

15 October 2018

## **DA 52814/2017 – Proposed INTEGRATED Construction of Seventy Five (75) Assisted Care Apartments under SEPP Seniors Housing (JRPP) on LOT: 600 DP: 1099102: No 1001 The Entrance Road, FORRESTERS BEACH**

### **Precis**

Development Application 52814/2017 seeking approval for the construction of 75 assisted-care apartments in a multi-storey building within the vacant north-eastern portion of the Forresters Beach Retirement Village (the Village) was referred for consideration to the Hunter and Central Coast Regional Planning Panel (the Panel) on 9 October 2018. At this meeting, the Panel resolved to defer the development application because they had not received and considered all of the written submissions that were received by Council.

It is confirmed that the development application was notified in accordance with Chapter 7.3 Notification of Development Proposals of *Gosford Development Control Plan 2013* (GDGP 2013) from Thursday, 21 September 2017 until Monday, 23 October 2017 in accordance with Division 7 Public Participation – other advertised development of the *Environmental Planning and Assessment Regulation 2000* (Clauses 86-91).

One hundred and forty-two (142) public submissions were received in relation to the development application and were correctly identified in the Council Assessment Report referred to the Panel on 9 October 2018. No additional consideration is required in accordance with the issues raised in these submissions.

However, as a result of the verbal submissions of the residents of Longs Road/ Bellevue Road and the residents of the Village at the Panel meeting on 9 October 2018, the following matters required further consideration:

1. The safety and current state of Bellevue/ Longs Road intersection and if a roads project is imminent.
2. A Consultant Planner, acting on behalf of the residents within the Village, provided a draft plan with ALL vehicle access being provided to the proposed development from Bellevue Road, noting the access off Bellevue Road currently proposed is only for servicing, staff and visitors, with separate access for residents only through the internal village carriageway Beachcomber Drive.

## **Additional Consideration**

The safety and current state of Bellevue/ Longs Road intersection and if a roads project is imminent.

Residents of Longs/ Bellevue Road raised objection to the additional access crossing within Bellevue Road based on potential traffic conflicts and a past accident history within the Bellevue Road carriageway.

Residents of Longs/ Bellevue Road stated that the existing three access crossings currently servicing the development are sufficient to internally service the proposed development.

In accordance with the Traffic Assessment Report, dated 14 March 2018 prepared by BJ Bradley and Associates, Consulting Civil and Traffic Engineers, the predicted traffic volumes utilising the proposed new Bellevue Road access crossing are 8 trips/hr in the pm peak, which is a low generation traffic volume. This Traffic Assessment Report also identifies that there is in excess of 100m of available sight distance in either direction exceeding the required minimum Australian Standard (AS 2890) of 83m and 65m.

A search of Transport for NSW and Council's records identifies that between 2011 and 2015 there has been one single vehicle accident adjacent the Longs Road intersection and two further single vehicle accidents west at the bend within Bellevue Road. Advice provided during the assessment process from the New South Wales Roads and Maritime Services, identifies support for the proposal which includes the additional Bellevue Road access crossing, subject to the compliance with the appropriate engineering design standards.

The residents of Longs/ Bellevue Road also raised concerns regarding the poor condition of the existing pavement and intersection of Longs Road. Advice from Council's Program and Planning Manager identifies that Longs Road has been listed for consideration within the Three Year Rolling Works Program.

The Traffic Assessment Report, dated 14 March 2018, prepared by BJ Bradley & Associates, Consulting Civil and Traffic Engineers addressed the additional traffic movements generated by the proposed development within the Bellevue Road carriageway and the Village. It is proposed that the additional traffic movements within the Bellevue Road carriageway would be via a new access crossing and access driveway connecting to the basement level staff/visitor car park of the Assisted Care Building. The access crossing and driveway would also provide service vehicle (Small Rigid Vehicle) access to the proposed loading dock. All other visitor vehicle movements would be internally from within the village road network. It is noted that the Village has three operating two way accesses crossings to the Central Coast Highway, Bellevue Road (west of the new access crossing) and Bakali Road.

Many residents of the Village have raised objection to this development due to the proposed increase in traffic movements within the village road network. The Village residents would prefer all vehicular movements including, residents, staff, visitors and service vehicles to be via the newly proposed access crossing and access driveway from Bellevue Road.

The Village residents were represented by a Consultant Planner at the Panel meeting held on 9 October 2018, who expressed concerns of safety, amenity and suggested that the residential carpark and the basement carpark be connected to the proposed access crossing and access driveway from Bellevue Road.

Consideration has been provided previously with regard to an alternate access in the location of the bus stop on Bellevue Road which was not supported by Council Officers. However, further consideration is warranted with regard to the likely issues associated with providing all vehicular access for the development via Bellevue Road in the location of the current proposed access:

- The Panel is advised that the proposal presented by the Consultant Planner on behalf of residents within the Village would have likely implications to the existing watercourse/open channel requiring approval from the New South Wales Department of Primary Industries (Office of Water), removal of the proposed internal pathways and landscaped areas, and increased traffic movements at the new Bellevue Road access crossing.
- The increased traffic movements at this location within Bellevue Road could possibly warrant the provision of an intersection designed in accordance with Austroads Design Specifications.
- Any amended design of this nature would also require RMS concurrence.

#### Additional Consideration by Council's Development Engineer Unit

To eliminate any future traffic conflicts created by the proposed new Bellevue Road access crossing within the Bellevue Road carriageway adjacent to Longs Road, the proposed access on Bellevue Road could be deleted from the development proposal. This option would ensure that all vehicular generated traffic movements by the proposed Assisted Care development are directed internally via the existing three operating and compliant two way accesses crossings located at the Central Coast Highway, Bellevue Road (west of the new access crossing) and Bakali Road. The existing internal road network is a controlled low speed environment which would provide adequate safe vehicular access for visitors and service vehicles. Council would not raise any objection to this arrangement and would support all additional traffic movements using the existing accesses on site.

Council's Development Engineer Unit have reconsidered the location of the proposed new Bellevue Road access crossing following the concerns raised by the residents of Longs/ Bellevue Road at the Panel meeting on 9 October 2018 and have concluded the following:

- The provision of 14 car parking spaces associated with the proposed basement carpark does not warrant the provision of an intersection at the proposed new access in Bellevue Road. However, in order to further improve safety associated with vehicle movements within this section of the carriageway it is recommended that the proposed access location in Bellevue Road is located 11m eastward towards Central Coast Highway to that presently indicated on the development plans. This minor re-alignment will ensure adequate offset to the Longs Road intersection for egress vehicles from Longs Road and the new Bellevue Road access crossing. Any amended design of this nature would not require RMS concurrence, and is capable of compliance via conditions of development consent.

- To ensure suitable gradients of the access driveway can still be achieved as a result of the shortened access driveway length (particularly on the inside edge of the access driveway) and the higher kerb levels in the location of the relocated access, it is recommended that the entry point at the shutter within the basement car park be raised 0.7m to RL 24.0m. Raising the level into the car park at the entry to RL 24.0m would still provide adequate height clearance at this entry point as the architectural design indicates 3.6m of headroom. The amended basement entry floor level at RL 24.0m could be constructed as a sloping floor grading down to the proposed service vehicle loading dock at RL 23.3m. The grade of the basement carpark would be approximately 1% which complies with Australian Standard 2890. The amended basement floor level would not have any impact on the proposed building height or apartment floor levels.
- It is recommended that the draft conditions previously provided to the Panel be amended as follows to facilitate the changes indicated above:

- Amend part 'a' of condition 2.16 to read:

*Heavy duty vehicle crossing that has a width of 6.6m at the kerb line and splayed to the property boundary, and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom. The vehicle crossing shall be located 11m further eastward towards Central Coast Hwy to that indicated on the plan by ADW Johnson (Ref: Project No 10750(100) Discipline CENG Number 1001 Rev B dated 06/09/17) so that is suitably offset from the intersection of Bellevue Road and Longs Road.*

- Amend part 'a' of condition 2.19 to read:

*Driveways / ramps and car parking areas must be designed according to the requirements of AS2890: Parking Facilities for the geometric designs, and industry Standards for pavement designs. The entry level into the basement car park shall be raised to a minimum of RL 24.0m AHD.*

## Conclusion

This development application has been assessed under the heads of consideration of s.4.15 of the *Environmental Planning and Assessment Act 1979* and all relevant instruments and policies.

The potential constraints of the site have been assessed and it is considered that the site remains suitable for the proposed development. Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact.

It is considered that the proposed development will complement the locality and meet the desired future character of the area. Accordingly, the development application remains recommended for approval in accordance with s.4.16 of the *Environmental Planning and Assessment Act*.



A Stuart

**Principal Development Planner (South)**



A Prendergast

**Section Manager – Development Assessment (South)**



M Prendergast

**A/ Director**

**ENVIRONMENT AND PLANNING**

## **Attachments**

### **1 Proposed Conditions of Consent**

