

New City Plan

Planning for the future of Kogarah City



FACT SHEET 10

provides a summary
of the changes
to development
requirements for
seniors housing

10. MORE HOUSING FOR SENIORS

**Our City's plan to meet the needs of
our growing population**

SENIORS HOUSING

Changes are proposed to allow more opportunity for the development of seniors housing.

Our older residents have told us that they want opportunities to downsize to quality smaller dwellings within their existing communities.

WHAT IS SENIORS HOUSING?

Seniors housing is housing that is designed and built specifically with the needs of older people and people with a disability in mind.

The State Environmental Planning Policy – Housing for Seniors and People with a Disability 2004 (the SEPP HSPD) defines seniors housing and provides specific requirements for planning for seniors housing.

Currently, Kogarah Council does not have specific planning controls for seniors housing so all seniors housing developments must comply with the SEPP.

The current requirements of the SEPP HSPD require that housing for seniors meet certain locational requirements - these requirements generally preclude large sites in and around the foreshore and waterfront areas and any areas that are greater than 400 metres from services or public transport.

GET MORE DETAIL

Further details are available at www.kogarah.nsw.gov.au/newcityplan

Phone 9330 9480



WHAT'S CHANGING?

The New City Plan proposes to introduce controls which will allow seniors housing in the form of villas (single storey) and townhouses (two-storey) in all areas of the City of Kogarah including foreshore and waterfront areas. The Planning Proposal for the New City Plan proposes to introduce Local Provisions for Seniors Housing which include the following requirements:

The proposed seniors housing provisions are as follows:

What zone is seniors housing permitted in?	R2 – Low Density Residential
Minimum site area requirements	1,000 square metres
Minimum street frontage requirements	20m
Can sites be consolidated?	Yes – sites may be consolidated to form a parcel of 1000 square metres or greater
Maximum building height	8.5m
Maximum Floor Space Ratio (FSR)	0.5:1
Constructed to comply with access and adaptability requirements	Yes – must comply with Schedule 3 – Standards applying to self-contained dwellings of the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
On-site parking requirements	1 space per dwelling
Subdivision	Strata subdivision will be permitted
Who can live in this type of housing?	Limited to people over 55 years or people with a disability, as defined in the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>

WHY IS MORE SENIORS HOUSING NEEDED IN KOGARAH?

- The population is ageing (14.5% of Kogarah City's residents are aged 65+ years)
- A greater proportion of older residents aged 65+ live in and around the foreshore and waterfront areas
- By 2031, the proportion of residents living in Kogarah aged 65+ will be 22%
- Almost half of Kogarah's households are smaller households (1 or 2 persons)
- There is a lack of supply and choice of smaller, adaptable housing generally and, in particular, around the foreshore and waterfront areas of Kogarah.

HOW WILL KOGARAH'S RESIDENTS BENEFIT FROM THESE CHANGES?

- Appropriate housing designed and built to suit the specific needs of seniors and people with a disability
- Greater housing choice for existing and future residents including areas along the foreshore and waterfront
- Ageing residents can remain in Kogarah, close to family and friends and existing support networks.



A NEW CITY PLAN

WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

IN PERSON

Kogarah City Council
Customer Service Centre
2 Belgrave Street, Kogarah
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

Kogarah City Council Libraries

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

ONLINE

www.kogarah.nsw.gov.au/newcityplan

TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

Submissions must be received by 5pm on
Friday
29 May 2015

PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

DISCLAIMER

This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.

While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.

Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.

GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: www.kogarah.nsw.gov.au/newcityplan.
- Email your submission to newcityplan@kogarah.nsw.gov.au
- Post your submission to
New City Plan
Kogarah City Council
Locked Bag 8
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at kogarah.nsw.gov.au/newcityplan