

JRPP No:	2010SYW028
DA No:	393/2010
Proposed Development:	Alterations and additions to existing retirement village, 49 Lodges Road, Narellan
Recommendation:	Approval

Assessment Report and Recommendation

Purpose of Report

The purpose of this report is to seek a determination from the Joint Regional Planning Panel (the Panel) of a development application (DA) proposing a seniors living development on this site.

Pursuant to Clause 13B(1)(a) of State Environmental Planning Policy (Major Projects) 2005 (SEPP), the Panel is the determining authority for this development application as the development has a capital investment value of \$12 million which exceeds the SEPP's threshold of \$10 million for Council to determine the application.

Summary of Recommendation

It is recommended that the Panel approve this DA subject to:

1. the draft development consent conditions provided with this report; and
2. subject to receiving the concurrence of the Director General of the Department of Planning and Infrastructure to the proposed objection pursuant to State Environmental Planning Policy No. 1 - Development Standards.

Background

In 1993 initial development began on the site with the construction of 12 villas and was subsequently followed by an expansion to the existing development of 48 self care 2 and 3 bedroom villas.

This application is the final stage for the housing estate.

The DA was lodged in early 2010. The application was publicly notified and an assessment has been made against the relevant development controls. The application is now recommended to the Panel for approval.

The Site

The subject site is described as Lot 200, DP 1022680; 49 Lodges Road, Narellan.

The site is at the interface between an existing residential estate to the east, commonly known as Bicentennial Estate, and the new urban release area of Elderslie.

As noted above, the site is currently occupied with existing accommodation for aged and disabled persons. This includes a number of single storey residential self care units, a two storey unit block and office and an administration building.

The site is approximately 9.7 hectares (ha) in size and is irregular in shape. Of this, approximately 4.26ha will be occupied by the senior living development while the remainder of the land will be subject to future development applications for the purpose of residential subdivision.

The road network surrounding the site consists of Lodges Road to the north and Camden By-pass to the south. The By-pass is approximately 250 metres (m) away from the site but cannot be accessed from the development site. The vehicle access point to and from the site is off Lodges Road.

The topography of the development land area varies with its lowest point of 97:00RL at the western boundary and 104:00RL at the north east.

An existing temporary water detention basin is located on the site which is approximately 1,200 square metres (m²) in area and is up to 2m deep.

A site location plan is provided with this report.

The Proposal

The development application is submitted under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Development consent is sought for a four stage development comprising:

- Stage 1 – A residential aged care facility (RACF)
- Stage 2 – RACF focused villas and serviced disabled apartments
- Stage 3 – Lake focused villas; and
- Stage 4 – Lodges Road focused villas

The proposed stages will involve the following development:

- conversion of 12 existing self care units resulting in eight renovated units;
- 31 single storey self care units made up of 3 bedroom and 2 bedroom units;
- 6 x 1 bedroom serviced self care single storey apartment blocks for disabled persons; and
- a part two and three storey 64 place RACF.

Additional associated works include;

- augmentation and embellishment of an existing on site water management facility;
- an additional 20 space car parking area adjacent to the RACF;
- acoustic and boundary fencing; and
- associated landscaping.

Upon completion, the entire site will comprise of the following;

- 75 self care villas/units;
- 1 x 64 place RACF;

- 6 x 1 bedroom serviced self care apartment for disabled persons;
- A community centre (existing) which provides for meeting rooms; and management offices, day respite aged care centre, activity rooms, workshop, kitchen and sundry services; and
- a residents recreation room (existing).

The total population of the development will be approximately 157 residents.

This development is classed as Nominated Integrated Development in that it requires a Controlled Activity Approval pursuant to the Water Management Act 2000.

Notification

As this development is Nominated Integrated Development it was publicly notified for a period of 30 days. 64 notification letters were posted, along with an advertisement in a local newspaper. From this, 29 residents in the Bicentennial Estate lodged a submission in the form of a proforma template. Each letter was individually signed and addressed by each submitter.

Two weeks after the closing of the exhibition period, a submission was received by an owner of land located within the Elderslie release area which is yet to be developed.

The issues raised in these submissions are assessed in the “Any submissions” section of this report.

Copies of the submissions have been provided to the Panel.

Planning Controls

The following are relevant planning controls that the development has been assessed against:

- State Environmental Planning Policy (Major Developments) 2005
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 1 – Development Standards
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan No. 117
- Draft Camden Local Environmental Plan 2010
- Camden Development Control Plan 2010

Assessment

The following assessment is made in accordance with the requirements of Section 79C of the Environmental Planning and Assessment Act 1979:

(1)(a)(i) The provisions of any Environmental Planning Instrument

State Environmental Planning Policy (Major Developments) 2005 (SEPP)

Pursuant to Clause 13B(1)(a) of the SEPP, the Panel is the determining authority for this development application as the development has a capital investment value of \$12 million which exceeds the SEPP's threshold of \$10 million for Council to determine the application.

State Environmental Planning Policy No. 1: Development Standard (SEPP)

The applicant is seeking a variation to Clause 20(1) of Camden Local Environmental Plan Local Environmental Plan No. 117 - Height. This clause states that:

- (1) Subject to subclause (2), a building erected on land to which this plan applies must not exceed *two storeys* in height.
- (2) Consent may be granted to a building containing three storeys, if the third storey is:
 - (a) located wholly within the roof space, and
 - (b) the building is designed and located to minimise bulk, particularly when viewed from the down slope sides of the land, and
 - (c) the building will not block views.

The non-compliance is limited to the height of the RACF which at its highest point is nine metres and presents as a three storey building in part.

The applicant's SEPP 1 objection includes the following justification:

- The RACF is the only building which exceeds the building height limitation, with such exceedence deemed to be marginal in nature. The bulk and scale of the proposed building is proportioned to retain domestic qualities and presents largely as a series of linked townhouses.
- The highest part/s of the building are on the lowest part of the site, well set back from proposed neighbouring development and largely screened by established remnant vegetation. Accordingly, as the building rises up the slope, the non-compliance dissipates.
- The proposed building has acceptable amenity impacts in terms of existing and proposed development both off site and on site. The amenity on site is further enhanced by not cutting the building into the site to fully comply with the maximum building height requirement. It facilitates enhanced utility and integration with the landscaped recreation areas.
- The proposed RACF development complies with the maximum height provision contained in the recently exhibited Draft Camden LEP 2010 of 9.5 metres maximum height.

Officer comment:

Based on the above strict compliance with the two storey development standard is unreasonable and unnecessary and would tend to hinder the attainment of the

objects specified in section 5(a)(i) and (ii) of the Act and is further justified by the following.

- The scale of the building design is not visually dominated within the village itself as it presents as a two storey element.
- The three storey element will be viewed from the future public road (named 'The Way' on the plans). Its bulk and scale is setback in proportion to the road way.
- The building will establish a significant integrated corner element at a junction between various planned land uses such as a riparian corridor and residential allotments.
- The building will not cause any undesirable overshadowing to the adjacent future residential allotments. The shadow onto these properties extends only within either the rear or front boundaries of the properties and not more than 1m.
- The building is proposed to be set back from the common boundary of future residential allotments by approximately 15 metres. This setback is occupied by parking, perimeter landscaping and conserved remnant vegetation in part. Therefore there will be no unreasonable impacts on future residents.
- The design and placement of the building has responded to existing contours which has been predetermined by the existing developments located on the site. From the western boundary (Lodges Road) there is an approximate cross fall of ten metres to the eastern boundary. Therefore any development on this side would require a split level design.

It is considered that strict compliance with the development standard is unreasonable and unnecessary and that the SEPP 1 objection is well founded and supported.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)

This SEPP applies to the development which primarily aims to increase the supply and diversity of housing for seniors or people with a disability, and to ensure good design. An assessment against the relevant clauses is provided below:

Clause 4: Land to which Policy applies – The site is zoned Residential 2(d) and dwelling houses are permissible with consent allowing the application of the SEPP.

The development application seeks development consent for a number of different types of residential accommodation that are defined and permitted by the SEPP. They include residential care facilities, self-contained dwellings and serviced self-care apartments.

As required by the SEPP, a restriction as to user is to be registered against the title of the property limiting the use of the self-contained dwellings, hostels and residential care facility to people aged 55 or more years, or residents of a residential care facility or people eligible to occupy aged housing provided by a social housing provider. It is a recommended development consent condition that this occur.

Clause 26: Location and access to facilities – the application was supported by a Support Services Statement which states:

“The Village is also home to the Narellan Congregational Community Services (NCCS) program which offers a Village based Day Care Centre which provides activity and social programs to the Narellan/Camden community. NCCS also offer the Neighbourhood Aid program which includes community transport, community companion and telephone contact services.

Angus Bristow Village is well located with ready access to a full range of established services and support required by the SEPP.”

Importantly, the village already has a general medical practitioner service provided by a local family practice at Elderslie who visits the village each week and consults with village residents in their individual villas or apartments.

Clause 27: Bushfire – This development is classed as Integrated Development pursuant to Section 91 of the Environmental Planning and Assessment Act 1979 as it requires a Bush Fire Safety Authority for special fire protection purposes pursuant to Section 100B of the Rural Fires Act 1997.

The application as referred to the Rural Fire Service who has forwarded a Bush Fire Safety Authority on 13 May 2010. Compliance with this Bush Fire Safety Authority is a recommended development consent condition.

In addition, a small portion of the land is classified as “Bush fire prone land - vegetation buffer”, and as a result requires a referral to the New South Wales Fire Brigades (Brigade) as required by the SEPP’s Clause 27.2. A referral was made to the Brigade and their relevant conditions are recommended as development consent conditions.

Clause 28: Water and sewer – The development is capable of being serviced with water. With respect to wastewater disposal, the land relies on a pump out system and is located near the existing water catchments facility on the eastern boundary. It is a recommended development consent condition that the applicant lodge an application pursuant to Section 68 of the Local Government Act 1993.

Clause 33: Neighbourhood amenity and streetscape – The proposal is consistent with the character and built form of the area by its design consistency which largely comprises of single storey dwellings.

Adding to this, the single storey units are consistent with the controls for residential housing within the undeveloped area of the Elderslie release area.

Clause 34: Visual and acoustic privacy – The building placement of the RACF is critical to achieving visual privacy to the self care units. The topography of the land from the units allows the private open space areas to be higher than the open space for the RACF area.

Acoustic treatments will be provided to protect both the new residents of the village and future occupants of the residential households within the release area. Relevant development consent conditions have been imposed to attenuate noise. The treatment is a mixture of acoustic barrier and dwelling construction methods.

Clause 35: Solar access and design for climate – The applicant’s design statement highlights the focus upon passive solar design principals and natural ventilation. For example, the internal floor plans were designed to maximise cross flow ventilation for natural cooling and access to solar heating.

In addition, the RACF was designed with the building broken into clusters to, among other things, maximise cross flow ventilation.

Clause 36: Stormwater – The applicant states that the stormwater quantity and quality standards have been achieved based on the Water Cycle Urban Development techniques. Adding to this the development will use recycled stormwater for irrigation purposes and flushing of WCS. Further assessment of stormwater is provided in the “Likely impacts of the development” section of this report.

Clause 37: Crime Prevention – The development has satisfied this clause by providing the following:

- a general layout that provides the opportunity for general observation throughout the village from both public areas and from within the villas;
- detailed designs to dwelling entries with security doors ensuring residents are able to identify visitors prior to providing access to their dwellings; and
- the RACF will incorporate a secure entry foyer area.

Furthermore, a development consent condition is recommended to ensure that a boom gate is installed at the entrance of the internal road way adjacent to the RACF. This will ensure only village vehicles enter the area.

Clause 38: Accessibility – In the short term pedestrian access will be via Lodges Road. The topography of the land leading up to the road from the village does not lend itself to easy access but this is an interim measure only and until such time that residential development starts to occur in the Elderslie release area and up to the retirement village. This will result in greater pedestrian access to key open space and retail areas.

In addition, the construction of the pedestrian/cycle link path between the development and the nearby Sirius Circuit will further add to the development’s connectivity and accessibility.

Clause 39: Waste management – A waste management plan has been developed as part of the application which the applicant considers has regard to the principles of “reduce, reuse and recycle.” Appropriate development consent conditions are recommended to ensure compliance with this plan.

Clause 40: Development standards, minimum sizes and building height –

- (1) Site size - The site has an area of 42,637m² which is greater than the SEPP’s 1,000m² minimum requirement.
- (2) Site frontage – The standard requires a minimum frontage of 20m at the building line. The site has a frontage of 63m which more than complies with this standard.

- (3) Height in zones a residential zone where residential flat buildings are not permitted – Local Environmental Plan 117 adopts the Environmental Planning and Assessment Model Provisions 1980, but for, inter alia, the definition of residential flat building.

The now gazetted Camden Local Environmental Plan 2010 permits residential flat buildings with consent and therefore it is considered that this Clause 40(3) is not applicable to this development.

State Environmental Planning Policy No. 55: Remediation of Land (SEPP)

A Phase 1 Environmental Site report was submitted with the application and concludes that the site does not identify any contamination in the vicinity of the proposed development. The proposed development is therefore consistent with the requirements of this SEPP and suitable for its intended use in terms of contamination.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

BASIX Certificates for the residential component of the development have been submitted and confirm that the proposed development meets the NSW government's requirements for sustainability.

State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP)

The Policy aims to improve the design quality of residential flat development in New South Wales. This Policy aims to among other things, improving the design quality of residential flat development and to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define.

The application is supported by an architect design statement which demonstrates that the development satisfies the design quality principles set out in the SEPP. It is considered that development will be an example of high quality architectural and urban design and is consistent with the design quality aims of the SEPP.

Deemed State Environmental Planning Policy No. 20: Hawkesbury/Nepean River

The overall aim of this plan is to protect the function of the Hawkesbury/Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. It is considered that the aims and objectives of this policy will not be prejudiced by this development and that there will be no detrimental impacts upon the Hawkesbury/Nepean River system subject to the recommended development consent conditions.

Camden Local Environment Plan No. 117 (LEP)

The following clauses of the LEP are relevant to this development:

Clause 11: Permissibility – The development land area is Residential 2(d). The matter of permissibility is assessed in the “State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004” section of this report.

The development satisfies the relevant objectives of the zone in that it will add “a range of housing types” for seniors and people with a disability within a release area. In addition, the location of the roadway along the RACF will ultimately achieve objective (b) which seeks “to provide for a subdivision pattern which allows for connectivity with the adjoining existing suburban areas and permeability within the urban village, particularly for pedestrians and cyclists.” This is achieved by the location of the new road which will eventually connect with the existing Bicentennial Estate and new adjoining residential land area.

Clause 12: Development Control Plan required – Camden Development Control Plan 2011 applies to the subject land and is assessed in the “Provisions of any Development Control Plan” section of this report.

Clause 13: Services – The site is capable of being serviced by necessary infrastructure including water and wastewater services.

Clause 16: Development within a Mine Subsidence district – This clause requires that the development be approved by the Mine Subsidence Board. This approval has been obtained and the development consent conditions imposed by the Board are included in the draft development consent conditions provided with this report.

Clause 18: Protection of trees – A flora and fauna and tree report was submitted. The report states that ‘there are no endangered tree species or trees of cultural, heritage or historical importance’.

Clause 20: Height of Buildings – The applicant has lodged a SEPP 1 Objection relating to the height standards contained within this Clause. An assessment of this objection has been provided in the “State Environmental Planning Policy No. 1: Development Standards” section of this report.

(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

Draft Camden Local Environmental Plan 2010 (LEP)

The now gazetted Camden Local Environmental Plan 2010 was only a draft exhibited LEP at the time this application was lodged. Therefore for the purposes of application, the LEP is only to be considered as a draft LEP.

The relevant issues in the LEP is the zoning of the land and the zone objectives. The land is zoned R1 General Residential and the development is permissible with consent. It is also considered that the development is consistent with the relevant objectives of the zone.

The development is satisfactory in terms of the rest of the LEP with all other matters requiring consideration being assessed throughout this report.

(1)(a)(iii) The provisions of any Development Control Plan

Camden Development Control Plan 2011 (DCP)

Camden Development Control Plan 2011 (the DCP) came into force on 16 February 2011 and the subject application was lodged on 19 January 2011.

The DCP states that *"it applies from the date of commencement. However, development applications lodged prior to the commencement date (ie. 16 February 2011) may be assessed under the provisions of the Camden Development Control Plan 2006 (Camden DCP 2006)."*

Unlike strict savings and transitional provisions for new Environmental Planning Instruments, such provision for DCPs can be at the discretion of each Council and is principally based on what the DCP advocates.

In this instance, considerations will be made to the DCP and a general discussion on any different/relevant controls contained within the now superseded Camden DCP 2006 will be provided as well. This approach is considered the most acceptable and thorough. Should the applicant withdraw and again lodge the same application today then only the 2011 DCP would apply.

Part B1: Environmental Management

The development is consistent with the relevant controls of this part. Where required, appropriate development consent conditions are recommended to ensure that the environment is protected as a result of the development pre, during and post construction.

Part B5: Access and Parking

The following controls apply to the development:

Housing Type	DCP requirement	Development requirement	Compliance
Private Self Contained Units	0.5 spaces for dwellings less than 55m ² 0.85 spaces for dwellings between 55m ² and 85m ² 1 space for dwellings greater than 85m ²	All self contained dwellings are greater than 85m ² and each dwelling requires 1 space.	Yes.
Nursing/Hostel Convalescent Homes	1 per 10 beds; plus 1 per 2 employees; plus 1 ambulance space	6.4 spaces for beds; plus 8 spaces for staff; plus 1 ambulance space	Yes. Overall there are 20 spaces provided with 1 for an ambulance vehicle.

Part C6: Elderslie Release Area

The DCP applies to the site however this Part primarily relates to the subdivision of land. Notwithstanding this, the pedestrian/cycle network and street network master plan requires consideration as it is necessary to ensure the land boundaries and public road network is consistent with the master planning documents. This is reflected within Figure C15 Elderslie Pedestrian / Cycle Network within Section C6 of the Development Control Plan.

The road named 'The Way' on the plans is positioned to align with the future road network to be constructed on the adjoining land area. For the purpose of this development, it is proposed to constructed only a temporary road and only for the use of the village residents and operational vehicles. This road will be augmented to

a standard suitable for a public road once the remainder of the land area is to be developed.

With respect to the pedestrian/cycle network, an assessment on this matter is made in the “Any submissions” section of this report. However it is not considered that the development will hinder the delivery of a pedestrian and cycle network which shall be provided at the time when the remainder of the land is to be developed.

(1)(a)(iia) The provisions of any Planning Agreement

No planning agreements relate to the subject site or proposed development.

(1)(a)(iv) The provisions of the Regulations

The Environmental Planning and Assessment Regulations 2000 prescribe certain development consent conditions that are recommended as part of the draft development consent conditions provided with this report.

(1)(b) The likely impacts of the development

Water quantity/quality and stability of the existing dam

The development relies on an existing dam to function as its water management facility. It is intended to have this dam capture its storm water and connected into the down stream storm water system once the adjoining development occurs.

Council does not have any record of approval for this dam and therefore the applicant was required to submit a dam embankment assessment. This assessment was required to ensure the adequacy of the stability of the existing dam for the proposed development given the land is at the highest point of the overall catchment area.

The report was produced by GeoEnviro Consultancy and recommends a number of remedial works to the dam. Such recommendations have been included within the draft development consent conditions provided with this report.

Furthermore, the land is within a Mine Subsidence area however the assessment did not consider the impact should any mine subsidence occur. The applicant's consultants were unable to provide such assessment as there is no mining occurring within the area. Notwithstanding, Council staff contacted the Mine Subsidence Board and the following advice was obtained:

- The earth dam is considered to be at low risk for subsidence and would not have the potential for a catastrophic situation.
- Should subsidence occur, the dam will not ‘burst’ instead it will crack at the base and will result in water ‘trickling’ subsurface. Evidence of any trickling will be that the water level will decrease. Notwithstanding, should this occur, it is likely that the dam will naturally seal given its flexible surface.
- The area will not be subject to any mining activity for at least another 30 years.
- Prior to any mining occurring a project manager for the mining company is employed and responsible for conducting a survey of the area. This survey is to

ascertain if any items, structure or other infrastructure is located within the subject area that has any potential to subside during the time of mining.

- The dam should then be listed for monitoring by the mining company and a management plan implemented that covers contingencies (this includes the dewatering of the dam) should there be a likeness of mine subsidence to any item identified during the land survey.
- The survey and management plan occurs prior to any permits being issued to mine the land.
- Should there be any loss or damage the Mine Subsidence Board provides a level of compensation.

Based on the above, it is considered that structural adequacy for the dam can be achieved by the works recommended in the assessment noted above.

Requirement for a drainage easement

The development relies on connecting to the underground drainage system by connecting into the downstream system.

It is a recommended development consent condition that a Deed of Agreement be produced between the land owner of this subject site and those other land owners who will be impacted by the easement. This is required prior to any Construction Certificate being issued for the development.

The creation of the easement itself is required prior to any Occupation Certificate being issued

It is noted that the downstream land owners have provided in principal approval for the above to occur.

(1)(c) The suitability of the site for the development

The development will see the completion of the aged care housing village which will provide greater accommodation opportunities for future residents and also enhanced living for the existing residents with the proposed embellishment of the open space area.

The development will complete the interface between the existing residential neighbourhoods and will provide high quality integrated design that will respond to the desired future character of the release area.

On this basis it is considered that the site is suitable for the development.

(1)(d) Any submissions

The following issues were raised in the submission received from the public during the notification of this application:

1. Objection to the construction of the pathway between development site and Bicentennial Estate

Officer comment:

In 2001, rezoning of the release area was undertaken and as part of this process the Development Control Plan (DCP) was made which included, amongst other things, a pedestrian/cycle network plan.

This plan indicates an “off road pedestrian and cycle path” to transverse the subject site and connect into the Bicentennial Estate to the east and future Elderslie release area to the west. Upon completion, the link will provide:

- (a) access to Richardson Road (a major collector road) via the already established networks or road and laneways within Bicentennial Estate;
- (b) connection to the ultimate network that will connect into the Elderslie Town Centre and other vital open space areas; and
- (c) a safer and more accessible connection between the existing and future residential areas.

During the rezoning stage, Council at its Development Committee Meeting on 16 December 2002, resolved to;

“include a reservation in the DCP and Master plan between the Elderslie Release Area to Bicentennial Estate and that area is to be a Public Reserve (Community Land).”

The DCP, as adopted, does not prescribe this resolution as a control however it does communicate the importance of maintaining this link. This is supported by an overarching statement within that DCP that states “The Elderslie Release Area encourages walking and cycling by providing safe, convenient and legible routes to points of attraction within and beyond the suburb.”

The delivery of this link is critical to the area’s pedestrian/cycle connectivity and accessibility. The subject development does not demand the link to be provided for now but will however be required at the time that the remainder of the site is to be subdivided for residential purposes. Therefore, this matter will be addressed at the during the assessment of future development applications.

(1)(e) The public interest

It is considered that the development is within the public interest. The proposal will provide a variety of aged housing choice, being residential care, self care and assisted care living for a growing aged-care community.

Subject to compliance with the conditions listed below, it is not expected that the proposed development will create any significant impacts on the surrounding area.

Conclusion

Council has received a development application, made pursuant State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, for the purpose of alterations and additions to the existing Angus Bristow seniors living development. The development proposal includes:

- 31 additional 2 and 3 bedroom self care villa;
- 6 x 1 bedroom serviced self care apartments for disabled persons; and
- 1 x 64 place residential aged care facility.

At completion, the village will provide a population of 157 residents and will complete the anticipated development outcome for the complex.

During the exhibition period a submission was lodged by 29 residents in the Bicentennial Estate. The submission was in the form of a proforma template and individually signed and addressed by each resident. The objections relates to the pedestrian and cycle link to be constructed as required by the Elderslie Pedestrian and Cycle Network Map.

However it is considered that the subject development does not demand the link to be provided for now but will however at the time that the remainder of the site is to be subdivided for residential purposes. Therefore, this matter will be addressed at the stage of subsequent development applications.

The proposed works will not have any detrimental environmental impacts, subject to the provided draft development consent conditions, and is generally compliant with the relevant SEPPs, LEP and DCP that apply to it.

Consequently it is recommended that the Panel approve the development application subject to the draft conditions of consent provided with this report.

Recommendation

That the Panel approve this development application subject to:

1. the draft development consent conditions provided with this report; and
2. subject to receiving the concurrence of the Director General of the Department of Planning and Infrastructure to the proposed objection pursuant to State Environmental Planning Policy No. 1 - Development Standards.