

# JOINT REGIONAL PLANNING PANEL SYDNEY WEST REGION

<b>JRPP No</b>	<b>2013SYW060</b>
<b>DA Number</b>	<b>1170/2013/DA-SL</b>
<b>Local Government Area</b>	<b>Campbelltown City Council</b>
<b>Proposed Development</b>	<b>Construction of a residential care facility, demolition works, landscaping and ancillary works</b>
<b>Capital Investment Value</b>	<b>\$30,300,000</b>
<b>JRPP Referral Criteria</b>	<b>Development exceeds \$20 million capital investment value</b>
<b>Street Address</b>	<b>81 Belmont Road, Glenfield</b>
<b>Applicant</b>	<b>Crown Project Services</b>
<b>Number of Submissions</b>	<b>Two</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>
<b>Report by</b>	<b>Rad Blagojevic – Senior Development Planner</b>

**Attachments**

1. Recommended conditions of consent
2. Locality plan
3. Site analysis plan (including demolition and proposed works)
4. Basement Plan
5. Floor Plans – Stage 1
6. Floor Plans – Stages 1 and 2 complete
7. Roof Plans – Stage 1
8. Roof Plans – Stages 1 and 2 complete
9. Elevation plans - complete
10. Section plans
11. Shadow diagrams
12. Landscape plan

**Purpose**

The purpose of this report is to assist the Sydney West Joint Regional Planning Panel in its determination of the subject development application pursuant to the *Environmental Planning and Assessment Act 1979*.

<b>Development Description</b>	Construction of a residential care facility, demolition works, landscaping and ancillary works
<b>Property Description</b>	Lot 1 DP 1048973 81 Belmont Road, Glenfield
<b>JRPP Application No.</b>	2013SYW060
<b>Council Application No.</b>	1170/2013/DA-SL
<b>Applicant</b>	Crown Project Services
<b>Owner</b>	Frank Whiddon Masonic Homes of NSW
<b>Statutory Provisions</b>	Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment  State Environmental Planning Policy (Housing for Seniors or People with a Disability)  Campbelltown (Urban Area) Local Environmental Plan 2002  Campbelltown (Sustainable City) Development Control Plan 2009
<b>Date Received at Council</b>	4 June 2013

## History

A briefing on the subject application was presented to the Sydney West Joint Regional Planning Panel (JRPP) on 25 July 2013 at the Department of Planning's offices in Parramatta. Matters discussed at the briefing included the proposal's relationship with surrounding development, scale of development, impact of the development's presentation to streetscape, slope and topography of land.

## Introduction

Council has received a development application for the construction of a residential care facility, demolition works, landscaping and ancillary works. The proposed development will be undertaken over two stages. The Whiddon Group have been providing aged care services on the site since 1953 and at present the centre provides private and companion rooms for a total of approximately 472 residents.

The proposed development has an estimated capital value of \$30.3 million and hence qualifies for determination by the Joint Regional Planning Panel (Sydney West).

## The Site

The subject land has an area of 103,517 square metres and is legally described as Lot DP 1048973. The site is rectangular in shape and contains numerous buildings used for residential care services and administrative purposes.

The site occupies the full frontage of Canterbury Road between Belmont Road and Fawcett Street – a distance of approximately 420 metres. The land has frontages to Belmont Road and Fawcett Street of 226 metres and 258 metres respectively.

Development on the site has occurred in a progressive manner as the site adapts to new models in care for seniors as well as the additional demand for services and care. The site contains a variety of housing types for seniors including low care residents, high care residents, dementia care and self care.

The site provides approximately 290 off-street car parking spaces for residents, staff and visitors.

The subject land is surrounded by a typical suburban environment characterised by residential development of mostly low and medium density housing.

The subject site is zoned *5(a) Special Uses A (Retirement Village) Zone* under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002.







Figure 2: Development context within site

## Assessment and Relevant Planning Framework

The development application has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following planning instruments have been identified for further consideration:

- Greater Metropolitan Regional Environmental Plan No.2 - Georges River Catchment
- State Environmental Planning Policy (Housing for Seniors or People with a Disability)
- Campbelltown (Urban Area) Local Environmental Plan 2002
- Campbelltown (Sustainable City) Development Control Plan 2009

The following key matters have been identified for assessment having regard to the development's potential impact on the natural and built environment, potential social and economic impacts, site suitability, submissions and the public interest:

- Traffic and access;
- Waste;
- Noise;
- Flora and fauna;
- Context and setting;
- Visual impact;
- Socio-economic; and
- Objections to the development.

## **Assessment**

The development has been assessed in accordance with the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

Section 79C(1)(a) requires the JRPP to consider environmental planning instruments and development control plans that apply to the site.

### **1. Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment**

Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment applies to the land. The Plan aims to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, state, regional and local significance of the catchment.

The general aims of the Plan include:

- (a) *to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment,*
- (b) *to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner,*
- (c) *to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries,*
- (d) *to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment,*

- (e) *(Repealed)*
- (f) *to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.*

It is considered that the proposed development is not inconsistent with the general aims of the Plan and would not result in a development that would have an adverse impact on water quality in the catchment.

## **2. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSSEPP) applies to the site. The proposed development is defined as a 'residential care facility' which is a form of seniors housing defined in Clause 11 of HSSEPP.

Under the Policy, a 'residential care facility' is defined as:

*Residential accommodation for seniors or people with a disability that includes:*

- (a) *meals and cleaning services, and*
- (b) *personal care or nursing care, or both, and*
- (c) *appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

*not being a dwelling, hostel, hospital or psychiatric facility.*

An assessment against relevant sections of the HSSEPP is below.

### **2.1 HSSEPP – Site Related Requirements**

Relevant clauses pursuant to *Part 2 Site Related Requirements* of HSSEPP are addressed below.

#### **2.1.1 Clause 26 – Location and Access to Facilities**

Clause 26 of the HSSEPP provides standards in relation to access to services, gradients of pathways to services, distances to services and transport to services.

Having regard to the land's locality and its context within its surrounding services it is considered that the site is suitably located to local services via public or private transport. Glenfield railway station and commercial precinct is located approximately 700 metres from the site. A smaller neighbourhood commercial centre is located 180 metres from the site. Liverpool and Campbelltown CBDs are located 6km and 13km respectively from the site.

#### **2.1.2 Clause 27 – Bushfire Prone Land**

The land is not located on bushfire prone land.

#### **2.1.3 Clause 28 – Water and Sewer**

The proposed development will be connected to existing stormwater and sewer infrastructure.

#### **2.1.4 Clause 29 – Consent authority to consider certain site compatibility criteria for development applications to which Clause 24 does not apply**

Clause 29 requires the consent authority to consider those matters listed under Clause 25(5)(b)(i), (iii), and (v) for development such as that proposed and states:

- (5) *The Director-General must not issue a site compatibility certificate unless the Director-General:*
  - (b) *is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:*
    - (i) *the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,*
    - (iii) *the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,*
    - (v) *without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.*

It is considered that the development would not result in an acceptable environmental impact as the site is considered to be adequately serviced and the design is considered appropriate in its urban context.

## **2.2 HSSEPP – Design Requirements**

Relevant clauses pursuant to *Part 3 Design Requirements* of HSSEPP are addressed below.

### **2.2.1 Clause 30 – Site Analysis**

A site analysis plan has been provided by the applicant as part of the architectural drawings accompanying the development application.

### **2.2.2 Clause 33 – Neighbourhood Amenity and Streetscape**

The proposed development is considered to be consistent with the existing uses of the site for residential care purposes. The development's scale is similar to the existing bulk and scale of existing buildings at the facility.

### **2.2.3 Clause 34 – Visual and Acoustic Privacy**

The proposed development includes vegetative plantings adjacent to the street boundaries of Belmont and Canterbury Roads to provide a visual screen both to and from the development. The use of planting adjacent and in the vicinity of the proposed development will reinforce



privacy between public thoroughfare areas within the site and private courtyards and soften the development in its contextual setting.

Traffic noise from Canterbury and Belmont Roads, as well noise generated by mechanical plants and other intrusive noise sources will be minimised using techniques contained within Acoustic Report prepared by Wood and Grieve Engineers that accompanies the development application. Should these recommendations be followed, it is anticipated noise emitted from the development and locality will not have an unacceptable impact on the residents.

#### **2.2.4 Clause 35 – Solar Access and Design for Climate**

The layout of the proposal is considered to be acceptable having regard to the provision of solar access to the residents of the facility. The majority of rooms have windows facing east or west with internal courtyards proving to be an additional source of light.

#### **2.2.5 Clause 36 – Stormwater**

Stormwater can be collected, controlled and discharged from the site in a manner acceptable to Council.

#### **2.2.6 Clause 37 – Crime Prevention**

The application has considered the relevant principles of Crime Prevention Through Environmental Design (CPTED) in the design of the development. The assessment has considered the four key principles of CPTED being:

- Surveillance;
- Access control;
- Territorial enforcement; and
- Space management.

It is considered that the design and layout of the facility is not inconsistent with the four key principles of CPTED.

#### **2.2.7 Clause 38 – Accessibility**

An Access Report has been submitted by the applicant in support of the development application. The Access Report was prepared by Accessible Building Solutions and makes a number of recommendations for the development.

These recommendations can be satisfied at Construction Certificate stage. The recommendations made are not considered so significant as to require a redesign as they relate to construction detail such as hand rails, heights of benches and sanitary facilities.

#### **2.2.8 Clause 39 – Waste Management**

A Waste Management Plan has been submitted to accompany the development application. The Plan is considered satisfactory in this instance.

### **2.3 HSSEPP – Development Standards to be Complied With**

Relevant clauses of *Part 4 Development Standards to be Complied With* of HSSEPP are addressed below.

### **2.3.1 Clause 40 – Development Standards – minimum standards and building height**

Site Size – Minimum 1000 square metres. The subject site has an area of 103,500 square metres.

Site Frontage – Minimum 20 metres. The subject site has a frontage of 420 metres to Canterbury Road and 226 metres to Belmont Road.

Height in zones where residential flat buildings are not permitted – the land is not located within a residential zone where residential flat buildings are not permitted. The land is zoned 5(a) Special Uses A Zone (Retirement Village). Hence this subclause does not apply.

### **2.3.2 Division 2 – Residential Care Facility – Standards concerning accessibility and useability**

Part 4, Division 2 of HSSEPP provides no specific standards in relation to accessibility and useability, rather:

*'Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the Building Code of Australia.'*

The application is accompanied by a BCA Report prepared by Blackett Maguire and Smith. The BCA report concludes that the proposed development can generally comply with DTS (deemed to satisfy) provisions.

## **2.4 Development Standards that Cannot be used as Grounds to Refuse Consent**

Relevant clauses of *Part 7 Development Standards that Cannot be used to Refuse Consent* of HSSEPP are addressed below.

### **2.4.1 Clause 46 – Inter-relationship of Part with Design Principles in Part 3**

Regard has been given to the principles set out in Division 2 of Part 3 (see Section 2.2 of this report).

### **2.4.2 Clause 48 – Standards that cannot be used to Refuse Development Consent for Residential Care Facilities**

Building Height – The proposed L-shaped building ranges in height from approximately 6 metres to approximately 9 metres. The high point of the building is located adjacent to the intersection with Belmont and Canterbury Roads with the site falling away from this high point. The building has a strong presence to the corner location acting as a gateway to the facility and other buildings on the land. The building's mass, bulk and scale is softened by the smaller scale masonry fence on the boundary and landscaping at an appropriate scale.

Density and Scale – The maximum FSR requirement is well below the 1:1 ratio as prescribed by HSSEPP as the land has an overall area of 100,000 square metres.

Landscaping – The proposed development provides a minimum 25 square metres of landscaped area per residential care facility bed in accordance with HSSEPP requirements.

Parking – The development application is accompanied by a Traffic and Parking Impact Assessment Report prepared by TEF Consulting. A total of 29 additional car parking spaces

and 1 ambulance bay is required based on the provision of 114 additional beds and 34 additional staff. The parking demand is derived from the following rates within Clause 48 of HSSEPP:

- (i) *1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and*
- (ii) *1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and*
- (iii) *1 parking space suitable for an ambulance.*

*Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.*

The development will provide an additional 37 car parking spaces on site to those car parking spaces presently available. Currently there are 290 car parking spaces provided on the site. As such, the relevant parking standard is considered to have been satisfied.

### **3. Campbelltown (Urban Area) Local Environmental Plan 2002**

The site is zoned 5(a) Special Uses A (Retirement Village) Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP).

The objectives of this zone are:

- (a) *to provide land for special uses which would otherwise be prohibited by the zoning of the surrounding area, and*
- (b) *to identify land used or required for railway purposes.*

*Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would achieve the objective of this zone stated in paragraph (a).*

*A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.*

Clause 15(4) of Campbelltown (Urban Area) Local Environmental Plan 2002 states:

*Development may be carried out on land within this zone only with consent for the purpose of:*

*the land use indicated by lettering on the map and any land use normally associated with and ancillary to that use; bushfire hazard reduction; forestry; roads; underground mining*

All other development is prohibited.

The proposed development for a residential care facility can be considered as a 'retirement village' or ancillary to a retirement village and hence is not a prohibited use in the zone.

Development can therefore be issued by the consent authority.

In this regard, the application is for a permissible development located in an established residential care facility, which exhibits a high standard of visual presentation and amenity and is a good representation of the type of development that Council's planning documents are seeking to encourage.

#### **4. Campbelltown (Sustainable City) Development Control Plan**

Campbelltown (Sustainable City) Development Control Plan (SCDCP) applies to the land and the proposed development. The SCDCP provides detailed objectives and controls for development that has regard to both natural and built environments by way of thresholds and controls.

The relevant chapters are discussed below.

##### **4.1 Site Analysis**

Part 2.2 of SCDCP requires a site analysis be prepared and submitted with the development application. A site analysis accompanies the plans submitted with this development application.

##### **4.2 Views and Vistas**

Part 2.3 of SCDCP requires that development responds to important views and vistas from public places, district views be protected and create new opportunities for vista corridors. It is considered that the proposed development is at an appropriate scale and height and will have an acceptable impact on views and view sharing in the locality.

##### **4.3 Sustainable Building Design**

Part 2.4 of SCDCP encourages building design to reduce energy consumption and reuse water where possible. The development application is accompanied by an Energy Efficiency Report prepared by Wood and Grieve Engineers. The report considers efficient use of energy, greenhouse emissions, reduction of energy costs, natural lighting, ventilation, air leakage etc.

The report states that the proposed building seeks to exceed the minimum energy efficiency requirements of the BCA which are contained within Section J of the Code and by ensuring building elements that exceed current statutory requirements for thermal performance, the building will provide improved comfort conditions for years to come.

##### **4.4 Landscaping**

Part 2.5 of SCDCP requires a landscape plan to accompany development applications of this scale. Proposed landscaping is encouraged to assist in conserving the existing landscape character, compliment the scale of development and enhance the appearance of the development.

The subject development application is accompanied by a detailed landscape plan which contains endemic species and is considered appropriate for the subject development.

##### **4.5 Flora and Fauna Management**

Part 2.6 of the SCDCP requires development that will protect and conserve the City's biodiversity through the retention of native vegetation and maintain, enhance and establish corridors for fauna communities to survive.

The subject site is currently developed and used as residential care facility. The land has not been identified within a conservation area or being bushfire prone land.

#### **4.6 Erosion and Sediment Control**

Part 2.7 of SCDCP requires that consideration is given to the potential loss of soil from a site into the stormwater system by appropriate means of planning and interception. An Erosion and Sediment Control Plan has been prepared to accompany the development application and is considered suitable in this instance.

#### **4.7 Cut, Fill and Floor Levels**

Part 2.8 of SCDCP seeks that development appropriately respond to a site and the capability of ensuring amenity to adjoining land.

The proposed development does include excavation for the construction of the basement car parking. The development application is accompanied by civil works plan which is considered suitable in this instance.

The development is considered to have an acceptable impact on adjoining and nearby development as well as other buildings within the facility.

#### **4.8 Demolition**

Part 2.9 of the SCDCP requires that demolition works be undertaken in accordance with the relevant statutory requirements and guidelines.

The applicant has submitted a statement indicating demolition works will be undertaken in accordance with *AS2601-2001 The Demolition of Structures*.

#### **4.9 Water Management**

Part 2.10 of SCDCP seeks to ensure that water cycle management responds to site and water catchment conditions, Water Sensitive Urban Design principles are incorporated and to ensure that development is protected from mainstream, local catchment and overland flow aspects of flooding.

The development application is accompanied by a stormwater management system that is satisfactory to Council and appropriate conditions of consent shall be included should the JRPP approve the development.

#### **4.10 Security**

Part 2.13 of SCDCP requires the development to incorporate security features in accordance with CPTED principles. Security has been discussed in Part 2.2.6 of this report and is a requirement for assessment under the relevant HSSEPP controls.

The application complies with the objectives and standards contained within the SCDCP, and is considered to be a good example of the type and scale of buildings that are envisaged by the DCP as likely future and desired development within the Campbelltown Local Government Area.



## **5. Impacts on the Natural and Built Environment**

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The principal matters associated with the consideration of these impacts are dealt with in light of the provisions of Campbelltown (Sustainable City) DCP. It is considered that the impact of the proposed development on the built environment, whilst being visually different to existing development in the area, is representative of Council's desired future character for the precinct, noting the (Sustainable City) DCP and Council's strategic direction for the city.

### **5.1 Salinity**

A soil salinity report would be required due to the underground excavation required to construct the building's footings and basement car parking/storage areas. It is known through excavation at similar properties in the Campbelltown area that groundwater is potentially saline in nature, which may have an impact on the integrity of structural concrete in basement car parking areas. A report and salinity management plan would be required prior to issue of a construction certificate for the development, should consent be granted by the JRPP.

### **5.2 Demolition safety**

Demolition of the existing buildings on the site is permissible with consent, and has been proposed as part of the application. Should the Panel issue development approval, the consent would be suitably conditioned to ensure that all appropriate public safety and WorkCover requirements are adhered to.

### **5.3 Building Code of Australia**

Council's officers have undertaken an initial review of the proposal. As a result, the building is considered to be satisfactory in its compliance with the Code and meets particular provisions in relation to access for the disabled, sound transmission, fire safety and construction materials. More detailed assessment of the building and its compliance with the Building Code of Australia would be undertaken as part of construction certificate issue should development consent be granted.

### **5.4 Traffic and Parking Impacts**

A Traffic and Parking Impact Assessment prepared by TEF Consulting has been submitted to accompany the development application. The report considers traffic and parking generation for the proposed development against the current on-site parking demands and the vehicular traffic/movements on Belmont Road, Canterbury Road and Fawcett Street and volume demands at intersections adjoining the site.

The parking assessment considers the HSSEPP requirements discussed in Part 2.4.2 of this report and concludes that although the proposal provides 37 additional parking spaces and the relevant parking standard requires a minimum of 29 parking spaces + 1 ambulance bay, on the basis of background traffic surveys, the applicant's traffic consultant states that the site only requires an additional 24 parking spaces to satisfy the actual projected parking demand.

The traffic assessment has considered the existing vehicular movements on adjoining roads, volumes at the intersections and demand generated by the proposed development at various times and days.

The traffic assessment concludes that the proposed development and the additional traffic generated will not affect the operation of the surrounding road network and have an acceptable impact on traffic and off street parking.

## **6. Social and Economic Impacts**

It is anticipated that the development would contribute to the wider choice of residential care housing available in Campbelltown and would provide a tangible social benefit. The scale and density of the development respects the identified desired planning outcome and takes advantage of nearby transport and other support services.

## **7. Site Suitability**

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to assess the suitability of the site for the proposed development.

The land is zoned 5(a) Special Uses A (Retirement Village) Zone on which the development for the purpose a residential care facility is permissible with development consent. The use of the site as a retirement village dates back to 1953 when the Frank Whiddon Masonic Homes was opened.

The proposed development is consistent with the land's existing use, will provide modern facilities to existing and future residents and is considered an ideal use for the subject land.

## **8. Submissions**

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to consider submissions made to the proposal.

The application was notified and publicly exhibited between 21 June 2013 and 10 July 2013. The application was notified directly to nearby and adjoining owners and via public notice in local print media.

During the exhibition period, two submissions were received to the development. A discussion of the matters raised is below.

### *Insufficient Parking:*

Concerns have been raised that the development will exacerbate the shortfall in parking and increase demand for on-street parking.

Comment: The development is considered to satisfy the off-street car parking requirements of the HSSEPP. A site inspection undertaken on 1 August 2013 between 12pm and 12.30pm demonstrated that no on-street parking was witnessed on Belmont Road, Canterbury Road and Fawcett Street adjacent to the subject site.

### *Pollution:*

Concerns have been raised that busier roads will increase pollution in the area.

Comment: It is considered that the increase in traffic will have a negligible impact on the natural and built environment in the locality.

*Construction will cause traffic:*

Concerns have been raised that construction will lead to increase in traffic in the locality.

Comment: It is agreed that during the demolition and construction of the facility there will be an increase in movements of 'larger' vehicles. The increase in the number of the vehicle movements is considered to temporary and acceptable. Loading and unloading of vehicles associated with demolition and construction of the development will only be permitted whilst parked on the subject site.

*Extra traffic*

Concerns have been raised that the additional traffic is unacceptable to other road users and pedestrians.

Comment: It is considered that the traffic generated by the development would not have an unacceptable impact on the surrounding road network.

*Residents of care facility and their safety*

Concerns have been raised about the number of residents of the facility leaving the premises and being involved in traffic incidents.

Comment: Council is unaware of any incidents involving residents of the facility leaving the premises and sustaining injuries or being involved in traffic accidents. The onus lies with the facility to ensure adequate safety and security of residents.

## **9. The Public Interest**

Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979* requires Council to consider the public interest in consenting to a development application.

The public interest is a comprehensive requirement that requires Councils to consider the long term impacts of development and the suitability of the proposal in a larger context. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the desired future outcomes expressed in SEPPs, LEPs and DCPs.

The application is considered to have satisfactorily addressed Council's relevant requirements and controls for development in this area.

## **10. Conclusion**

Council has received a development application for the construction of a residential care facility, demolition works, landscaping and ancillary works. The proposed development will be undertaken over two stages.

The development will be located in an existing residential care facility known as the Frank Whiddon Masonic Homes. The development will provide an additional 114 beds at the facility. In addition, extensive new landscaping and car parking will complement the development.

Submissions were received regarding the development's potential impact on traffic and amenity in the area. It is considered that the development proposed forms a reasonable compromise between the existing surrounding development and land uses and facility's future growth and satisfying residential care needs.

### **Officer's Recommendation**

That development application 1170/2013/DA-SL (JRPP ref. 20131SYW060) for the the construction of a residential care facility, demolition works, landscaping and ancillary works at 81 Belmont Road, Glenfield be approved, subject to the conditions detailed in Attachment 1.