

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY A SECTION 96(2) APPLICATION
FOR ALTERATIONS TO THE APPROVED
RESIDENTIAL AGED CARE FACILITY
AT 9 – 13 GELIBOLU PARADE, AUBURN

FOR

THE NSW AUBURN TURKISH
ISLAMIC CULTURAL CENTRE INC.



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INTRODUCTION

This Section 96(2) application follows the Design Development to the proposed RACF that has followed the approval of DA 189/2015 by the JRPP in December 2015.

The proposal is for a Residential Aged Care Facility ("RACF") on the site at 9 - 13 Gelibolu Parade in Auburn. The site also has an eastern boundary to St Hilliers Road and a western boundary to a Lane. To the west and across the Lane is the Mosque.

The legal description of the properties that make up the site are lots 10 -13 in DP 16298 and lots A,B and C in DP 374304. The lots fronting St Hilliers Road (10 - 12) also have a rear access to the Lane. Lot 13 has frontage to Gelibolu Parade and a side access to the Lane. The addresses covered by these lots are 9 - 13 Gelibolu Parade (as noted above) and 2,2A, 4, & 6 St Hilliers Road.

Gelibolu Parade runs parallel to the main western railway line putting the line just within 25 metres of the front of the RACF.

The design development has produced a more refined and better development that is essentially the same development that was approved by the JRPP. The changes listed below are essentially further development of the design and improve or clarify the proposed development without making any real impact on the building itself.

THE ALTERATIONS AND ADDITIONS

The actual alterations are high lighted on the Plans (by a blue colour) and by reference are listed on the Plans so that the intentions are clear and all matters are covered. For reference purposes the proposed changes or alterations and additions are listed by plan in the following text. To see what the actual alterations involve reference or comparison will have to be made between the Section 96(2) plans and the Approved Plans.

Plan No ECA-DG-1300 – The Basement Plan

Starting from the Gelibolu Road Frontage

1. An additional plant service area
2. The perimeter wall amended to make a small increase to the size of 2 storage areas.

From the northern boundary side:

3. the ramp between the car parking aisles (also in the truck turning area) to be removed
4. Stair reconfigured; EDB added; Parking space amended; wall reconfigured
5. In the main kitchen—room functions relocated; corridor wall added and space air conditioned, Archive Room deleted.

From the St Hilliers road frontage side;

- 6 a landsape retaining wall installed
- 7 mechanical ventilation plant installed with concrete slabs, lids and reinforced block walls to the site boundary.

Plan no ECA-DG-1301---The Ground Level Plan

Starting from the Gelibolu Road Frontage

- 8 The ACC WC is relocated
9. The plant area is separated
10. An Artwork screen in timber added to the forecourt area
11. A wall added to the awning
12. The function room enlarged
13. The external wall to the lounge reconfigured

From the Lane or western boundary

14. Egress door moved to eliminate alcove
15. A 2 x bedroom converted to 2 x 1 bedroom rooms

From the northern boundary side:

16. Stair moved and internal walls reconfigured
17. New ACC WC added to the edge of Dining Room
18. 2 bedroom converted to 2x 1 bedroom rooms

From the St Hilliers Road frontage side:

19. Egress stair and gate moved
20. Staff area altered (blue) and internal walls reconfigured
21. New entry gate and stair from the road
22. Walls added to awnings
23. Activity & Lounge room in Courtyard, size reduced

Plan Nos ECA-DG- 1302 and 1303 First and Second Floors respectively

From the Gelibolu Road Frontage:

24. Two Communal Lounges slightly increased in size

From the Lane or Western Boundary side

25. Two bedroom converted to 2x1 bedroom rooms

From the Northern Boundary side:

26. Egress stair deleted
27. New linen store added & Internal walls reconfigured
28. Room sizes off the courtyard reduced in size
29. 2 bedroom converted to 2x1 bedroom rooms

From the St Hilliers Road frontage:

30. Internal walls (South side of the internal courtyard) reconfigured
31. 2 bedroom converted to 2x1 bedroom rooms
32. External walls (above the shop) reconfigured

Plan No ECA-DG-1304 – Roof Plan

From the Gelibolu Road Frontage

33. The awning Plan has changed

- 34. Additional roof covering of Function Room
- 35. Roof top Platform Increased in size
- 36. The roof access hatch moved

From the Northern Boundary side

- 37. Reduced roof size of the rooms inserted into communal open space
- 38. Roof top Platform added
- 39. Roof Access Walkway added

Plan No ECA-DG-3001 Eastern and Western Elevations

- 40. First and second Floor Levels increased by 100mm
- 41. Wall moved
- 42. Recessed Wall deleted
- 43. Window deleted.
- 44. Plant screen height increased
- 45. Doors changed to windows
- 46. Fence 1800mm above ground floor level
- 47. New access gate
- 48. New air intake louvers (see Item 7)
- 49. Recessed Wall deleted
- 50. Windows relocated
- 52. Awning extended

Plan No ECA-DG-3002

- 51. timber paling fence to 1800mm above ground floor level

CHANGE TO CONDITION 108

For security reasons the operator would like boundary fences to be 1.8 metres high or 1.8 metres above ground level. The request for these changes is reflected by numbers 46 and 51 on the elevations plans and as a result an amendment to condition 108 is also sought where the 1.2 metres is changed to 1.8 metres. .

CHANGE TO CONDITION 8

For the northern elevation, condition 8 requires obscured glass to the windows of the level 1 dining room.

An amendment is sought to this condition because the design incorporates a 2.5 metre setback between the Dining Room window and the 1.2 metre high masonry parapet. It is not possible to see the neighbour's private outdoor space from the interior of the Level 1 dining room.

As a result condition 8 should be amended to delete any reference to Level 1.

DELETION OF CONDITION 6

Request by Dr Abdurrahman Asaroglu, President NSW Auburn Turkish Islamic Cultural Centre Inc

At the JRPP Meeting on December 10th 2015, our Planner, Richard Smyth, foreshadowed a request for exemption from the provisions of Council's Development Contributions Plan on the basis that our organisation is essentially a Social Housing Provider. In approving our Development Application the JRPP included Condition 6 in the conditions to be modified as noted in their decision. Condition 6 required the Applicant to make a substantial monetary contribution towards facilities the occupants of the RACF are unlikely to ever visit or use. The subject development application was made by the NSW Auburn Turkish Islamic Cultural Centre Incorporated ("NATICCI") (ABN: 18 044 027 709):

The Auburn Development Contribution Plan 2007 Clause 22.8 recognises that in some circumstances Council may consider exempting developments from a levy....with the provisions g,h and i the relevant sections of that Clause are as follows:

- (g) Developments which provide a distinct community benefit on a not-for-profit basis including but not limited to: fire stations, police stations or police shopfronts, ambulance stations, public hospitals, and the like;*
- (h) Development by or for non-profit organisations which provide a distinct community benefit including but not limited to: the provision of childcare services, libraries, community or educational facilities, places of worship, outreach services or the like, on a cooperative or not-for-profit basis;*
- (i) Works undertaken for charitable purposes or by a registered charity*

NATICCI is a non-profit organisation, its objectives are all for charitable purposes, including the development of the residential aged care facility. NATICCI is also a registered charity with the Australian Charities and Not-for-Profits Commission. Evidence of this fact is available on request. In addition a nursing home has a similar classification to a hospital which is included in the exempt uses listed in (g) above

In addition as you would be aware, Auburn City is one of the most culturally and linguistically diverse local government areas in Australia. At the 2011 Census, 64.1% of residents were born outside of Australia, 83.6% of residents have both parents born outside Australia, 79.5% of residents in Auburn spoke a language other than English at home with Arabic (10.7%) and Turkish (6.7%) being part of the top responses and the top result for religious affiliation being Islam (25.5%). Auburn LGA residents also have a lot lower median incomes in comparison to NSW and Australia overall, resulting in a larger number of residents requiring financial support/welfare.

NATICCI is a non-profit organisation which seeks to develop a residential aged care facility which will provide the Auburn community with the distinct benefit of culturally and linguistically diverse ("CALD") residential aged care services. The facility will have a strong focus on concessional, assisted/supported residents and low-means care recipients. The scheme is strongly supported by the Department of Social Services ('DSS'). This support is evident through the allocation of a \$10M capital grant in the 2014 ACAR. NATICCI's commitment to the scheme is also evident through the funding conditions agreed upon with the DSS specifying that the majority of care recipients must be from special needs groups, concessional, assisted/supported residents or low-means care recipients (Appendix 1).

In conclusion and as noted above, NATICCI is a non-profit organisation, its objectives are all for charitable purposes, including the development of the residential aged care facility. NATICCI is also a registered charity with the Australian Charities and Not-for-Profits Commission

On the grounds set out above we seek an exemption from the need to comply with the terms of condition No 6 of the consent and the deletion of that Condition..

CONCLUSION

The proposed design changes listed above improve the development without making major alterations to it so that the impacts of any changes are minimal.

Council approval for the changes is sought so that an appropriate set of plans are available for the Certifier to consider prior to the issue of a Construction Certificate for the development.