

NORTHERN BEACHES COUNCIL

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2021/0324
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Modification of Development Consent DA2018/1332 granted for demolition works, additions to Glenaeon Retirement Village, self-contained dwellings, a new residential care facility, associated car parking, landscaping and public road modifications
Category of the Development	Northern Beaches Council
Consent Authority	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	John Frederick Lindley Colleen Lindley Catholic Healthcare Limited Lendlease Retirement Living Holding Pty Ltd
Applicant:	Lendlease Retirement Living Holding Pty Ltd

Application Lodged:	09/06/2021
Integrated Development:	Yes
Designated Development:	No
State Reporting Category:	Residential - Seniors Living
Notified:	23/06/2021 to 07/07/2021
Advertised:	Not Advertised
Submissions Received:	0
Clause 20 Variation:	Nil
Recommendation	Approval

PROPOSED DEVELOPMENT IN DETAIL

The proposed modification application relates to Development Consent No. DA2018/1332 relating to the renewal of a part of the Glenaeon Retirement Village at 207 Forest Way, Belrose and the development of a residential care facility (RCF) at 199 Forest Way, Belrose.

Specifically, the subject modification seeks to amend consent relating to the roof slab from steel to concrete and minor shift in level RLs. Specifically, the proposed development will include:

- **Steel structure amended to concrete:** The proposal seeks to replace majority of the steel structure and metal roofing to concrete with a waterproof membrane. The awnings will remain as steel and metal roofing. The waterproofing top coat colour will be matched to Monument as shown on the amended Materials Schedule. The applicant states that this change will improve the fire protection for the building.
- **Increase slab to slab levels:** As the proposal seeks to remove the steel structure, the floor to floor levels will be amended given the extra space achieved. The proposal will increase the height of each level by 50mm to allow for additional ceiling space for services reticulation. The overall height of the main roof will not change.
- **Increase to balcony set downs:** Due to the increase in floor to floor level, the balcony set downs are proposed to be amended by 20mm to allow for improved waterproofing detail.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Glenaeon Village is an existing retirement living community located at 207 Forest Way, Belrose (Lot 100 DP1114910) that predominately consists of independent living units. Serviced apartments are also provided, together with community facilities such as a

pool, gym and community centre. The site has an approximate 270m frontage to Forest Way and a bus shelter is located along this frontage that is serviced by a regular public bus service.

The site at 199 Forest Way site is located immediately south of the Gleneaton Village site on the opposite side of Gleneaton Avenue. This site has an approximate area of 1.2 hectares and frontage to Forest Way of 80m. A two storey dwelling house with various outbuildings currently exists on the site. The site has a moderate fall from Forest Way to the rear boundary of the site where an unformed road is located.

The location of the site is shown in the aerial image below (199 Forest Way, Belrose (outlined red) and the adjoining Gleneaton village (outlined in blue).



Location Plan

SITE HISTORY

Development consent DA2018/1332 was granted by the Sydney North Planning Panel on 1 May 2019 for demolition works and the construction of major additions to Gleneaton Retirement Village (207 Forest Way), including self-contained dwellings and a new residential care facility on a neighbouring lot (199 Forest Way), with associated carparking, landscaping and public road modifications.

This consent has been modified on previous occasions detailed as follows:

- Section 4.55(1a) Modification Application (Mod2019/0307), which was approved by Council on 1 August 2019, and amended a number of conditions to enable the staging of Construction Certificates and Occupation Certificates for the development;
- Section 4.55(1a) Modification Application (Mod2019/0308), which was approved by Council on 1 August 2019, and removed the requirement to provide Section

7.12 developer contributions on the grounds that the facility is to be run by a not-for-profit service provider; Catholic Healthcare.

- Section 4.55(1A) Modification Application (Mod2020/0299) which was approved on 6 October 2020 and relates to minor design development refinements and discrepancies in the approved architectural plans.
- Section 4.55(1A) Modification Application (Mod2020/0365) which was approved on 30 September 2020 and relates to amendments to condition 11 of the development consent.
- Section 4.55(1A) Modification Application (Mod2020/0508) which was approved by Council on 19 November 2020 for the removal of one tree to allow for the installation of an Ausgrid substation.
- Section 4.55(1A) Modification Application (Mod2020/0624) which was approved by Council on 10 December 2020 for amendments to conditions 11 relating to road and footpath reconstruction works.
- Section 4.55(2) Modification Application (Mod2020/0431), was refused by the Sydney North Planning Panel on 27 January 2021.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2018/1332, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

NORTHERN BEACHES COUNCIL

Section 4.55(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact as the changes relate to the removal of a tree.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2018/1332.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The modification application did not require notification.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	No submissions were received in relation to this application.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time.

NORTHERN BEACHES COUNCIL

Section 4.15 'Matters for Consideration'	Comments
	The proposed development retains the residential use of the site, and is not considered a contamination risk.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	None Applicable.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p>Division 8A of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p>Clauses 54 and 109 of the EP&A Regulation 2000 allow Council to request additional information. No additional information was requested in this case.</p> <p>Clause 92 of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p>Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent.</p> <p>Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah LEP 2000 section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have</p>

Section 4.15 'Matters for Consideration'	Comments
	a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 20/10/2020 to 03/11/2020 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the relevant Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application seeks consent for minor building alterations generally comprising amendments to the roof slab from steel to concrete.</p> <p>No objections to the Modification. No additional conditions.</p>
Strategic and Place Planning (Urban Design)	<p>The proposed Modifications to DA2018/1332 represent substantially the same development in terms of urban design; that which has been approved through subsequent modification.</p> <p>The proposal seeks to modify elements of the steel roof structure; replaced with concrete slab roof in response to improving fire protection and external materials/finishes. The minor increases to the RL's as a result of the increase in slab depth and increased balcony set downs resulting from the change in slab levels is negligible and presents no visual changes to the overall development. The proposed modifications do not alter the approved built form, bulk and scale of the development.</p>
NSW RFS	<p>The application was referred to NSW RFS seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the Environmental Planning and Assessment Act 1979.</p> <p>NSW RFS by letter dated 12 July 2021 has reviewed the submitted amendments and raises no objections subject to compliance with our previous terms of approval dated 01/10/2020.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPI's)

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No 55 – Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been vacant land for a significant period of time with no substantial prior development having been undertaken. The requirements of SEPP No.55 have been addressed with the original development consent conditions.

Local Environment Plans (LEPs)

Warringah Local Environment Plan 2000 (WLEP 2000)

The subject site is located in the B2 Oxford Falls Valley Locality under Warringah Local Environmental Plan 2000.

No alteration to the final built form, building height, approved use, or design of the development is proposed, and as such the proposed development, as modified, remains consistent with the with the DFC statement for the B2 Oxford Falls Valley locality, and there are no changes proposed to the approved built form of the development.

General Principles of Development Control

Clause 12(1)(a) of WLEP 2000 states that prior to granting consent, Council must be satisfied that the proposal is consistent with the relevant general principles of development control contained in Part 4 of WLEP 2000.

The following General Principles of Development Control as contained in Part 4 of WLEP 2000 are applicable to the proposed modification:

Clause 66 – Building Bulk

The proposal seeks to modify elements of the steel roof structure; replaced with concrete slab roof in response to improving fire protection and external materials/finishes. The proposed modifications do not comprise any significant external changes that would alter the bulk or scale of the approved buildings on the site, and purely relates to materiality changes to suit servicing requirements while providing internal amenity. Accordingly, the proposal will not change the approved impacts to surrounding development in terms of overshadowing, privacy or visual impacts or view sharing.

Therefore, the proposed modification remains consistent with the requirement of Clause 66.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2019

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan 2000; and
- Codes and Policies of Council.

The proposal has been assessed against the relevant matters for consideration under Section 4.15 and Section 4.55(1A) of the EP&A Act 1979. This assessment has taken into consideration the submitted Statement of Modification all other documentation supporting the application, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- consistent with the aims of the WLEP 2000 and B2 Oxford Falls Locality Statement

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2020/0324 for Modification of Development Consent Mod2020/0508 granted for demolition works and construction of major additions to Glenaeon Retirement Village on land at Lot 100 DP 1114910,207 Forest Way, BELROSE, Lot 7 DP 807906,199 Forest Way, BELROSE, subject to the conditions printed below:

Signed



Date: 13 July 2021

Lashta Haidari, Principle Planner

The application is determined under the delegated authority of:



Date: 13 July 2021

Tony Collier, Acting Development Assessment Manager