodiversity and Vegetation Disturbance: Construction from multiple nearby projects has an incremental effect on vegetation and habitat values. Dust, noise, and fragmented habitat edges can amplify ecological stress beyond the effects of a single site.

Cumulative Post-Construction/Occupation Impacts:

- Infrastructure and Transport Pressures: The cumulative effect of increased population and service uses will place additional demand on the wider road network, intersection capacities, and public transport connectivity, but is not anticipated to have a significant impact on Cabbage Tree Road. At the same time, the addition of aged care services locally, as well as more local housing opportunities in Mona Vale centre, may reduce out-of-area travel for families and health services, offering longer-term community benefit.
- Social and Community Outcomes: The aged care facility responds to a clear social need, enabling older residents to remain in their local area while also creating new employment opportunities. Cumulatively, this will support a more diverse demographic mix in Bayview. At the same time, pressure on local medical practices, aged care staff supply, and emergency services may grow unless future planning anticipates peak demand.
- Environmental and Open-Space Implications: Incremental increases in hard surfaces from multiple projects will contribute to additional stormwater run-off. This heightens concern about downstream flooding and water quality if not carefully mitigated. Loss of tree canopy and habitat connectivity across the LGA from cumulative developments requires localised mitigation (landscaping, green buffers) supported by broader Northern Beaches Council programs for biodiversity corridors, open space expansion, and catchment management.

The Northern Beaches Council's planning framework and State strategic directions demonstrate responses to cumulative impacts, with an emphasis on balancing urban growth with environmental protection and liveability outcomes. In addition, the recognition of the potential for Mona Vale to accommodate growth through both local and NSW Government policies reflects its strategic location, serving the wider community with its concentration of retail and medical suites and proximity to regional bus routes. The proposed aged care facility is considered acceptable having regard to cumulative impacts, in particular its alignment with local and State goals to:

- Meet the needs of an ageing population within the Northern Beaches;
- Introduce greater variety in the available housing model; and
- Support the efficient use of urban land close to existing services.

5.4 MITIGATION MEASURES FOR RESIDUAL IMPACTS

The assessment of positive and negative impacts, along with proposed mitigation measures, indicates that the proposal has some residual impacts of medium significance. The positive outcomes will realise the council's objectives to address the shortage of aged care beds, provide a continuum of care within an established retirement community, and create local employment opportunities.

In relation to the potential negative residual impacts at a local level, these are considered manageable subject to the implementation of site-specific mitigation measures. At a site level, these include ensuring the technical studies' recommended approaches are implemented, including:



- Construction Noise and Vibration Management Plan (CNVMP) with acoustic consultant oversight;
- Construction Environmental Management Plan (CEMP) including unexpected finds protocol;
- Architectural design strategies addressing built form, access, and neighbourhood integration;
- Landscaping program; and
- Ecologically Sustainable Design initiatives, including passive energy saving, solar energy and water conservation measures.

The potential for cumulative impacts arises from the intensification of aged care services within Bayview and increased demand on local healthcare infrastructure. This is recognised in the Northern Beaches Local Housing Strategy, which specifically supports continuum of care models on existing seniors housing sites. The proximity to Mona Vale Hospital (3.2km) and established medical services provides capacity to accommodate increased demand, supplemented by on-site wellness facilities and visiting medical services.

Key ongoing actions of the aged care facility operator, as identified in the impact assessment and mitigation strategies, include:

- Maintaining open communication channels with the existing retirement village community and local residents through regular forums and feedback mechanisms;
- Coordinating with Northern Beaches Council and NSW Health regarding service delivery and infrastructure capacity;
- Participating in local healthcare networks to ensure integrated service provision;
- Implementing the Aged Care Quality Standards, including consumer engagement and continuous improvement processes; and
- Managing the facility in accordance with operational plans for waste management, emergency response, and traffic management to minimise ongoing impacts on the local community.

The residual positive impacts, particularly addressing critical aged care shortages and enabling ageing in place, represent significant community benefits that align with strategic planning objectives at both local and state levels. The comprehensive mitigation framework provided by the State and local planning policies and programs ensures negative impacts are reduced to acceptable levels while maximising these community benefits.



6. RESPONSE TO ISSUES RAISED DURING ENGAGEMENT

Feedback received during the engagement process was carefully reviewed and considered by the project team.

Key themes and concerns raised by both the community and relevant authorities were documented and assessed in relation to the proposal’s design, operation, and potential impacts. Where appropriate, this feedback has informed refinements to the proposal. A summary of the key issues raised, along with the corresponding responses or considerations, is provided in the table below.

Table 11: Engagement Outcomes

Topic	Response
Scale and Character of the Development	
Concerns that the proposed building is excessive in height (bulk and scale, and not in keeping with the established two-storey character and leafy setting of Bayview.	<ul style="list-style-type: none"> • The design team has sought to balance the need for additional aged care accommodation with the surrounding context. • The building height has been specifically designed to ensure the upper building levels remain within the height envelope when viewed from key vantage points. • Excavation of the basement level will reduce the overall height impact when measured from existing ground level, further minimising visual bulk. • Architectural treatments, landscaping, and building setbacks have been considered to reduce visual impact and integrate the facility more sensitively with the area.
Traffic, Access and Parking	
Concerns about increased traffic volumes, road safety (particularly around Annam Road, Utingu Place, and the bus stop), emergency vehicle movements, loss of on-street parking, and adequacy of staff/visitor parking	<ul style="list-style-type: none"> • A comprehensive Traffic Impact Assessment has been undertaken as part of the Environmental Impact Statement (EIS) to analyse and address impacts to traffic and parking on surrounding roads, and address road safety concerns including access locations. • The proposed driveway location has been designed to meet building access requirements and site topography constraints. The assessment considers vehicle movements, access points, parking demand, and safety implications • The proposal includes 68 basement parking spaces (including 16 for Aveo) to accommodate staff and visitors, minimising pressure on local streets. Driveway placement and sightlines have been reviewed to maintain road safety standards.
Construction Impacts	
Anticipated noise, dust, and disruption over a lengthy construction period, affecting resident amenity, health, and wellbeing. Concerns were raised that Bayview Gardens residents will be particularly impacted due to proximity.	<ul style="list-style-type: none"> • A Construction Environmental Management Plan (CEMP) will be prepared to manage and mitigate impacts during demolition and construction. All works will comply with permitted construction hours and relevant environmental guidelines. Noise and dust will be minimised using industry-standard controls, while site access and traffic will be managed to maintain resident and visitor safety. Clear signage and pedestrian detours will be provided as needed, with construction vehicle parking and access managed via Annam Road. • Ongoing communication with residents will be maintained throughout construction, and a dedicated contact person will be available for enquiries or concerns. The CEMP will also address staging and timing to minimise prolonged disruption in any one



Topic	Response
	location, ensuring residents are kept informed of upcoming works and key milestones throughout the construction process
Environmental and Amenity Concerns	
Potential loss of vegetation and impact on local wildlife	<ul style="list-style-type: none"> • The proposal includes extensive new landscaping to enhance the site's green character and provide effective screening for neighbouring properties, preserving the leafy residential setting that residents value. • To minimise and address impacts on significant vegetation and fauna, the design prioritises retaining existing trees where possible, particularly those that contribute to the established canopy and provide neighbour screening. Retaining mature vegetation was a key consideration in the site layout and building positioning to preserve the area's leafy character and maintain natural screening between properties. • Where tree removal is unavoidable, to offset the removal of vegetation, a compensatory planting ratio of 2:1 is recommended. This approach ensures adequate replacement of lost vegetation
Other Matters Raised	
Various queries and concerns were raised that relate to existing Bayview Gardens operations, future facility management, resident services, and matters outside the scope of this State Significant Development proposal.	<ul style="list-style-type: none"> • Where feedback and queries were unrelated to the proposed development but concerned existing village operations or future aged care facility management, these have been passed on to the relevant Aveo and Opal HealthCare management teams for direct response. <p>This ensures that residents receive appropriate information from the responsible operators while maintaining the focus of this engagement process on the planning and design aspects of the proposed development. Residents with ongoing queries about existing services or future care arrangements are encouraged to contact the respective management teams directly.</p>
Aboriginal Engagement Feedback	
Monitoring in the location of deep excavations would allow for confirmation of the presence or lack of natural soils.	<ul style="list-style-type: none"> • A detailed archaeological Induction will be provided to site contractors to mitigate the risk to potential cultural features.
A Connecting with Country is completed for this project to educate the wider community of our rich culture.	<ul style="list-style-type: none"> • A Connection to Country report has been completed and is included in Appendix FF of the EIS.



7 CONCLUSION

This Engagement Outcomes and Social Impact Assessment Report documents the community and stakeholder engagement process for the proposed Opal HealthCare residential aged care facility at Bayview, undertaken in accordance with the Secretary's Environmental Assessment Requirements (SEARs) and the IAP2 Public Participation Spectrum.

Community engagement activities included targeted newsletter distribution (400 newsletters within the defined engagement area), online briefing sessions, an information session for retirement village residents, and direct correspondence with local residents and Bayview Gardens retirement village residents. A social impact survey generated 48 community responses (12.5% response rate), providing meaningful feedback that highlighted both community concerns and recognition of aged care needs in the Northern Beaches.

Direct consultation was undertaken with Northern Beaches Council and relevant government authorities as required under SEARs, and Aboriginal consultation was undertaken with Aboriginal Community and Cultural Knowledge Holders as part of the Aboriginal Cultural Heritage Assessment Report.

Key consultation themes included traffic and access, building scale and character, construction impacts, and environmental preservation. The project team demonstrated responsive engagement through design refinements ensuring commitments to Traffic Impact Assessments, sufficient Construction Environmental Management Plans and vegetation retention prioritization. Out-of-scope feedback was appropriately referred to Opal HealthCare and Aveo management teams.

The Social Impact Assessment component of this report identifies positive impacts including enhanced aged care services for Bayview's ageing population, local employment opportunities, and improved healthcare access addressing age-related health conditions. Negative impacts involve construction disruption and community changes, with residual impacts including ongoing aged care infrastructure demand. These impacts are acceptable with appropriate mitigation measures, including Construction Environmental Management Plan, and further community consultation as part of formal assessment phase, as the facility addresses critical aged care needs while enabling ageing in place.

This Engagement Outcomes and Social Impact Assessment Report demonstrates that while the proposal has raised legitimate concerns requiring careful management, there is community recognition of the development's important role in meeting growing aged care demand. The comprehensive responses show the proposal can be delivered respecting local community values, acknowledging Aboriginal cultural heritage, and providing essential aged care infrastructure for the area's ageing population.



Appendix A – Aveo Village Newsletter



Community Newsletter #1

Re: Opal HealthCare's Proposed Residential Aged Care Facility at 36-42 Cabbage Tree Road, Bayview

Dear Neighbour

We are writing to inform you about a proposed State Significant Development (SSD) within the Bayview Gardens Retirement Living site, located at 36-42 Cabbage Tree Road, Bayview.

About the proposal

Opal HealthCare is proposing to redevelop an existing area within the Bayview Gardens Retirement Living to create a new, purpose-built residential aged care facility.

The facility will cater to high-care residents, and will be owned and operated independently by Opal HealthCare, with its own entry (via Annam Road) and operations, separate to the existing retirement living village operated by Aveo.

The proposed development is designed to help meet the growing need for aged care services in the Northern Beaches. It will provide high-care accommodation and a dedicated memory care neighbourhood, while also delivering a range of landscaped and communal spaces to support health, wellbeing, and connection.

Project details

The proposed development includes:

- A four-storey, circa 177 - bed residential aged care community designed to support residents with high-care needs, including a dedicated 16-bed memory care neighbourhood
- An outdoor dining area with an integrated outdoor kitchen and BBQ
- A variety of activated resident spaces, including a function room, a state-of-the-art wellness centre, on-site café and a beauty salon
- New landscaping, shaded outdoor areas, a dementia-specific courtyard, and a new main entrance with driveway access (via Annam Road)
- Basement car parking for residents, staff, and visitors

A site location map and indicative perspective views of the proposed development are provided on the following page.

Have your say

Opal HealthCare has engaged Willowtree Communications to carry out community engagement and gather feedback from the local community. Your input will help inform refinements to the proposal before it is submitted to the Department of Planning, Housing and Infrastructure (DPHI) for assessment.

Community survey on social impacts



You are invited to provide preliminary feedback on the proposal by scanning the QR code to complete a short survey by **15 August 2025**.

Attend an online information session

You are invited to attend an online information session to learn more about the proposal and speak directly with the project team.

- **Date:** Thursday 31 July 2025
- **Time:** 6pm – 7pm
- **Location:** Online (link provided upon registration)

You can register for the information session by scanning the QR code or emailing us at engage@willowtc.com.au.

If you would like more information, have questions about the proposal, or prefer to provide feedback directly, please contact the engagement team at engage@willowtc.com.au or **0451 211 995**.





Below: Site Location Map



Below: Perspective View from Annam Road – Current site



Below: Perspective View from Annam Road – Proposed development



Next steps

Following engagement with community, Council and relevant government agencies, the project team will refine the proposal for submission to DPHI. Further community and stakeholder engagement will be undertaken as part of DPHI's detailed assessment process under Project Reference Number **SSD-77240466**.



Appendix B- Community Newsletter



24 July 2025

Bayview Gardens Retirement Living Newsletter

Re Opal HealthCare's Proposed Residential Aged Care Facility

Dear Neighbour

We are writing to let you know about a proposed State Significant Development (SSD) within the Bayview Gardens Retirement Living community.

About the proposal

Opal HealthCare is proposing to redevelop the currently unoccupied Residential Aged Care Facility and Assisted Living Accommodation building within Bayview Gardens Retirement Living, to deliver a new, purpose-built residential aged care facility, catered to high-care residents. While the building sits within the broader Bayview Gardens site, it will be owned and operated independently by Opal HealthCare, with separate access and operations.

The proposed redevelopment will help meet the increasing demand for high-quality aged care accommodation in the Northern Beaches, offering care, support, and amenity for high-care residents while enhancing the surrounding landscape and interface with the existing community.

Have your say

Opal HealthCare has engaged Willowtree Communications to carry out community engagement and gather feedback from Bayview Gardens community. Your input will help shape the final proposal before it is submitted to the Department of Planning, Housing and Infrastructure (DPHI) for assessment. You can provide your feedback by scanning the QR Code, via the link over the page or via clicking the link provided in your email, or by completing a hard copy survey available from your community team.



Above map: Site location perspective



Project details

The proposed development includes:

- A four-storey, circa 177-bed residential aged care community designed to support residents with high-care needs, including a dedicated 16-bed memory care neighbourhood
- An outdoor dining area with an integrated outdoor kitchen and BBQ
- A variety of activated resident spaces, including a function room with a grand piano, a state-of-the-art wellness centre, an on-site café, and a beauty salon
- New landscaping, Care Community entry points, shaded outdoor areas, a dementia-specific courtyard, and a new main entrance with driveway access
- Basement car parking for residents, staff, and visitors



Above: Perspective of proposed development – View from Annam Road

Provide your feedback on social impacts



You are invited to provide preliminary feedback on the proposal by scanning the QR code to complete a short survey by **15 August 2025**. You can also provide your feedback by clicking the link provided in your email, or by completing a hard copy survey available from your community team

If you would like to learn more about the proposal, discuss a specific aspect of the project, you can email the team at engage@willowtc.com.au or give them a call on **0451 211 995**.

Next steps

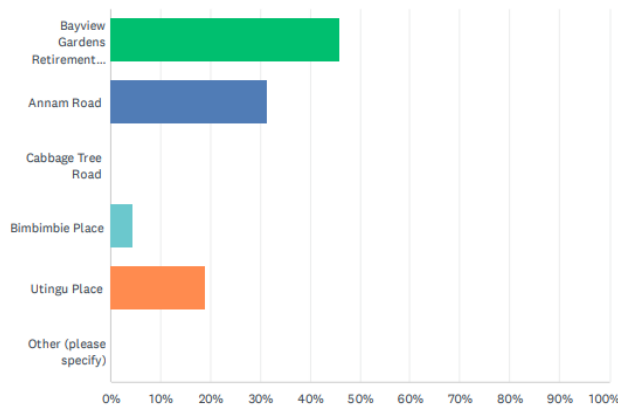
Following engagement with community, Council and relevant government agencies, the project team will refine the proposal for submission to DPHI. Further community and stakeholder engagement will be undertaken as part of DPHI's detailed assessment process under Project Reference Number **SSD-77240466**.



Appendix C – Community Survey (including responses)

Q1 Where do you live or work?

Answered: 48 Skipped: 0

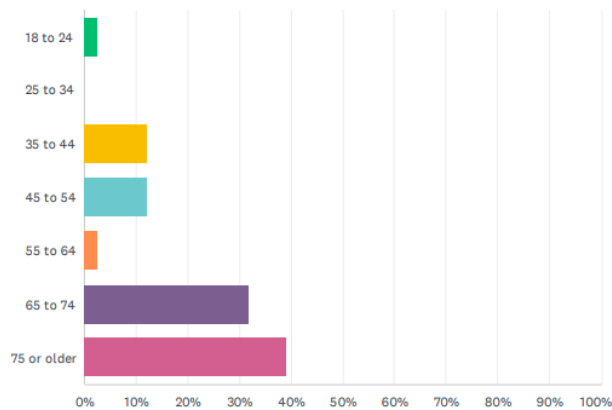


ANSWER CHOICES	RESPONSES
Bayview Gardens Retirement Village	45.83% 22
Annam Road	31.25% 15
Cabbage Tree Road	0.00% 0
Bimbimble Place	4.17% 2
Utingu Place	18.75% 9
Other (please specify)	0.00% 0
TOTAL	48

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 What is your age?

Answered: 41 Skipped: 7

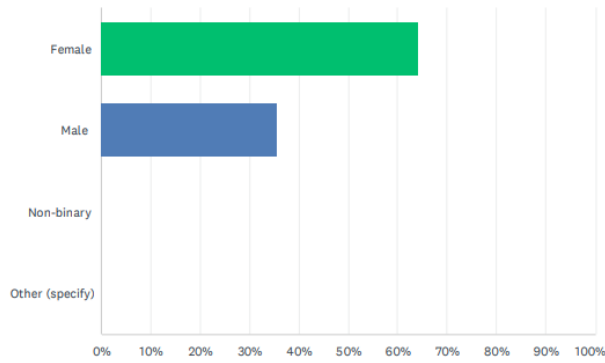


ANSWER CHOICES	RESPONSES
18 to 24	2.44% 1
25 to 34	0.00% 0
35 to 44	12.20% 5
45 to 54	12.20% 5
55 to 64	2.44% 1
65 to 74	31.71% 13
75 or older	39.02% 16
TOTAL	41



Q3 What is your gender?

Answered: 42 Skipped: 6



ANSWER CHOICES	RESPONSES	
Female	64.29%	27
Male	35.71%	15
Non-binary	0.00%	0
Other (specify)	0.00%	0
TOTAL		42

#	OTHER (SPECIFY)	DATE
	There are no responses.	

Q4 Are you of Aboriginal or Torres Strait Islander descent?

Answered: 27 Skipped: 21

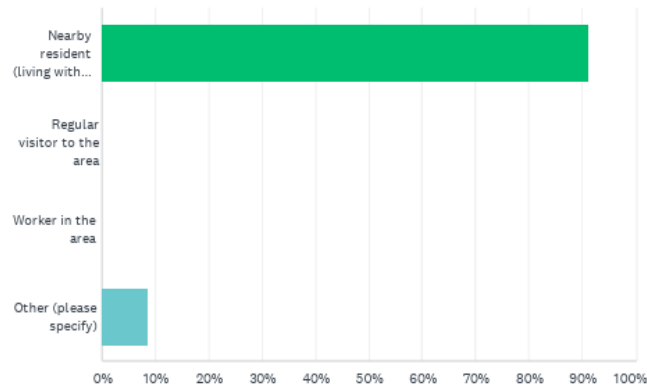
ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	64.29%	27
If yes, are you happy to be contacted to discuss the development?	0.00%	0
TOTAL		0

#	IF YES, ARE YOU HAPPY TO BE CONTACTED TO DISCUSS THE DEVELOPMENT?	DATE
	There are no responses.	



Q5 What best describes your connection to the area:

Answered: 46 Skipped: 2



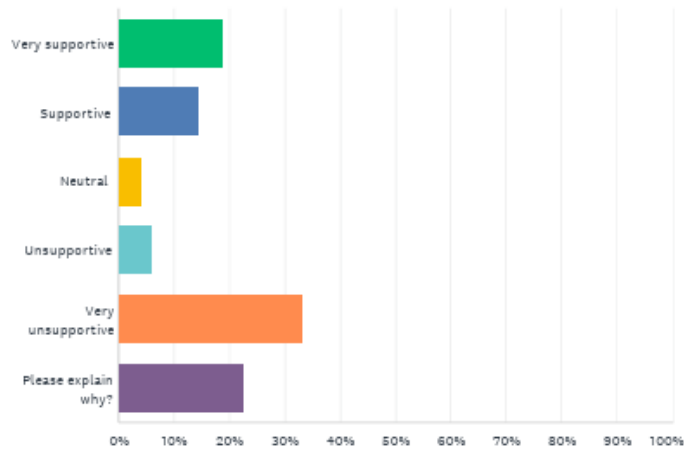
ANSWER CHOICES	RESPONSES
Nearby resident (living within 500m from the site)	91.30% 42
Regular visitor to the area	0.00% 0
Worker in the area	0.00% 0
Other (please specify)	8.70% 4
TOTAL	46

#	OTHER (PLEASE SPECIFY)	DATE
1	living in Bayview Gardens Retirement Village	7/25/2025 4:59 PM
2	Location	7/25/2025 4:35 PM
3	Live here	7/25/2025 2:21 PM
4	Bayview Garden Resident.	7/25/2025 12:54 PM



Q6 How supportive are you of the proposal?

Answered: 48 Skipped: 0



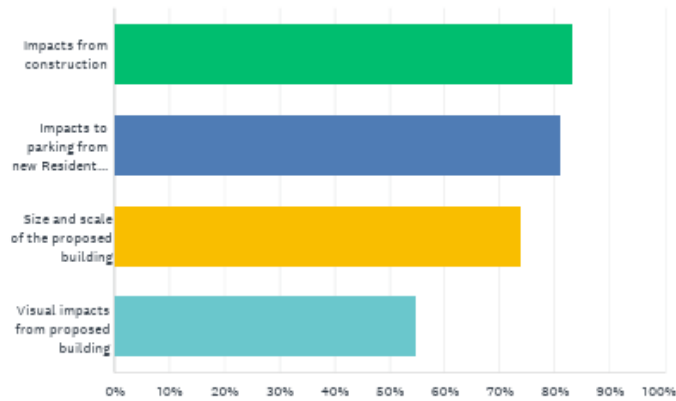
ANSWER CHOICES	RESPONSES	
Very supportive	18.75%	9
Supportive	14.58%	7
Neutral	4.17%	2
Unsupportive	6.25%	3
Very unsupportive	33.33%	16
Please explain why?	22.92%	11
TOTAL		48

#	PLEASE EXPLAIN WHY?	DATE
1	The driveway position is opposite my driveway and the increase traffic and noise from garbage trucks, ambulances etc will impact the value and liveability of my property. We will also have issues with street parking for staff and visitors. Headlights from cars will shine directly into bedrooms. The current driveway is in a safer location for traffic.	7/31/2025 6:52 PM
2	The development is too large, not in keeping with the surrounding area.	7/31/2025 5:25 PM
3	Concerned about the impact on the area of traffic, parking issues, change in the feel of the area. Height of the. Building.	7/31/2025 5:16 PM
4	I'm afraid the construction work will forever change what is currently a quiet, peaceful and safe residential area	7/29/2025 5:44 PM
5	No one likes development close to their home particularly when there is likely to be an extended construction period. However I recognise there is a need for more aged care accommodation in Sydney. My response will be based on an objective understanding of the scale of the development and its operations.	7/29/2025 5:34 PM
6	No consideration for residents, accidents waiting to happen with blind driveway	7/28/2025 9:21 PM
7	Increased traffic and road safety concerns	7/28/2025 8:46 PM
8	The area needs more aged care accommodation and care.	7/25/2025 6:18 PM
9	We need a nursing home near the gardens	7/25/2025 4:35 PM
10	Obviously the village & area needs this now.	7/25/2025 1:12 PM
11	If required, for future care.	7/25/2025 12:54 PM



Q7 Are there any activities associated with this project that would concern you. (Please select all that apply)

Answered: 42 Skipped: 6



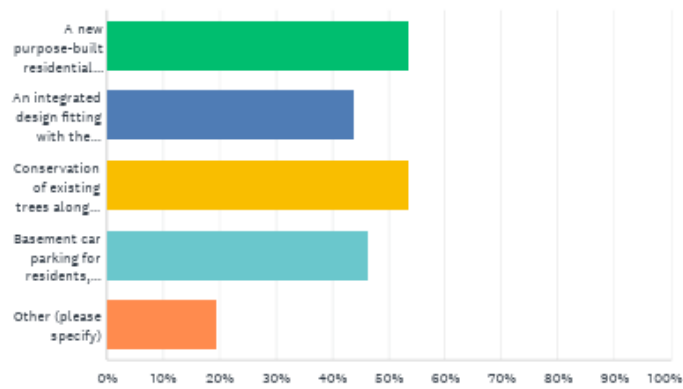
ANSWER CHOICES	RESPONSES
Impacts from construction	83.33% 35
Impacts to parking from new Residential Aged Care Facility	80.95% 34
Size and scale of the proposed building	73.81% 31
Visual impacts from proposed building	54.76% 23
Total Respondents: 42	

#	OTHER (PLEASE SPECIFY)	DATE
1	The location of the driveway	7/31/2025 6:52 PM
2	Predominantly the size and scale of the building.	7/31/2025 5:25 PM
3	Adds another access point to the plot (in addition to the existing 6), loss of Street parking, not clear from current information what the full proposal and impact could be	7/30/2025 7:52 PM
4	Roads, nature, wildlife, animals, noise	7/29/2025 8:06 PM
5	Pittwater -Bayview DCP impacts	7/29/2025 7:44 PM
6	Impact on vegetation and wildlife	7/29/2025 5:44 PM
7	Fire and waste disposal trucks visiting the site	7/29/2025 5:34 PM
8	Traffic safety at cabbage tree due to increased volume of traffic. Noise from alarms and emergency sirens overnight.	7/28/2025 8:46 PM
9	Placement of new driveway	7/27/2025 8:58 AM
10	No concerns	7/25/2025 1:28 PM
11	Time it's all taking to get started	7/25/2025 1:12 PM
12	N/A	7/25/2025 12:54 PM



Q8 Which of the following do you consider the most positive impacts of the proposed development? (Please select all that apply)

Answered: 41 Skipped: 7



ANSWER CHOICES	RESPONSES
A new purpose-built residential aged care facility	53.66% 22
An integrated design fitting with the surrounding area	43.90% 18
Conservation of existing trees along Annam Road	53.66% 22
Basement car parking for residents, staff, and visitors	46.34% 19
Other (please specify)	19.51% 8
Total Respondents: 41	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	7/30/2025 8:13 PM
2	Unable to say anything positive based on limited information available	7/30/2025 7:52 PM
3	Providing aged care places for Sydney residents	7/29/2025 5:34 PM
4	Nothing positive about this proposal	7/28/2025 5:32 PM
5	Nothing	7/28/2025 5:17 PM
6	None	7/27/2025 8:58 AM
7	Nothing is positive about this	7/25/2025 2:21 PM
8	Glad that the renovation of the Community Centre is being done but it is taking a very long time.	7/25/2025 1:12 PM



Q9 Do you have any other feedback or areas of concern around the impacts of the development?

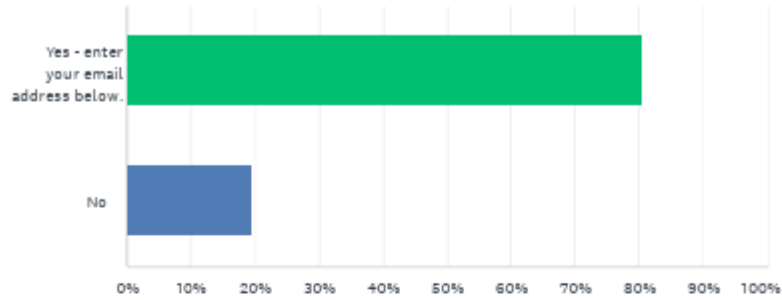
Answered: 21 Skipped: 27

#	RESPONSES	DATE
1	My other concerns would be - is this just the start of further upgrades to the overall facility? How will this impact and probably disturb the usual quiet and infrequent flow of traffic to Annam Road (assuming it will be a substantial increase with traffic for 170+ beds and a large increase in emergency vehicle attendance) - this proposal sounds more akin to a hospital than a what it's original intention is of a retirement facility. How will this build change the look of Annam Road in the disruption to the leafy green look of Annam.	8/5/2025 8:40 PM
2	is too high for this area. This isn't a town centre. It isn't in keeping with the size of buildings surrounding it in the area which are 2 storey at most. High rise developments like this are entirely inappropriate for the surroundings and represent a privacy issue for those being overlooked by the development.	Four storeys 7/31/2025 5:25 PM
3	generate a lot of traffic from visitors, staff, deliveries etc	Such a large capacity facility will 7/30/2025 7:52 PM
4		Terrible choice of location for proposed development 7/29/2025 8:06 PM
5	live in the construction site area?	What will happen to the Bayview Village residents who currently 7/29/2025 5:44 PM
6		Not in keeping with the area 7/28/2025 9:21 PM
7		No consideration for local residents. 7/28/2025 9:17 PM
8	concerns due to proximity of bus stop and entrance to Utingu place	Position of new driveway: Safety 7/28/2025 8:46 PM
9	unnecessary	The extra entrance on annam road will cause more traffic and is 7/28/2025 7:21 PM
10	story development proposal is totally out of character for the area. Annam road would not cope with the increased traffic. Insufficient parking during the construction stage, Associated noise and inconvenience during construction. Totally out of character for this area.	This 4 7/28/2025 5:32 PM
11	character with the area. Road is inadequate for the amount of traffic this development would generate. Access from Annam road near Utingu would be extremely dangerous. Inadequate parking for vehicles during the construction. Disruption to the beautiful quiet area we live in.	Height out of 7/28/2025 5:17 PM
12		Height and parking 7/28/2025 10:30 AM
13		I have a objection proposal ready for council 7/27/2025 8:58 AM
14	my health and well being. I will be living in a construction site for a significant period as my villa is close to the Nursing Home.	Impact of noise and disruption over a fairly lengthy period of time on 7/26/2025 9:15 AM
15		Dust and noise 7/25/2025 4:35 PM
16	will be addressed and also ensure residents don't have to park on Annam Road which will further enrage home owners on this road	Parking for Village residents is always an issue so hopefully this 7/25/2025 3:26 PM
17		Expected completion date? 7/25/2025 2:16 PM
18	None	7/25/2025 1:28 PM
19	buildings or pool we can use.	That we as residents have to cope with more noise and inconvenience of the demolition and building for many years to come. We didn't anticipate this when coming here. Our fees still keep going up yet we don't have the 7/25/2025 1:12 PM
20		Existing Bayview Gardens residents, to be given priority to the Opal Aged Care Facility, if required. 7/25/2025 12:54 PM
21	underground is provided for all staff and visitors as Annam Road is already at a premium within walking distance of Bayview gardens residents.	Please to make sure that enough parking 7/25/2025 12:44 PM



Q10 Would you like to be kept up to date on the project as it progresses?

Answered: 46 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes - enter your email address below.	80.43%	37
No	19.57%	9
TOTAL		46

#	ENTER YOUR EMAIL HERE	DATE
1		8/5/2025 8:40 PM
2		7/31/2025 6:52 PM
3		7/31/2025 6:04 PM
4		7/31/2025 5:25 PM
5		7/31/2025 5:16 PM
6		7/31/2025 4:57 PM
7		7/31/2025 2:56 PM
8		7/31/2025 1:54 PM
9		7/30/2025 8:13 PM
10		7/30/2025 7:52 PM
11		7/29/2025 8:06 PM
12		7/29/2025 7:44 PM
13		7/29/2025 5:44 PM
14		7/29/2025 5:34 PM
15		7/29/2025 10:43 AM
16		7/28/2025 9:21 PM
17		7/28/2025 9:17 PM
18		7/28/2025 8:46 PM




19		7/28/2025 5:32 PM
20		7/28/2025 5:17 PM
21		7/28/2025 10:30 AM
22		7/27/2025 8:58 AM
23		7/26/2025 6:10 PM
24		7/26/2025 10:03 AM
25		7/26/2025 9:15 AM
26		7/25/2025 6:18 PM
27		7/25/2025 5:21 PM
28		7/25/2025 4:59 PM
29		7/25/2025 4:35 PM
30		7/25/2025 4:31 PM
31		7/25/2025 3:26 PM
32		7/25/2025 3:12 PM
33		7/25/2025 12:54 PM
34		7/25/2025 12:52 PM
35		7/25/2025 12:44 PM



Appendix D – Online Briefing PowerPoint Slides

Proposed Bayview Terrace Care Community

Annam Road, Bayview



Ageing is living

Meet the team

Opal HealthCare

- Tyrone Nicholson

Bloompark Project Management

- Corey Taylor
- Harry Bate

Calder Flower Architects

- Lara Calder
- Bradley Wahl

Willowtree

- Shay Menyweather

Today's Agenda

- About the proposal
- What is a State Significant Development
- Having your say
- Site location and layout
- Additional project details – Addressing early feedback
- External perspectives
- Meeting height requirements
- Driveway locations
- Construction mitigation measures
- Project timeline
- Questions

About the proposal

Overview of the Proposed Development

- **Location:** 36–42 Cabbage Tree Road, Bayview
- **Type:** State Significant Development (SSD) proposed by Opal HealthCare
- **Purpose:** Purpose-built aged care facility designed to support high-care residents to meet the increasing demand for aged care in the Northern Beaches.

Key Features

- **Size and Scale:** Up to four-storey aged care facility–177 beds, including a 16-bed memory care neighborhood
- **Wellbeing and lifestyle amenities:** Function room, wellness centre, café, and beauty salon
- **Outdoor living:** Landscaped gardens, shaded spaces, dementia-specific courtyard, and outdoor kitchen/BBQ
- **Independent operations:** Separate access and services from the Aveo retirement village
- **Car Parking:** Basement car parking for Opal and Aveo residents, staff, and visitors

What is a State Significant Development (SSD)?

SSDs are assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI), not local councils.

Applies to major developments such as:

- Hospitals, education and aged care facilities
- Major infrastructure or service facilities or operations
- Projects over \$30 million in capital investment value in metro areas


SSDs are identified under the Environmental Planning and Assessment Act 1979 due to their state or regional importance.

Councils are consulted during the assessment but do not determine the application.

SSD Assessment Process	Details	Status
1. Request SEARS	Secretary's environmental assessment requirements (SEARS) identify what information needs to be included in the environmental impact statement (EIS)	Completed
2. Prepare Environment Impact Statement (EIS)	All development applications (DAs) for SSD's must be accompanied by an environmental impact statement (EIS) (including preliminary engagement)	Current
3. Public Exhibition	All development applications (DAs) for an SSD must be exhibited. During the exhibition period, anyone can make a submission on the project.	
4. Response to submissions	Provide the applicant an opportunity to respond to the more recent submissions, ensure the community gets feedback from the applicant on the issues raised	
5. Assessment	After publishing the submissions report, the department will complete its assessment of the merits of the project in accordance with government legislation, policies and guidelines and prepare an assessment report.	
6. Determination	The Independent Planning Commission (IPC) is the consent authority for a development application (DA) for State Significant Development (SSD) if the applicant is not a public authority.	

Having your say


- Opal HealthCare has engaged Willowtree Communications to facilitate community engagement and collect preliminary feedback on the proposal.
- Feedback from the community will help the project refine the proposal prior to its submission to the Department of Planning Department of Planning, Housing and Infrastructure
- Preliminary engagement will be also be undertaken with relevant government
- Further community engagement will be undertaken as part of DPHI's detailed assessment process (formal exhibition).





You are invited to provide preliminary feedback on the proposal by scanning the QR code to complete a short survey by **15 August 2025**.

If you prefer to provide feedback directly, please contact the engagement team at engage@willowtree.com.au or 0451 21 995.

Site Location



Site layouts

Existing layout Proposed layout

Additional Project Details – Addressing early feedback

Access

- Access to the facility is currently planned via Annam Road

Parking

- Basement carparking facilities for residents, staff and visitors

Traffic

- A traffic impact assessment will be undertaken to understand impacts to traffic and parking on surrounding roads

Height Limits

- Building height limits is within Housing SEEP and has been designed to ensure the upper building levels remain within height envelope when viewed from key vantage points.
- Excavation to be undertaken of basement level to reduce the overall height impact when measured from existing ground level.

Driveway location

- Proposed driveway location has been designed to meet building access requirements and site topography.
- Currently looking at options to restrict basement driveway to left in, left out arrangement to mitigate traffic impacts and assist in managing the steep grades.

Landscaping

- Majority of trees to remain surrounding the property boundary


Construction

- Construction Traffic Management Plans to be implemented to address access, parking and safety during construction.

Building design and character

- Building materials and colour scheme have been considered to reflect the character of the area and surrounding landscape

Existing perspective view of site from Annam Road





Proposed perspective view of development from Annam Road



Opal HealthCare

11

Meeting height requirements

- The site is subject to the NSW Housing State Environmental Planning Policy (SEPP) provisions.
- This permits a 9.5m height limit with a 20% exceedance on the roof for plant
 - Most of the plant will be largely hidden from view from the street.
- Building design does not exceed these height limits and proposal steps down the slope, following the natural topography to minimise visual impact.
- Excavation of the basement level has reduced the overall height impact when measured from existing ground level.

Opal HealthCare



Comparison to existing site



Opal HealthCare

12

Driveway location



Opal HealthCare

13

Visual perspective of proposed drop-off location



View from Ultingu Place

Opal HealthCare

14

Construction mitigation measures

The construction of the proposed Opal HealthCare Community will be carefully managed to minimise disruption to Bayview Gardens residents. All works will comply with permitted construction hours and relevant environmental guidelines.

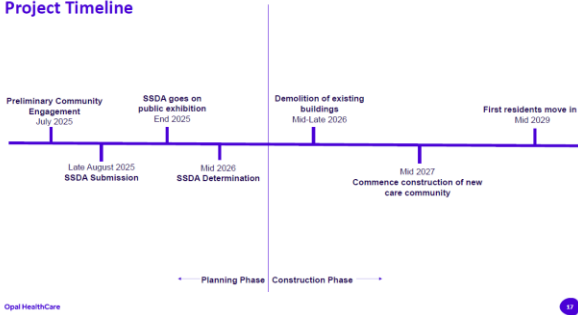
Key measures include:

- Implementation of relevant construction and traffic management plans
- Works limited to approved hours
- Noise and dust minimised using industry-standard controls
- Site access and traffic managed to maintain resident and visitor safety
- Clear signage and pedestrian detours as needed
- Dedicated construction vehicle parking and access
- Ongoing communication with residents throughout construction
- A dedicated contact person available for enquiries or concerns

Opal HealthCare

15

Project Timeline



Opal HealthCare

17

Questions?

Ageing is living

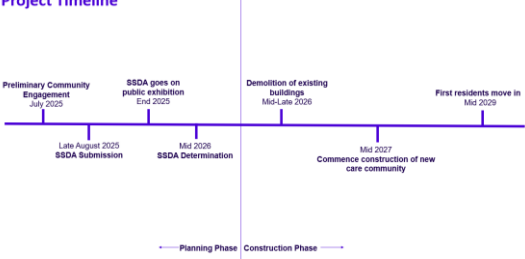
Opal HealthCare



Appendix E – Community Information Presentation


<p>Proposed Bayview Terrace Care Community Annam Road, Bayview</p> <p>Ageing is living</p> 	<p>Meet the team</p> <p>Opal HealthCare</p> <ul style="list-style-type: none"> • Tyron Nicholson <p>Bloompark Project Management</p> <ul style="list-style-type: none"> • Corey Taylor • Harry Bate <p>Calder Flower Architects</p> <ul style="list-style-type: none"> • Lara Calder • Bradley Wahl <p>Willowtree</p> <ul style="list-style-type: none"> • Shay Menyweather <p>Opal HealthCare</p>
<p>Today's Agenda</p> <ul style="list-style-type: none"> • About the proposal • Site layout and external views • Interactions with existing AVEO Community Centre • Construction mitigation measures • How to have your say • Further information about Opal HealthCare Community • Questions <p>Opal HealthCare</p>	<p>About the proposal</p> <p>Opal HealthCare is submitting a State Significant Development Applicant (SSDA) which includes:</p> <ul style="list-style-type: none"> • Four story circa 177-bed residential aged care community catering to high-care residents • Additional dedicated memory care neighborhood of up to 16 beds. • Outdoor dining area with integrated outdoor kitchen/BBQ • Various activated spaces for residents, including a function room with a grand piano, state-of-the-art wellness centre, on-site cafe and beauty salon • New landscaping, Care Community entry points, outdoor resident areas, shaded areas, dementia specific courtyard and a main entrance with driveway • Basement carparking facilities  <p>Above Image: Artist's impression view from Annam Road</p> <p>Opal HealthCare</p>
<p>Existing layout</p>  <p>Opal HealthCare</p>	<p>Proposed site layout</p>  <p>Opal HealthCare</p>
<p>Existing perspective view of site from Annam Road</p>  <p>Opal HealthCare</p>	<p>Proposed perspective view of development from Annam Road</p>  <p>Opal HealthCare</p>
<p>Interaction with existing Aveo Community Centre</p>  <p>Existing Aveo Community Centre</p> <p>Opal HealthCare Community</p> <p>Opal HealthCare</p>	<p>Proposed AVEO Community Centre</p>  <p>Artist impression of proposed Community Centre</p>  <p>View of existing building (to be demolished)</p> <p>Opal HealthCare</p>



<p>Construction mitigation measures</p> <p>The construction of the proposed Opal HealthCare Community will be carefully managed to minimise disruption to Bayview Gardens residents. All works will comply with permitted construction hours and relevant environmental guidelines.</p> <p>Key measures include:</p> <ul style="list-style-type: none"> • Works limited to approved hours • Noise and dust minimised using industry-standard controls • Site access and traffic managed to maintain resident and visitor safety • Clear signage and pedestrian detours as needed • Construction vehicle parking and access via Annam Road • Ongoing communication with residents throughout construction • A dedicated contact person available for enquiries or concerns <p>Opal HealthCare 10</p>	<p>Have your say</p> <p>Have your say</p> <p>Opal HealthCare has engaged Willowtree Communications to facilitate community engagement and collect preliminary feedback on the proposal. The Community Survey will help the project refine the proposal prior to its submission to the Department of Planning Department of Planning, Housing and Infrastructure</p> <p>You can have your say by:</p> <ul style="list-style-type: none"> • Scanning a QR Code in newsletter provided • Clicking link provided in email • Completing hard copy of survey which has been left with your Community Manager <p>Preliminary engagement will be also be undertaken with relevant government departments and nearby residents and businesses. Further community engagement will be undertaken as part of DPHI's detailed assessment process (formal exhibition).</p> <p>Opal HealthCare 11</p>
<p>Project Timeline</p>  <p>Opal HealthCare 12</p>	<p>Further information Opal HealthCare Community</p> <p>1. For questions about the proposed development (<i>design, size, construction</i>)</p> <p>Please provide your feedback to Willowtree via:</p> <ul style="list-style-type: none"> • Survey – via QR code in newsletter or hard copy survey • Email - engage@willowtc.com.au • Phone call – 0451 211 995 <p>2. For questions about the Bayview Terrace Care Community (<i>operations or future occupancy</i>)</p> <ul style="list-style-type: none"> • Speak with your Community Manager - They will pass your questions on to Opal HealthCare <p>Opal HealthCare 13</p>
<div style="background-color: #000080; color: white; padding: 20px; border-radius: 50%; width: 50%; margin-left: auto; margin-right: auto; text-align: center;"> <h1 style="font-size: 2em; margin: 0;">Questions?</h1> </div> <p style="text-align: center; margin-top: 20px;">Opal HealthCare</p> <p style="font-size: 0.8em; margin-top: 5px;">Ageing is living</p>	



Appendix F – Online Briefing Attendee List

1. Summary	
Meeting title	Bayview Terrace Care Community - Online Informat
Attended participants	22
Start time	7/31/25, 5:56:23 PM
End time	7/31/25, 6:55:29 PM
Meeting duration	59m 6s
Average attendance time	37m 22s
2. Participants	
Name	First Join
	7/31/25, 5:57:21 PM
	7/31/25, 5:57:39 PM
	7/31/25, 5:58:17 PM
	7/31/25, 6:01:34 PM
	7/31/25, 6:01:34 PM
	7/31/25, 6:01:34 PM
	7/31/25, 6:01:35 PM
	7/31/25, 6:01:35 PM
	7/31/25, 6:01:35 PM
	7/31/25, 6:01:35 PM
	7/31/25, 6:01:36 PM
	7/31/25, 6:03:45 PM
	7/31/25, 6:09:22 PM
	7/31/25, 6:11:45 PM
	7/31/25, 6:12:48 PM
	7/31/25, 6:13:45 PM
7/31/25, 6:17:11 PM	
7/31/25, 6:19:01 PM	
7/31/25, 6:19:27 PM	
7/31/25, 6:21:09 PM	
7/31/25, 6:21:31 PM	



Appendix G – Newsletter Distribution Area

The community newsletter distribution area was defined to align with the engagement area established for the proposal (refer to Figure 4). Figure 5 shows the distribution routes taken to deliver the newsletters via the Garmin Connect App by the newsletter distributor, ensuring comprehensive coverage of residents most likely to be affected by the proposal.



Source: Willowtree Communications/Garmin Connect, 2025



Appendix H – Northern Beaches Council Meeting Minutes



Pre-lodgement Meeting Notes

Application No: PLM2025/0065
 Meeting Date: 3 June 2025
 Property Address: 36 Cabbage Tree Road BAYVIEW
 Proposal: Demolition works and construction of a residential care facility

Attendees for Council: Nick Keeler, Planner
 Daniel Milliken, Manager Development Advisory Service
 Catriona Alder, Waste Planning and Compliance Officer
 David Hellot, Senior Environment Officer - Catchments
 Belinda Morgan, Acting Senior Environment Officer - Catchments
 Dominic Chung, Senior Urban Designer
 Finola Sturrock, Senior Urban Designer

Attendees for applicant: Chris Forrester
 Sarah Castro
 Corey Taylor
 Tyron Nicholson
 Harry Bate
 Lara Caulder
 Bradley Wahl

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only.

These notes are an account of the advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the meeting.

These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority.

A determination can only be made following the lodgement and full assessment of the application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and



consider amendments to the design of your development prior to the lodgement of any development application.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

Housing SEPP can be viewed at <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714>

Chapter 3 Diverse Housing			
Part 5 Housing for seniors and people with a disability			
Standard	Permitted	Proposed	Compliance
84 Development standards—general	Minimum site area of 1,000m ²	>1000m ²	Complies
	Minimum frontage of 20m measured at the building line	>20m	Complies
	Maximum 9.5m building height, excluding services	Existing ground level not shown on plans, so cannot accurately calculate. Height planes indicate compliance is mostly achieved	Unclear
	Envelope of 45 degrees inward from side & rear boundaries above 2 storeys	Outside envelope along southern boundary	Not compliant
	Maximum 20% area for service equipment on roof	15.75%	Complies
107 Non-discretionary development standards for and residential care facilities—the Act, s 4.15	Maximum 11.5m building height for services	Existing ground level not shown on plans, so cannot accurately calculate. Height planes indicate compliance is mostly achieved	Unclear
	Maximum 9.5m building height, excluding services	As above	Unclear
	Maximum 20% area for service equipment on roof	As above	Complies
	Maximum 11.5m building height for services	As above	Unclear
	Maximum FSR of 1:1	Not enough detail to calculate	Unclear





Chapter 3 Diverse Housing
Part 5 Housing for seniors and people with a disability

Total internal and external communal open spaces of 10m ² per bed	Area schedule not provided	Unclear
Minimum 15m ² landscaped area per bed	Area schedule not provided	Unclear
Minimum deep soil area of 15% site area with dimensions of 6m	Area schedule not provided	Unclear
1 parking space per 15 beds	52 spaces in basement	Complies
1 parking space per 2 on duty employees	On duty employee number unknown	Unclear
1 ambulance parking space	1 space provided, should be marked on plan for clarity	Complies

Comment:
 Due to the lack of information provided in the submitted plans and supporting documentation, Council cannot undertake a full compliance assessment of the proposed development with the relevant provisions of the Housing SEPP.
 While it appears that some provisions of the Housing SEPP are met, including minimum site area, frontage and parking, many uncertainties or non-compliances are evident in the design of the proposed development, including building height and side and rear building envelope.
 The applicant indicates the building height complies with the Housing SEPP provisions. However, this cannot be verified due to the lack of an existing ground level line on the elevation and section plans.
 The plans indicate substantial non-compliance with the building envelope provision along several elevations, with the largest variation along the southern boundary.
 Council considers the proposed 5-storey development excessive in its height, bulk and scale in its current form and is inconsistent with the prevailing character of the locality. The locality primarily consists of one and two-storey buildings, including ILUs in the adjoining seniors housing complex and dwelling houses opposite the site.
 Council strongly advises the proposed development to demonstrate full numerical compliance with the provisions of the Housing SEPP.
 Please refer to the Urban Design comments under the Specialist Advice section of these notes for additional commentary.



PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

Part 2 - Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	Seniors housing (Residential Care Facility)
Zone:	R2 Low Density Residential
Permitted with Consent or Prohibited:	Permitted with consent under s81 of Housing SEPP

Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.

Part 4 - Principal Development Standards

Due to the development standards of the Housing SEPP prevailing over those in PLEP 2014, including building height, no further consideration of this section of the LEP is required.

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

P21DCP can be viewed at <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCP>

While the provisions of P21DCP do not strictly apply to the proposed development as it is being lodged as a SSDA, the applicant should use the relevant provisions that would otherwise apply as a guide to ensure the most appropriate integration of the development into the existing and desired future character of the locality.

Specialist Advice
<p>Bushland & Biodiversity Biodiversity Planning Controls The following biodiversity related legislation and planning controls apply to the subject lot. Compliance with applicable provisions will need to be demonstrated within the submitted Statement of Environmental Effects (SEE) and/or supporting documentation.</p> <ul style="list-style-type: none"> • Biodiversity Conservation Act (BC Act) 2016 • Biodiversity Conservation Regulation (BC Reg) 2017 • SEPP (Resilience and Hazards) 2021 – clause 2.8 Development on land in proximity to coastal wetlands or littoral rainforest





Specialist Advice

- Pittwater LEP clause 7.6 Biodiversity Protection
- Pittwater 21 DCP clause B4.6 Wildlife Corridors
- Pittwater 21 DCP clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Required Supporting Documentation

On review of the submitted pre-lodgement plans, the following documentation is required to accompany the Development Application (DA):

- Landscape Plan
- Arboricultural Impact Assessment
- Flora and Fauna Assessment Report OR Biodiversity Development Assessment Report (BDAR) if the Biodiversity Offsets Scheme is triggered by the proposed development.

Further information on assessment requirements can be found in Council's Biodiversity Guidelines for Applicants.

Understanding the different levels of assessment required

Is the development project in the Biodiversity Values Map?	Level of assessment	Assessment required	Relevant Guidelines
No	The development will not impact upon any of the following: <ul style="list-style-type: none"> • More than four protected (prescribed) native trees* • Any threatened species or ecological communities • More than 50m² of native vegetation • Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or waterfalls. In many, some prescribed properties also provide important habitat for endangered perentie and boudinoh. Please see Guideline 1 for more information. 	Compliance with relevant LEP/DCP biodiversity objectives is to be addressed in the Statement of Environmental Effects (SEE) . CPI as determined by Council at pre-lodgement meeting. Note: this level of assessment is typical for minor developments with limited impacts such as landscaping works or small-scale applications.	
No	The development will impact on any of the following: <ul style="list-style-type: none"> • More than four protected (prescribed) native trees* • Any threatened species or ecological communities • More than 50m² of native vegetation, but less than the applicable Biodiversity Offset Scheme (BOS) area clearing threshold • Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or waterfalls. In many, some prescribed properties also provide important habitat for endangered perentie and boudinoh. Please see Guideline 1 for more information. 	The application is to be accompanied by a Flora and Fauna Assessment (FFA) prepared by a suitably qualified ecologist. CPI as determined by Council at pre-lodgement meeting. Note: this level of assessment is typical for small to medium scale developments, construction of new dwellings, and other works to large scale developments such as a Dwelling Using Development.	Guideline 1, Guideline 4
	The development will impact on either of the following: <ul style="list-style-type: none"> • An significant impact to threatened species, population or ecological community as determined by a threatened species test of significance* • Impacts to an area of native vegetation greater than the applicable Biodiversity Offset Scheme (BOS) area clearing threshold 	The application is to be accompanied by a Biodiversity Development Assessment Report (BDAR) prepared by an accredited assessor in accordance with the NSW Biodiversity Assessment Method (BAM). Where developments require a BDAR also in the case of impacts such as clearing of native vegetation above the Biodiversity Offset Scheme clearing threshold, such developments only also require a Biodiversity Management Plan (BMP) . The requirement for a BMP will be determined by Council. Note: this level of assessment is required when the proposal triggers entry into the NSW Biodiversity Offsets Scheme (BOS).	Guideline 2, Guideline 4, Guideline 5 (if a BMP is required)
Yes	The development will impact upon: <ul style="list-style-type: none"> • Areas identified on the NSW Biodiversity Values Map, including the Little Fingert Area of Outstanding Biodiversity Value 		

Important Note: Developments should be designed and sited to avoid environmental impacts to the first instance. Assessment against the objectives of relevant Council LEP and DCP controls must consider direct and indirect impacts of the proposal, including vegetation clearing within the development footprint and clearing required to establish bushfire asset protection zones (APZs). The assessment requirements outlined in this biodiversity report apply only.

*Additional reports such as an Arboricultural Impact Assessment may also be required if the proposal is likely to impact upon protected trees. Applicants should consider obtaining detailed information through Council's DPE and Environment service.

Figure 1. Triggers for Biodiversity Assessment

General Biodiversity Comments



Specialist Advice

- The development is to be designed, sited and managed to avoid any significant adverse environmental impact.
- The site is on land identified as proximity area for littoral rainforest and as such the development must not impact on the ecological integrity of the rainforest.
 - o Development shall not result in an onsite loss of canopy cover or a net loss in native canopy trees or Littoral Rainforest.
 - o Development shall retain and enhance habitat and wildlife corridors for locally native species, threatened species and endangered populations.
 - o Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Littoral Rainforest Endangered Ecological Community).
- Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR) – Please see below information.

Biodiversity Assessment Development Report (BDAR) Requirements

The site is mapped within the Department of Planning and Environment's (DPE) *Biodiversity Values Mapping* (BV Map; purple polygon).





Specialist Advice



Development occurring within DPE's *Biodiversity Values Mapping* will require assessment under the Biodiversity Assessment Methodology (BAM) 2020 if they involve:

- Impacts to Native Vegetation (as defined under 60B of the *Local Land Services Act 2013*), or
 - Including clearing and/or establishment of Asset Protection Zones.
- Prescribed actions (as defined under 6.1 of the *Biodiversity Conservation Regulation 2017*).



Specialist Advice

As the site is located within DPE's BV Map, the applicant will be required to engage an Accredited Assessor under the BAM (<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>) to determine whether a Biodiversity Development Assessment Report (BDAR) is required.

If the Accredited Assessor determines that a BDAR is **NOT** required, a concise letter report should be submitted within the DA explaining why the BAM does not apply.

If the Accredited Assessor determines that a BDAR is **required**, the BDAR should demonstrate what measures have been taken to avoid and minimise before offsetting of vegetation is applied. Council may not support the proposal, unless minimisation of impacts is clearly demonstrated in accordance with the BAM.

Advice provided to Council by DPE, The approval authority must not grant approval if they determine the proposal is likely to have a serious and irreversible impact on biodiversity values. In addition to the Biodiversity Conservation Act 2016 (BC Act), the BDAR must also address the requirements of relevant State Environmental Planning Policies, and the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act).

A BDAR submitted with the DA must be finalised and signed by the Accredited Assessor within 14 days of the DA lodgement date in accordance with 6.15 of the Biodiversity Conservation Act 2016. The assessor is requested to add Northern Beaches Council as a case party to the BAM assessment in BOAMS and submit the case to the consent authority in BOAMS prior to the lodgement of the DA (per DPE's *Release notes – Consent Authority user access to BOAMS, March 2020*). This will assist assessment of the DA and allow Council's Biodiversity Officers to view the BAM Calculator and electronically approve credit requirements.

Flora and Fauna Assessment Report

Where more than 4 prescribed trees are to be removed, a Flora and Fauna Assessment Report prepared by a suitably qualified ecologist will need to be submitted with the application. If the engaged ecologist determines that the proposed development exceeds the vegetation clearing thresholds established in the Biodiversity Offsets Scheme or impacts native vegetation mapped within the BV Map, a Biodiversity Development Application Report (BDAR) may need to be prepared and submitted with the application.

Landscape Plan

Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in the appropriate ward of the Native Planting Guide which is available on the Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.

Arboricultural Impact Assessment

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries. No Arborist Report is required for trees and species within the development site that can be removed without approval under the relevant DCP. The Arborist Report will be essential in identifying native trees that may require removal as a result of the proposed development.



<p>Specialist Advice</p> <p>Landscape</p> <p>General Advice:</p> <ol style="list-style-type: none"> 1. Reports and proposed plans shall satisfy the requirements of relevant Pittwater DCP landscape clauses including: B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D4 Church Point and Bayview Locality. 2. In consideration of C1.1 Landscaping, D4.2 Scenic Protection - General, and D4.10 Landscaped Area – Environmentally Sensitive Land, the built form shall be secondary to the landscape setting. 3. To achieve this the existing trees within the road reserve verge and within the property shall be preserved and the concept plans appear to indicate this to some extent. However, this is not easily assessed with the concept plans presented and without Survey information to determine the impact of any excavation, and an Arborist Report investigation is necessary to identify the impacts of the development upon existing trees. 4. To satisfy B4.22 Preservation of trees and Bushland Vegetation: development is to be sited and designed to minimise the impact on trees and vegetation; development shall avoid any impact to trees on public land; and where no reasonable design alternative exists to retain a tree(s), compensatory tree planting shall be proposed. 5. A Landscape Plan will be required to demonstrate that the landscape areas around the proposed built form is able to support planting of trees and other vegetation to satisfy the relevant Pittwater DCP clauses. <p>Information required:</p> <ol style="list-style-type: none"> 6. A Landscape Plan is required to demonstrate that the proposed development satisfies the DCP outcomes and controls, including: <p>C1.1 Landscaping</p> <ul style="list-style-type: none"> - a range of shrubs and canopy trees shall be retained or proposed to soften the built form - canopy tree planting shall be locally native species - development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops - Any on slab planter or roof gardens shall comply with the following soil depth guidelines: 300mm for lawn and groundcovers; 600mm for shrubs and accents; 1m for small trees <ol style="list-style-type: none"> 7. An Arborist Report is required to demonstrate that the proposed development satisfies the DCP outcomes and controls: <p>B4.22 Preservation of Trees and Bushland Vegetation</p> <p>For prescribed (protected) trees under the DCP, ie. 5 metres and over, an Arboricultural Impact Assessment is required to provide clarification on which trees are to be retained, including tree protection measures, and which trees are to be removed. Exempt Species shall be identified for information purposes.</p>
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<p>Specialist Advice</p> <p>The Arboricultural Impact Assessment report shall indicate the impact of development upon the existing trees within the site, and for any existing tree on adjoining properties located 5 metres from the site (building and associated excavation or fill zones).</p> <p>The report shall be prepared by a qualified Arborist AQF Level 5 and shall cover assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations. Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long-term retention of the tree.</p> <p>No impact to existing trees and vegetation within adjoining properties is acceptable, regardless of species type.</p> <p>Urban Design</p> <p>The development site is located within the current Aveo Bayview Gardens Retirement Living site. This site will be subject to a subdivision process to create a new lot for the proposed Opal Healthcare development. The proposal involves the construction of a new Residential Care Facility (RCF) development comprising:</p> <ul style="list-style-type: none"> • Demolition of the existing aged care building and driveway on the site • Construction of a three to four storey building, accommodating 160+ beds, basement car parking and ground floor will include various ancillary facilities, potentially including hair salon services, wellness centre, kitchen, dining, lounge areas, and ancillary cafe • Associated landscaping and infrastructure modifications • Stratum subdivision of the site from the broader Aveo seniors housing site so that it may operate as a standalone facility <p>The application should consider the design guidelines under Seniors Housing Design Guide 2023 (SHDG). Some initial comments on the proposal presented are:</p> <ol style="list-style-type: none"> 1. Site analysis <p>A detailed site analysis is required to fully understand the contextual characteristics of the site and determine the siting of buildings that is sympathetic and responsive to the local environment and uplift the quality of the general neighbourhood. The modulation of the bulk and form of the new buildings which is of a larger scale than the surrounding context should reference the local character of one to two storey-built forms and urban arrangement to acknowledge its surroundings.</p> <ul style="list-style-type: none"> • 4.2.4 Map the pattern of existing adjacent development and key features surrounding the site and determine their influence on the articulation of the built form. • 4.2.5 Reference front setbacks of neighbouring development and acknowledge the established street/ driveway pattern. • 4.2.6 Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the façade and external articulation. <p>(SHDG - 4.2 Typology and scale - Design Guidance)</p> <ol style="list-style-type: none"> 2. Building height, bulk and scale <p>The proposal has a four storey count which will breach the building height and storey count as stipulated by the Housing SEPP. Provide 3D representation of the building height and envelope planes to demonstrate compliance. The development should consider the existing low-scale</p>





Specialist Advice

neighbourhood character with one to two-storey dwellings and Independent Living Units (ILUs). Larger-scale building should be broken down into smaller elements to respond to the scale and pattern of the local streetscape/ driveways and surrounding built character. The proposal should not overshadow the surrounding existing developments especially the ILUs to the south by allowing adequate building setbacks.

- 4.3.3 Determine setbacks from the location of neighbouring properties, their private outside open spaces and primary views to and from the development.
- 4.3.4 Provide setbacks to respect neighbours privacy, overshadowing and existing amenity.

(SHDG - 4.3 Setbacks, Design Guidance)

The site boundaries proposed are irregular in shape because of the stratum subdivision is using the internal driveway kerb lines as the new boundaries. As such, the new building should still comply with the site setback and envelope controls from all the new boundaries. The proposal breaches the envelope controls in some areas. The appearance of the building should read as a two-storey development with a recessive top floor.

- 4.5.1 To prevent overlooking, and to preserve the privacy of neighbouring properties.
- 4.5.2 To provide a generous side and rear setback for landscaping and creation of meaningful outdoor space.
- 4.5.3 To avoid overshadowing to neighbouring properties.

(SHDG - 4.5 Storeys - Objective)

3. Visual and acoustic privacy

The new RCF should observe and respect the privacy and amenity of neighbouring properties as well as the resident ILU communities.

- 12.7.2 Provide generous setbacks that are informed by the position and location of neighbour's outdoor open space and windows.
- 12.7.3 Plant screen planting that acts as acoustic buffers as well as providing privacy and separation from the boundary fence.
- 12.7.4 Provide deeper courtyards for elevations or resident wings to face in towards to reduce overlooking to neighbours. Provide landscaping against open rail fences to screen resident spaces for privacy.

(SHDG - 12.7 Visual and acoustic privacy – Design Guidance)

4. Solar access

Provide sun analysis to ensure the surrounding existing ILUs will receive adequate sunlight. Some of the rooms proposed are subterranean in nature and will not receive adequate amenities especially on the north-western edge of the site. The profile of the existing building should be overlaid to indicate where the new built form will be larger than the existing building to be demolished. The additional building volume proposed should not reduce the amenities to the surrounding existing ILUs and common facilities.

Traffic



Specialist Advice

The PLM proposal is for demolition of the existing aged care building and driveway on the site and construction of a new residential aged care facility. Comprised of 160+ beds and basement parking. Ancillary facilities are also proposed. The applicant advises that the development would be deemed State Significant.

There is limited information provided to accompany the PLM plans and detailed commentary on the PLM proposal is therefore unable to be given.

The development would be assessed under SEPP Housing and should demonstrate that there will be adequate parking to meet SEPP requirements i.e 1 space for each 15 beds and at least 1 space for every 2 employees. The parking not allocated for staff must be accessible for visitors, i.e. visitor access to the bays should not be prevented by a security gate. Separate parking must also be provided for delivery vehicles, ambulance and any buses used to transport residents. A drop off/pick up bay for use by the facilities bus and for drop off/pick up by visitors should also be available. This bay should not be the permanent parking space for the facility's bus as this would prevent its use by visitors for drop off /pick up purposes. These servicing spaces should be provided so they can be accessed independently with shared use of a loading bay and ambulance bay for instance not acceptable. These spaces when occupied should not impact upon the ability for other service or delivery vehicles to access their parking spaces or turn around to exit in a forward direction, i.e. turning areas and parking bays must be sufficiently sized to enable forwards entry to and exit from the site by all vehicles.

In terms of the carpark design passing of B85 & B99 vehicles in opposing directions circulating through the carpark should be available for compliance with AS2890.1. Passing of B85 & B99 vehicles at the site driveways at Annam Road should also be available.

It is noted that the PLM plans show the ramp to the basement parking being located adjacent to the loading dock. This is not ideal as it will potentially lead to trucks conflicting with vehicles entering/exiting the carpark. There will not be adequate space on the driveway to allow for a heavy Rigid Vehicle entering the site to pass a B99 vehicle exiting the site. This is unsafe. It also appears that sight lines for traffic exiting from the basement ramp will be obscured by a wall to the west of the ramp and intervisibility between vehicles exiting the carpark and loading dock will be poor. The loading bay and basement ramp should be separated and ideally accessed by separate driveways to avoid conflict.

Accessible parking for visitors should be consistent with the requirements of Schedule 4 of SEPP Housing i.e 5% of the 1 space per 15 beds should be accessible. Parking for staff should make allowance for 3% of the required spaces to be accessible consistent with the approach adopted for business related parking in the Pittwater DCP.

The basement carpark ramp should be designed to be consistent with AS/NZS 2890.1 requirements in terms of grades, sight lines and other requirements.

The development application should be accompanied by a Traffic and Parking Impact assessment report providing details addressing the above.

Waste Management





Specialist Advice

Development is within the current Aveo Bayview Gardens Retirement Living Site which contains a range of seniors housing. The total site is 74,969m² and the proposed development site is 6,063m².

The proposal is for construction of a three storey, residential aged care facility containing 160 beds and related ancillary facilities plus basement car parking.

The site will be subdivided from the existing Aveo seniors housing site so it may operate as a standalone facility.

There is no Operational Waste Management Plan to assess.

Plans indicate a garbage chute room on one floor only and another chute room on the same level as the garbage holding room indicated on the plans as being 40m² adjacent to a loading dock in the Basement plan. There would need to be provision for collection of recyclables on each level to enable separation from waste. Operational management would need to transport recyclables to the garbage room. In addition, provision would need to be made for

The current Aveo site has a private waste collection arrangement and we would need confirmation of how this site will be managed going forward.

All waste rooms must be built as per Council's Waste Management Guidelines regardless of collection arrangement to safeguard the ongoing operations of the site should council collections be required in the future.

The development would benefit from a bulky storage room separate from the garbage room for storage of items such as wheelchairs, walkers and other ancillary aids as well as furniture. It could be operated as a reuse area for residents requiring assistance. Building management would be responsible for overseeing this and for providing facilities for the recycling of hazardous items such as batteries, light bulbs, printer cartridges etc.

Being a residential aged care facility consideration must also be given to:

- Clinical waste collection bins which will need to be stored in the residential aged care bin rooms
- Sharps
- Pharmaceutical waste (to be kept in locked area)
- Cytotoxic waste

Water Management & Riparian Quality

General Advice:

1. SSD subject to Environmental Impact Statement (EIS) requirements
2. Reports and proposed plans shall satisfy the requirements of relevant Pittwater DCP landscape clauses including B5 Water Management objectives:
 - Water conservation
 - Protection of waterways and improved riparian health
 - Stormwater and creek flows are safely managed.



Specialist Advice

- Appropriate setback between waterways and development
 - Water quality management
 - Water Sensitive Urban Design
3. Designated development for State Environmental Planning Policies (SEPPs) Resilience and hazard
 - Coastal Wetland proximity area
 - Littoral Rainforest core
 4. Waterfront land. The Proposed development is located within 40m of a mapped watercourse and is subject to a controlled activity approval.
 5. The development must meet the Water Management for Development Policy objectives and requirements, including WSUD.

Information required:

6. Integrated Water Management Plan including Vegetation Management Plan for the site riparian area
7. Sedimentation and erosion control strategy during construction adapted to proposed staging
8. Geotechnical report confirming the site groundwater characteristic and possible dewatering, Geotechnical Assessment including Groundwater Impact Assessment.
9. Environmental Impact Statement (EIS)

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 3 June 2025 to discuss demolition works and construction of a residential care facility at 36 Cabbage Tree Road BAYVIEW. The notes reference the plans prepared by Calderflower Architecture.

Overall, Council is of the opinion that the development is excessive in its bulk and scale, particularly given the established character of the locality.

As an SSD, the department will need to turn it's mind to being satisfied that the development is a good 'fit' for the area. A scaled down version is strongly recommended to ensure this can be achieved.

Question on these Notes?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.

