

**MM-2                    MAYORAL MINUTE: 65-71 ST ALBANS STREET, ABBOTSFORD  
(DA 197/2013) AGED CARE FACILITY**

**Department        Executive Services**

**Author Initials: AT**

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**REPORT**

Councillors will be aware of the proposal to erect an 81 bedroom aged care facility at 65 – 71 St Albans Street, Abbotsford.

I and other Councillors attended a meeting with residents of St Albans Street who voiced strong concerns regarding this application. We have also received over 130 objections to the development.

The opposition raised by neighbours centres on the unsuitability of this site for this development on many grounds.

The issues are:-

- It is a quiet residential street which is unsuitable for a development of this size.
- The proposed development is a major traffic generator, especially on weekends, which will impose on the local amenity.
- The development is commercial in nature, and unsuitable for location in a quiet residential street.
- The development is located at some distance from shops, health services and public transport, making access to such services difficult for residents who are less mobile.

It is my view that there is a problem with the State Environmental Planning Policy (SEPP Seniors Living) which creates expectations by developers that developments of this nature are suitable in any residentially zoned area.

In my view the choice of St Albans Street, Abbotsford for this type of development is completely inappropriate. Council will need to provide strong support to the residents in an effort to have the application refused.

**RECOMMENDATION**

1. THAT Council forward an objection to the Joint Regional Planning Panel (JRPP), submitting the 4 reasons above as the basis of the objection.
2. THAT the General Manager write to the Minister for Planning advising of the problems with the State Environmental Planning Policy Seniors Living and recommending that such establishments be required to locate adjacent to centres where required services and transport are readily available.