

ITEM 17.4	RESPONSE TO QUESTION WITH NOTICE NO 05/2021 - WHEELER HEIGHTS - AGED AND DISABLED - SENIORS LIVING HOUSING
TRIM FILE REF	2021/222789
ATTACHMENTS	NIL

Submitted by: Councillor Vincent De Luca OAM

QUESTION

Noting that Wheeler Heights continues to have applications for aged and disabled housing:

1. Has Council undertaken a Cumulative Impact Study of Wheeler Heights, if so, what are its key findings?
2. Has Council in its future budgets and planning policies factored in the changing nature of Wheeler Heights?
3. What infrastructure and other initiatives has Council planned in the future for Wheeler Heights, to address the ever increasing prevalence of aged and disabled housing?

RESPONSE

1. A Cumulative Impact Study of Wheeler Heights has not been carried out, however the following analysis of Seniors Housing in the Wheeler Heights precinct was carried out by Council staff in February 2020 in the assessment of DA2019/1173 which sought approval to a seniors housing development at 3 Berith St, Wheeler Heights. This analysis is contained in the DA assessment report which is available for public viewing on the Council website. The report states:

"A search of Council records confirm that a total of 9 Seniors Housing developments have been approved within a 1km radius of the site which include the two revisions of DA2017/0662 for 44 Rose Avenue, 46 Rose Avenue and 43 Lantana Avenue, DA2014/1267 for 7 - 11 Veterans Parade which did not result in extra accommodation and DA2002/0445 for 38-40 Veterans Parade which has lapsed.

It is noted that only seven developments have been approved since the commencement of the SEPP HSPD in 2004 providing a total of 31 units. These applications include the 6 (six) units approved on the subject site under DA2018/1828 and Development Application's DA2017/0107 and DA2019/1336 which are revisions to DA2017/0662 for 44 Rose Avenue, 46 Rose Avenue and 43 Lantana Avenue. A summary of these applications is provided below:

- *44 Rose Avenue, 46 Rose Avenue and 43 Lantana Avenue, Wheeler Heights (DA2017/0662) 13 units approved.*
- *3 Berith Street, Wheeler Heights (DA2018/1828), the subject site, 6 units approved.*
- *30 Rose Avenue and 34 Rose Avenue, Wheeler Heights (DA2016/0621) 12 units approved.*
- *43 Lantana Avenue, Wheeler Heights (DA2019/1336) a revised scheme to (D2017/0662) which excludes the adjoining properties - 7 units proposed. Note the DA is undetermined.*

- *44 Rose Avenue, Wheeler Heights (DA2019/0107) a revised scheme to (D2017/0662) which excluded the adjoining property at 43 Lantana Avenue - 6 units approved.*
- *7-11 Veterans Parade, Collaroy Plateau (DA2014/1267), first floor lounge room addition (no extra accommodation) to historic residential care facility dating back to 1968.*
- *62 Edgecliffe Boulevard, Collaroy Plateau (DA2003/0775) 3 units approved (note: this approval predates SEPP HSPD).*
- *38-40 Veterans Parade, Wheeler Heights (DA2003/1655) 8 units approved (note: this approval predates SEPP HSPD).*
- *38-40 Veterans Parade, Wheeler Heights (DA2002/0445) 12 units approved (note: this approval predates SEPP HSPD). This consent was not activated, has lapsed and is superseded with DA2003/1655).*

The War Vets (RSL ANZAC Life Care Independent Living Village) at 90 Veterans Parade / 4 Colooli Road is not included in the study being an historic development that was established to provide care to war veterans. It has had several developments over the years upgrading and expanding housing. The War Veterans is a precinct defined by Lantana Avenue and Veterans Parade with four vehicular entrances.

It is concluded that there is not an over saturation of SEPP HSPD developments within the area."

A 1km radius takes into account Wheeler heights and most of the suburb of Collaroy Plateau'



Given the above results a further cumulative impact study is not warranted.

2. Consideration of the cumulative impacts of seniors housing is included in the assessment of each Development Application for this typology at this location. It is noted that Council's draft Housing Strategy includes a recommendation to concentrate seniors housing around local centres and centre investigation areas and to subsequently seek an exemption from SEPP (Housing for Seniors or People with a Disability) in the balance of the local government area. This would mean that areas like Wheeler Heights would be excluded from the application of this form of development in the future.
3. There is no evidence that there is an extraordinary increase in seniors housing in the Wheeler Heights area. Infrastructure planned for the area includes Council's ongoing footpath program.