It is recommended that Council resolves as follows:

1. That the categories for development and assessment for a Residential care facility in the Community facilities zone be amended from impact assessment to code assessment if on lot/s within a 400 metre walking distance of:
   (a) high frequency public transport stop/s;
   (b) mixed use centre or neighbourhood centre; or
   (c) district or regional level community facilities.

2. That a new category of development and assessment be included for a Residential care facility if establishing in an existing Retirement facility premises in the following zones:
   - Low density residential zone;
   - Medium density residential zone;
   - High density residential zone;
   - Centre zone;
   - Neighbourhood centre zone;
   - Community facilities zone; and
   - Mixed use zone.

   as accepted development subject to requirements where it:
   (a) does not involve building works; or
   (b) involves building work that does not increase the existing gross floor area; or
   (c) involves minor building work.

3. That a new category of development and assessment be included for a Retirement facility if establishing in an existing Residential care facility premises in the following zones:
   - Low density residential zone;
   - Medium density residential zone;
   - High density residential zone;
   - Centre zone;
   - Neighbourhood centre zone; and
   - Mixed use zone.

   as accepted development subject to requirements where it:
   (a) does not involve building works; or
   (b) involves building work that does not increase the existing gross floor area; or
   (c) involves minor building work.

REDACTED