

**Appendix 3 – Assessment against relevant Planning Scheme controls**

<i>Planning Scheme Reference</i>	<i>Assessment</i>
<b>State Planning Policy Framework</b>	
Clause 11.01R- Settlement	The proposal is consistent with this policy as it seeks to facilitate the use and development of the land for residential purposes that improves diversity of housing choice and stock in an established area and take full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.
Clause 11.02-1S – Supply of Urban land	The proposal is consistent with the objective of this policy as it provides an opportunity for the redevelopment and intensification of land in an existing urban area that has very good access to existing services and infrastructure including public transport, public open space, shops and other community facilities.  The proposed development will also respect and complement the existing and preferred neighbourhood character of the area in terms of layout, built form, height/scale and external materials and finishes which encourages the provisions of a diversity of housing types to cater for the needs of the community including residential aged care facilities.
Clause 15.02-S – Building Design	The proposal is consistent with the objectives of this policy. The siting, height, setbacks, scale, built form, scale and appearance of the proposed development will not cause any adverse amenity impacts to adjoining or surrounding established residential areas or create any adverse visual impacts from the adjoining Western Highway.
Clause 15.05-1S – Neighbourhood Character	The proposal is consistent with the objectives of this policy as the proposed development will respect and complement the existing and preferred neighbourhood character of the area.
Clause 16.01-S – Integrated Housing	The proposal is consistent with the objectives of this policy which encourages increasing housing supply in existing urban areas in appropriate locations including underutilised land.  The policy also encourages an appropriate quantity, quality and type of housing is

	provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with a disability, rooming houses, student accommodation and social housing.
Clause 16.01-2S – Location of Residential development	The proposal is consistent with this policy as it will provide an opportunity to locate new housing in proximity to existing services and infrastructure including public transport, public open space, shops and community facilities.
Clause 16.01-3S Housing Diversity	The proposal is consistent with this policy as it will increase provide a range of housing to meet the diverse and changing needs of the community. The proposal will respect the existing and preferred neighbourhood character of the area and make efficient use of existing infrastructure.
Clause 16.01-4S – Housing Affordability	The proposal is consistent with the objectives of this policy as it will provide increased housing type to meet the needs of households as they move through life cycle changes and promotes good housing and urban design.
Clause 16.01-7 – Residential Aged Care Facilities	<p>The proposal is consistent with the objective of this policy as it is a well designed and appropriately located residential aged care facility in terms of its siting, height, built form and appearance which will respect and complement the existing neighbourhood character of the area. The subject land is also well located in in relation to existing services and facilities including public open space, transport, shops, schools and other community facilities.</p> <p>The proposal will also contribute to housing diversity and choice and will be located within an established residential area and will enable older people to live in appropriate housing in their local community.</p>
Clause 19.01-2S – Health Facilities	The proposal is consistent with the objective of this policy as it will facilitate the development of land for a residential aged care facility to meet the current and future needs and integrate with the existing infrastructure and community services.

<b>Local Planning Policy Framework</b>	
Clause 21.01-2 – Established areas	The proposal is consistent with objectives and strategies of this policy as it will promote a range of housing choice to meet the changing needs of the community as well as respect and complement the existing and preferred neighbourhood character of the area as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Guidelines.
Clause 21.08 - Housing	The proposal is consistent with the objectives and strategies of this policy by increasing housing diversity to meet the needs of the community (including an ageing household) through a well-designed residential infill development that is located in proximity to facilities, services and public transport.
Clause 22.12 Housing Diversity Policy	The proposal is consistent with objectives and strategies of this policy as it will facilitate housing diversity and respect and complement the existing and preferred neighbourhood character of the area as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Guidelines.
Clause 22.17 Advertising Sign Guidelines Policy	The proposal is consistent with objectives and strategies of this policy. The proposed signage will provide business identification for the proposed residential aged care facility and will be consistent with the built form and scale of the proposed building and the low scale theme and pattern of advertising signage in the immediate area. The sign will not cause visual clutter or cause any safety or traffic issues for vehicles and pedestrians travelling along Station Road.
<b>Zone</b>	
General Residential Zone (Schedule 1)	The proposal is consistent with the purpose of the zone as it will respect and complement the existing and preferred neighbourhood character of the area and will add to the diversity of housing types in a location with good access to services and transport.

<b>Other</b>	
Clause 52.05 – Signs	<p>The proposal complies with the objectives and requirements of this clause.</p> <p>The proposed signage will provide business identification for the proposed residential aged care facility and will be consistent with the built form and scale of the proposed building and the low scale theme and pattern of advertising signage in the immediate area. The sign will not cause visual clutter or cause any safety or traffic issues for vehicles and pedestrians travelling along Station Road.</p>
Clause 52.06 – Car Parking	<p>The proposal complies with the objectives and requirements of this clause. The standard car parking ratio for a residential aged care facility is 0.3 spaces per lodging room. Based on this, a total of 27 car spaces are required and 29 car spaces have been provided.</p> <p>The dimensions of the car spaces and aisle widths satisfies the requirements of this clause.</p>
Clause 53.17 – Residential Aged Care Facilities	<p>The proposal complies with the objectives and development requirements of this clause including front, side and rear setbacks, building height (maximum height of 16 metres), overlooking and overshadowing and will not cause any adverse impacts to adjacent and surrounding residential properties.</p>