



TOWN PLANNING
AND URBAN DESIGN

HEALTH CARE FACILITIES AND SENIORS LIVING HOUSING

TPG NSW provides planning research, advice and associated development application documentation in relation to Health Care Facilities and Seniors Living Housing.

The *NSW State Environmental Planning Policy (SEPP) - (Seniors Living)* was gazetted in 2004, superseding the previous SEPP 5 Policy. The *SL SEPP* encourages the development of high quality accommodation for our aging population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

The *SL SEPP* was amended in December 2005 as an interim measure. Its purpose was to prevent development applications for serviced self-care housing proposals in inappropriate locations in rural areas while a wider review of the Policy was being undertaken.

The *SL SEPP* covers:

- Self-care housing, built as in-fill in existing urban areas or verticle villages in higher density locations;
- Residential care facilities, subject to the Commonwealth Aged Care Act; and
- Hostels (a new form, not "care" based, to be distinguished from residential care facilities).

The *SL SEPP* separates standards for each type of development. It recognises that each type of housing should perform as "good neighbours" to existing development" by placing the design requirements up front in the Policy, as a key consideration for applicants and councils.



Withn the *SL SEPP*, Residential Care Facilities key provisions relate to:

- acceptable floor space ratio is 1:1 and floor area below ground that is used for services eg laundry is not to be counted;
- acceptable landscaping is 25m² bed;
- acceptable parking is 1 per 10 beds or 1 per 15 dementia beds;
- acceptable height is 8m; and
- no standards are set for access and useability to avoid conflict with Aged Care accreditation standards and the BCA.

Demonstrated experience

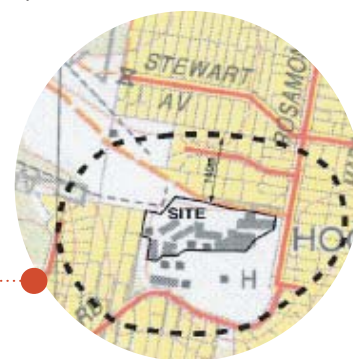
TPG NSW has recently been involved, or is currently involved in the following projects in the fields of Health Care Facilities and Seniors Living Housing.

Mt Wilga Private Hospital Refurbishment

Ramsay Health Care Ltd

General planning advice and the preparation of a Statement of Environmental Effects (SEE) as part of a Development Application (DA) for an 81 bed hospital refurbishment in Hornsby. The hospital is located adjacent to sensitive land uses including a heritage item of regional significance and the Berowra Valley Regional Park.

As part of this work, TPG NSW also prepared a "Bushfire Assessment Report".



Mt Wilga Private Hospital

Extensions to the Huntingdon Nursing Home

J A Barton Management Pty Ltd

General planning advice and the preparation of a SEE as part of a DA for the provision of additional low-care bedroom units for the Huntingdon Nursing Home, Bexley.

The proposal involved integrating the detailed requirements of *SL SEPP* into the concept design process and required a detailed understanding of the needs of aged care and disabled care in the assessment.



Huntingdon Nursing Home

Health Care Facilities and Seniors Living Housing



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Extensions to the Berala Nursing Home, Aurburn

J A Barton Management Pty Ltd

General planning advice and the preparation of a SEE as part of a DA for the provision of additional low-care bedroom units for Berala Nursing Home to comply with the 2008 Federal Guidelines. The proposal involved an extension into two adjoining residential properties. Particular issues addressed in the application related to urban design, drainage, construction and staging impacts and accommodation for existing residents during the construction period.



Berala Nursing Home

Mosman Private Hospital Refurbishment

Healthscope Ltd

General planning advice and the preparation of a SEE as part of a DA for minor internal modifications and alterations at the Mosman Private Hospital, Alexander Avenue, Mosman.

The hospital is identified as an item of environmental heritage within the Mosman Local Environmental Plan 1998 as well as being in the "Bradley's Head Heritage Conservation Area" adjoining Sydney Harbour National Park.



Mosman Private Hospital

DADHC Grosvenor Centre, Ashfield

NSW Department of Aging, Disability & Home Care

Preparation of a comprehensive town planning report to enable possible options for the redevelopment of the DADHC site based on existing policy constraints and the physical attributes of the site.



Grosvenor Centre

Penshurst Residential Aged Care Facility

J A Barton Management Pty Ltd

General planning advice and the preparation of a SEE as part of a DA for the development of a RACF to accommodate 90 provisional residential care placements provided by the Commonwealth Department of Health and Aging.

The proposal involved the development of a two-storey facility on a disused community facility site owned by Kogarah Council. The development provided for the accommodation of 118 beds across high and low-care places. Particular issues addressed in the application related to landscaping, mitigating impacts on neighbouring properties and noise impacts from the adjoining railway corridor.



Penshurst RACF

Health Care Facilities and Seniors Living Housing

Jenny Lyn Nursing Home, Brighton-le-Sands, Rockdale

Riviera Health Pty Ltd

General planning advice and the preparation of a SEE as part of a DA for alterations and additions to the Jenny Lyn Nursing Home. The proposed works included the provision of additional low-care beds and basement parking on an adjoining property.

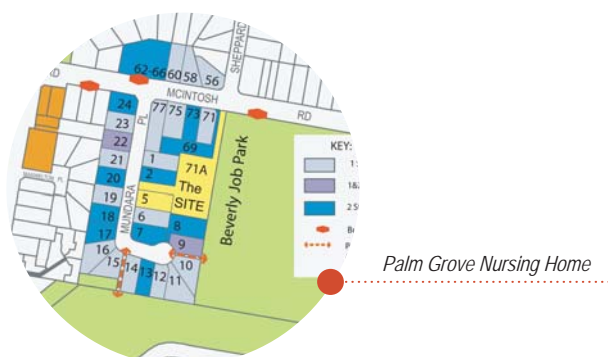


Jenny Lyn Nursing Home

Palm Grove Nursing Home, Narraweena

Riviera Health Pty Ltd

General planning advice and the preparation of a SEE as part of a DA for the redevelopment of the existing Palm Grove Nursing Home in Narraweena. The main issues addressed related to traffic, visual impact and privacy and amenity issues related to an adjoining cul-de-sac.



Palm Grove Nursing Home

Research into Potential Aged Care Facility Sites

J A Barton Management Pty Ltd

Preparation of Initial Planning Assessment reports for sites in Castle Cove and the Eastern Suburbs in order to provide advice in relation to proposed RACFs within the Sydney region. The assessments considered issues such as site attributes as well as the relevant Local, Regional and State legislation.

Cranbrook Residential Aged Care Facility

Cranbrook Properties Pty Ltd

General planning advice and the preparation of SEEs as part of two DAs lodged with Woollahra Council and Evidence lodged with the NSW Land and Environment Court. The recently approved development involves the redevelopment of the property to facilitate a 4-storey residential care facility with 80 beds and 2 basement floors containing car parking and a hydrotherapy pool.

Particular issues assessed within the application included the impacts on the adjoining heritage building, the impact on trees, urban design, the extent of existing use rights provisions, compliance with the Woollahra LEP and the need for objections under the provisions of SEPP 1.



Cranbrook RACF Site

Westmead Hospital Advice and Extensions

Ramsay Health Care

Preparation of a SEE for a proposed alteration to the existing loading and storage areas of the Westmead Private Hospital.

An additional SEE was also prepared to assess operating theatres and car parking for the hospital by extending the northern side of the existing building. In addition to local planning controls, the proposal was assessed under the provisions of Sydney Regional Environmental Plan No 28 - Parramatta (SREP 28).



Westmead Hospital