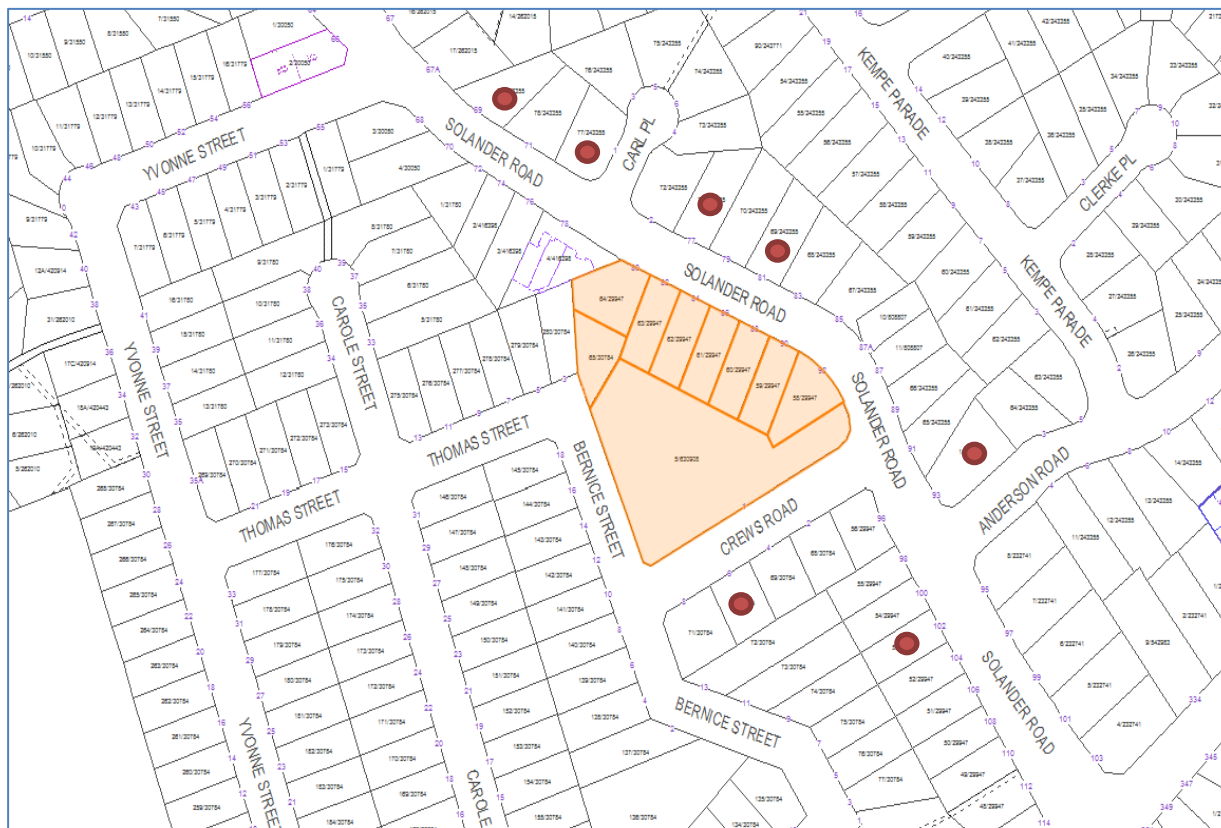


Summary of residents' concerns and Council response

1 Location of submitters



There were 7 individual submissions and 1 petition letter. The above diagram identifies 6 properties including the head petitioner's. One individual submission did not state any address.

2 Consideration of issues raised

No.	Issue	Response
1.	Inadequate parking on the site, which is likely to overflow to the street. On-street parking is already utilised heavily by the current surrounding residents	<p>Parking requirements under State <i>Environmental Planning Policy (SEPP) (Housing for Seniors or People with a Disability) 2004</i> are as follows:</p> <ul style="list-style-type: none"> (a) 1 space per 10 beds (b) 1 space per 2 staff. <p>The proposal is for 126 beds and a maximum of 39 staff at any one time. The minimum required parking is therefore 33 spaces.</p> <p>The proposal will provide a total of 39 parking spaces within the basement area, with 6 surplus car spaces. In addition, there are 13 bicycle racks and 3 spaces for service vehicles including loading and waste collection, also in the basement area.</p> <p>The proposed development complies with the SEPP requirement for car parking and is</p>

No.	Issue	Response
		satisfactory in this instance. Note that this is in addition to the parking for the existing facility, which is on ground and undercroft for visitors, staff and residents near the existing RACF. This is not a ground for refusal
2.	Traffic safety concerns, ie. the road bend prevents clear sightlines for oncoming traffic. Safety concerns for other cars, pedestrians and children	<p>The existing facility has 2 driveways, one which is currently accessed from Bernice Street and the other from Crews Road. Both these driveways will be consolidated into a single driveway and will be relocated solely from Solander Road.</p> <p>The existing driveways potentially create vehicle collision being situated close at the intersection of Solander and Crews Road, and also at the intersection of Thomas and Bernice Streets.</p> <p>The proposed relocated driveway at Solander Road is considered a positive outcome in terms of safety as it will be situated approximately 55 m away from the intersection of Solander and Crews Roads.</p> <p>A comprehensive assessment of traffic impacts has been undertaken which was submitted with the application and which is acceptable to our Traffic Engineer. This is not a ground for refusal.</p>
3.	Location of car parking entry should be reconsidered, not on Crews Road	The proposed site and basement entry will only be from Solander Road, not Crews Road, and is designed in line with relevant Australian Standards. The proposed site access in this manner has been assessed and checked by our Traffic Engineer. This is not a ground for refusal.
4.	Car parking entry is opposite a child's bedroom – headlights will be disturbing	Night-time commutes utilising the basement carpark are unlikely to be heavy and no worse than other driveways. This is not a ground for refusal.
5.	Back door for staff entering and exiting the site should be provided to prevent them leaving from the main front entrance	<p>The applicant has indicated that, in most cases, staff will access the building via the basement carpark. Staff relying on public transport will access the building via the front entry on Solander Road. However, it is noted that there is also a side service gate only on Crews Road that could be used for access.</p> <p>The proposed arrangements are appropriate and unlikely to create unacceptable disturbance for the adjoining residents.</p> <p>A Plan of Management could be conditioned to address this issue. This is not a ground for refusal.</p>
6.	There is no formal loading dock, resulting in loading and unloading being carried out on the streets and loading vehicles stopping on the street, disturbing other residents	The proposed development also incorporates a designated loading dock within the basement for service vehicles. This is not a ground for refusal.
7.	Rubbish from the facility is thrown out on the street and is inappropriate. Waste bins should be adequately provided	The proposed development also incorporates the necessary waste management facilities within the basement. This is not a ground for refusal.

No.	Issue	Response
8.	The current facility has operational issues and is not properly managed	<p>The applicant acknowledges that the existing facility is quite old and does not provide optimum opportunities for resident amenity and operational efficiency.</p> <p>The applicant suggested that the proposed construction of a new purpose-built facility shall provide significant improvements for resident amenity and operational efficiency.</p> <p>This is not a ground for refusal.</p>
9.	Clean-up trucks operate on the facility at midnight disturbing the residents.	<p>A private contractor will be used to service the facility. The applicant has indicated that the waste management contractor (Suez) will amend the garbage collection time from 11.30 pm to 8.00 am to address residents' concerns.</p> <p>This is not a ground for refusal</p>
10.	The proposal is an overdevelopment, which in its current capacity already creates issues such as those listed above, for residents	<p>The proposed development has been assessed against the Seniors Living SEPP controls and is considered incapable of achieving a quality development. The proposal has a major shortfall in landscaping to be provided on the site and therefore constitutes a significant overdevelopment of the site. This is a significant ground for refusal.</p>