

REVIEW OF ENVIRONMENTAL FACTORS

Proposed Seniors Housing Development

at

1 Robyn Street and 17-19 Pank Parade,

Blacktown, NSW 2148

April 2025





Acknowledgement of Country

Homes NSW acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by Homes NSW

REVIEW OF ENVIRONMENTAL FACTORS

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On February 1 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.

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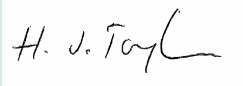

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The following register documents the preparation and issue of this Part 5 Review of Environmental Factors (REF), prepared by New South Wales Land and Housing Corporation.

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1	27.03.2025	v1	Not applicable – initial version	-
2	11.04.2025	v2	various	various
3	05.05.2025	V3	minor	various

DOCUMENT SIGN-OFF

REF prepared by:	
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Contents

1	Executive Summary	9
2	Introduction.....	10
2.1	Purpose of this Review of Environmental Factors (REF)	10
2.2	Assessment Methodology	10
3	Existing Site & Locality.....	12
3.1	Existing Site and Immediately Adjoining Development.....	12
3.2	Site Description	16
3.3	Neighbouring Development and Locality.....	17
4	Project Description	21
4.1	Demolition.....	21
4.2	Removal of Trees	21
4.3	Proposed Dwellings.....	21
4.4	Supporting information.....	24
5	Zoning and Permissibility	27
6	Planning and Design Framework.....	28
6.1	Environmental Planning and Assessment Act 1979	28
6.2	Biodiversity Conservation Act 2016 (BC Act)	28
6.3	Other Acts	28
6.4	Environmental Planning and Assessment Regulation 2021.....	29
6.5	State Environmental Planning Policy (Housing) 2021.....	32
6.6	Other State Environmental Planning Policies.....	54
6.7	Blacktown Local Environmental Plan 2015 (BLEP 2015)	58
6.8	Blacktown Development Control Plan 2015.....	62
7	Notification, Consultation and Consideration of Responses	67
7.1	Council Notification	67
7.2	Notification of Occupiers of Adjoining Land and Other Persons.....	73
7.3	Notification of Specified Public Authorities	75
8	Review of Environmental Factors	76
8.1	Neighbourhood Character	76
8.2	Bulk and Density.....	76
8.3	Streetscape	77
8.4	Visual Impact	77
8.5	Privacy	77
8.6	Solar Access	78
8.7	Overshadowing	79
8.8	Traffic & Parking	79
8.9	Flora and Fauna	79
8.10	Heritage (European / Indigenous).....	81
8.11	Soils / Contamination / Acid Sulfate Soils / Salinity.....	81
8.12	Drainage / Flood Prone Land / Hydrology/ Water Quality	82
8.13	Bushfire Prone Land.....	83
8.14	Noise and Vibration.....	83
8.15	Air Quality.....	84

8.16	Waste Minimisation.....	84
8.17	Resource Use & Availability.....	85
8.18	Community / Social Effects.....	85
8.19	Economic Impact.....	85
8.20	Cumulative Impact Assessment.....	86
9	Conclusion.....	87
9.1	Summary of Key Issues Raised in Assessment.....	87
9.2	Recommendation.....	87
10	Appendices.....	88

List of Figures

Figure 1 Location Plan – subject site outlined in red (Source: SIX Maps)	12
Figure 2: Development site – former dwelling at 1 Robyn Street (Source: Google maps)	13
Figure 3: Development site – former dwelling at 19 Pank Parade – Robyn Street frontage (Source: Google maps).....	13
Figure 4: Development site – former dwelling at 19 Pank Parade – Pank Parade frontage (Source: Google maps).....	14
Figure 5: Development site – former dwelling at 17 Pank Parade (Source: Google maps).....	14
Figure 6: Adjoining development – 3 Robyn Street (Source: Google maps)	15
Figure 7: Adjoining development – 15 Pank Parade (Source: Google maps).....	15
Figure 8: Adjoining development – 35 Leonard Street (Source: Google maps)	16
Figure 9: More recent 2-storey brick development at London Street (south-east of the site) (Source: Google maps).....	17
Figure 10: More recent 2-storey, dual occupancy brick development at 9 London Street (south-east of the site) (Source – Google maps)	18
Figure 11: More recent 2-storey brick development at McCulloch Road (south-east of the site) (Source – Google maps)	18
Figure 12: Dual occupancy development at Robyn Street, opposite the site (Source – Google maps)	19
Figure 13: Medium density development at Robyn Street (north-west of the site) (Source – Google maps).....	19
Figure 14: Aerial photograph showing the location of the bus stops in relation to the site (Source – Google Maps)	20
Figure 15: Extract from Architectural Plans – Site & External Works Plan (Source: Architectural Plans dated 25/03/2025).....	22
Figure 16: Extract from Architectural Plans – First Floor Plan (Block A) (Source: Architectural Plans, Stanton Dahl, dated 25/03/2025).....	23
Figure 17: Extract from Architectural Plans – First Floor Plan (Block B) (Source: Architectural Plans, Stanton Dahl, dated 25/03/2025).....	23
Figure 18: Extract from Architectural Plans – Streetscape Perspective (Source: Architectural Plans, Stanton Dahl).....	24
Figure 19: Land zoning map (Source: NSW Planning Portal).....	27
Figure 20: Map of Properties Notified of the Proposed Development (Source: LAHC)	74

List of Tables

Table 1 Supporting documentation.....	24
Table 2 Compliance with subsection 3 of Section 5.5 of the EP&A Act	28

Table 3 Environmental Planning and Assessment Regulation 2021 [Section 171].....	29
Table 4 Factors to be taken into account concerning the impact of an activity on the environment .	29
Table 5: Compliance with the relevant provisions of Chapter 3, Part 5, Division 1.....	32
Table 6 Compliance with relevant provisions under Chapter 3, Part 5, Division 8 of the SEPP for 'seniors housing development without consent' carried out by LAHC	34
Table 7 Compliance with section 84(2) (c) (iii), 85, 88, 89 of the Housing SEPP 2021.....	36
Table 8 Non-Discretionary development standards for Independent Living units (Section 108).....	37
Table 9 Accessibility and useability standards [Schedule 4].....	39
Table 10 Response to Design Principles (Schedule 8)	51
Table 11 Compliance with other applicable State Environmental Planning Policies	54
Table 12 Blacktown Local Environmental Plan 2015	58
Table 13 Blacktown Development Control Plan 2015.....	62
Table 14 Issues raised in Council's submission.....	67
Table 15 Issues raised by adjoining owners / neighbours.....	74

1 Executive Summary

The subject site is located at 1 Robyn Street and 17-19 Pank Parade, Blacktown, and is legally described as Lots 197, 198 and 199 in Deposited Plan 32163. The proposed seniors housing development is described as follows:

Removal of trees, and the construction of 14 independent living seniors housing units comprising 8 x 1-bedroom and 6 x 2-bedroom units, with associated landscaping and fencing, surface parking for 6 cars, and consolidation into a single lot.

The proposed activity is permissible with consent in the R2 Low Density Residential zone and seniors housing can therefore be carried out by NSW Land and Housing Corporation (LAHC) without consent under the provisions of Chapter 3, Part 5, Division 8 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) as it does not result in more than 40 dwellings on the site and does not exceed 9.5 metres in height.

Demolition does not form part of this activity. Approval for the demolition of existing dwellings and associated structures has been obtained separately.

The removal of trees on the site is covered by the definition of consent under Section 6 of the Housing SEPP. It has therefore been incorporated in this Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

The REF demonstrates the following:

- From an analysis of the potential environmental impacts associated with the proposed activity, it has been concluded that the preparation of an Environmental Impact Statement is not required.
- Based on a review of the potential environmental impacts resulting from the proposed activity it has been determined that, subject to implementation of mitigation measures to be incorporated as identified requirements, the activity will not have any significant adverse impact on the environment.
- The proposed activity will not have any effect on matters of national significance and its approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required.
- The design of the proposed activity has adequately taken into account design principles and better practices set out in the *Seniors Housing Design Guide*, and taken into consideration *Good Design for Social Housing* and the *NSW Land and Housing Corporation Design Requirements*.
- The site planning and design of the proposed activity adequately address the applicable local environmental planning and development controls of Blacktown City Council.
- A BASIX certificate and NatHERS certificate and stamped plans have been submitted for the proposed activity demonstrating compliance with the State Government's environmental sustainability targets.
- There are no separate approvals, authorisations or notifications required in relation to the proposed activity prior to determination under Part 5 of the EP&A Act or under any other Acts.
- Blacktown City Council and occupiers of adjoining land were notified of the proposed activity under the provisions of Housing SEPP. A response was received from Council dated 24 July 2024. Comments on the response are provided in Section 7.1 of this REF. One submission was received from an occupier of adjoining land. Comments on the submission are provided in Section 7.2 of this REF.

The proposed activity, when carried out in accordance with the environmental mitigation measures outlined in the REF, will not result in any significant and long-term negative impacts on the environment and can proceed subject to the implementation of the Identified Requirements within the ***Activity Determination***.

2 Introduction

This REF under Part 5 of the EP&A Act is for an activity involving the removal of trees, and the construction of 14 independent living seniors housing units comprising 8 x 1-bedroom and 6 x 2-bedroom units, with associated landscaping and fencing, surface parking for 6 cars, and consolidation into a single lot at 1 Robyn Street and 17-19 Pank Parade, Blacktown.

The activity¹ will be carried out by NSW Land and Housing Corporation (LAHC) and is 'development without consent' under the Housing SEPP. The registered owner of the subject land is LAHC.

This REF has been prepared by LAHC to satisfy the provisions of Part 5 of the EP&A Act and Part 8 of the EP&A Regulation.

A Statement of Compliance accompanying this REF certifies that in accordance with the requirements of the EP&A Act, all matters affecting or likely to affect the environment by reason of the proposed activity have been taken into account to the fullest extent possible and the activity will not have a significant impact on the environment.

2.1 Purpose of this Review of Environmental Factors (REF)

The purpose of this REF is to assist LAHC to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP&A Act and Section 171 of the EP&A Regulation by:

- describing the existing environment;
- describing the proposed activity;
- analysing the potential impacts of the activity on the environment;
- identifying measures to mitigate those impacts;
- analysing whether the activity, with the mitigating measures in place, will have a significant impact on the environment;
- recommending identified requirements to ensure the mitigating measures are implemented if the activity were to proceed; and
- outlining the notification and consultation process that was undertaken prior to the preparation of the REF.

2.2 Assessment Methodology

The following methodology was applied in undertaking this REF for the proposed development activity under Part 5 of the EP&A Act:

- Section 10.7 Planning Certificates were obtained for each lot comprising the site. The zoning was confirmed against the current applicable environmental planning instrument, which is the *Blacktown Local Environmental Plan 2015* (BLEP 2015);
- it was determined that seniors housing is 'permitted with consent' in the R2 – Low Density Residential zone pursuant to the BLEP 2015, and can therefore be carried out 'without consent' under the provisions of the Housing SEPP;

¹ Note: The proposed development is permitted without consent and is therefore subject to environmental impact assessment as an 'activity' under Part 5 of the *Environmental Planning and Assessment Act 1979*.

- a desktop analysis and investigation of the site and surrounds was undertaken based on site clearance information to determine the suitability of the site for the proposed development activity, particularly taking into account the existing site conditions, constraints and local context;
- a site inspection was undertaken;
- relevant local planning controls and State and Commonwealth Government legislation were considered in the environmental assessment of the proposed development activity;
- an environmental impact analysis was undertaken to determine if an Environmental Impact Statement was required;
- potential environmental impacts identified in the analysis and measures to mitigate these impacts were subsequently discussed in the REF; and
- identified requirements incorporating the mitigation measures for undertaking the proposed development activity were identified for inclusion in the recommendation for approval of the activity.

3 Existing Site & Locality

3.1 Existing Site and Immediately Adjoining Development

The site is in the Blacktown local government area (LGA) and comprises 3 residential allotments, described as Lots 197, 198 and 199 in Deposited Plan 32163. A location plan is provided at **Figure 1**.

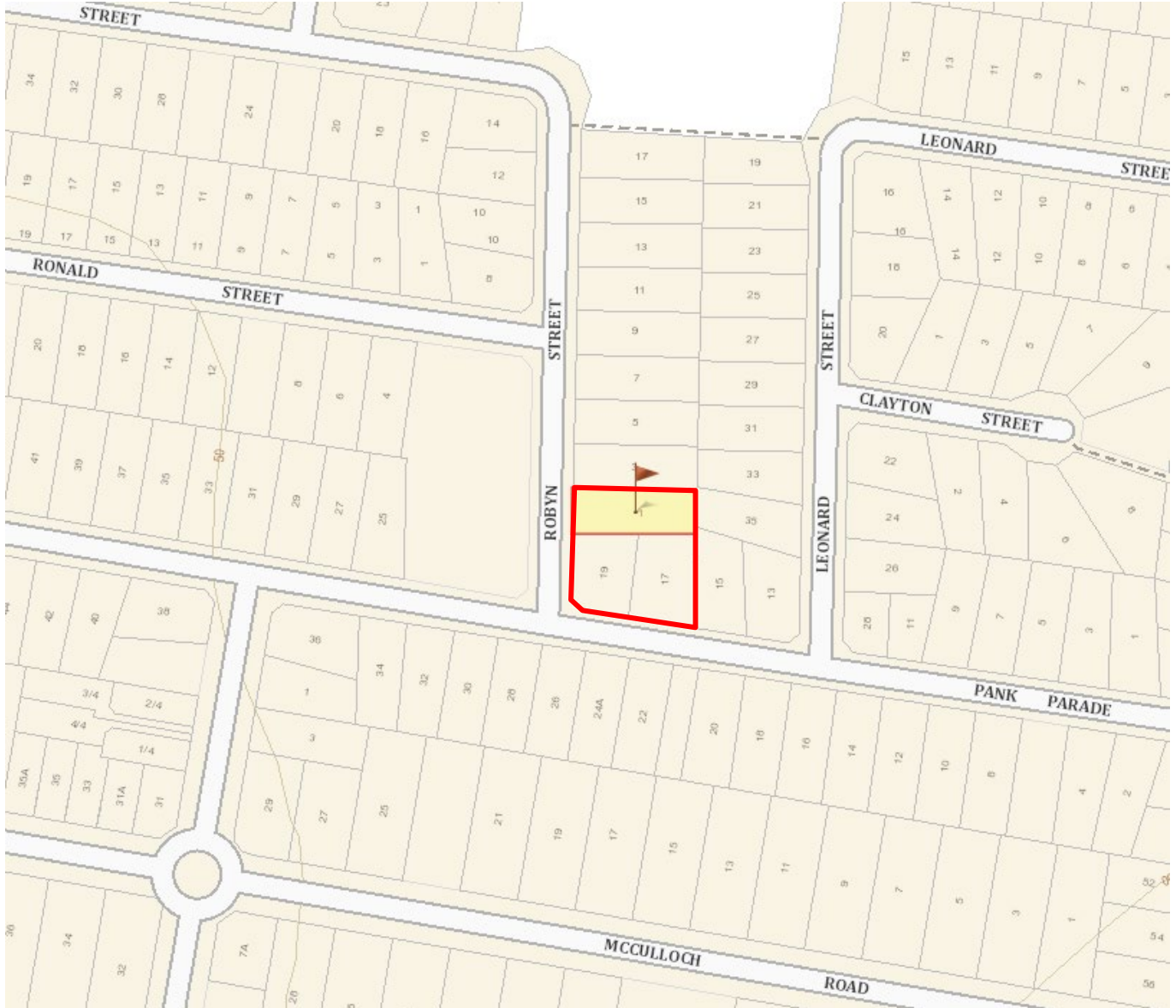


Figure 1 Location Plan – subject site outlined in red (Source: SIX Maps)

The site is now vacant following demolition under separate approval of the dwellings and associated structures shown in the photographs in **Figure 2** to **Figure 5**.



Figure 2: Development site – former dwelling at 1 Robyn Street (Source: Google maps)



Figure 3: Development site – former dwelling at 19 Pank Parade – Robyn Street frontage (Source: Google maps)



Figure 4: Development site – former dwelling at 19 Pank Parade – Pank Parade frontage (Source: Google maps)



Figure 5: Development site – former dwelling at 17 Pank Parade (Source: Google maps)

The property immediately adjoining the site to the north is 3 Robyn Street which contains a single storey weatherboard clad dwelling with tile roof (refer to photograph at **Figure 6**).



Figure 6: Adjoining development – 3 Robyn Street (Source: Google maps)

The properties adjoining the site to the east include 15 Pank Parade and 35 Leonard Street and each contain a single storey fibro clad dwelling with metal roof (refer photographs at **Figures 7 and 8**).



Figure 7: Adjoining development – 15 Pank Parade (Source: Google maps)



Figure 8: Adjoining development – 35 Leonard Street (Source: Google maps)

3.2 Site Description

Copies of the Section 10.7(2) & (5) Planning Certificates (PL2025/00605, PL2025/00606 and PL2025/00607) dated 23 January 2025 are provided in **Appendix F**.

The site has a total area of 1,885m² and has frontages of 37.49m to Robyn Street and 39.49m to Pank Parade Street, connected by a splay section of boundary measuring 5.55m. The site has a northern boundary of 42.67m and an eastern side boundary of 47.53m. Refer to Plan Showing Detail and Levels (**Appendix D**).

The site falls in a uniform north-easterly direction from a height of 45.03m AHD at the south-western corner of the site at the intersection of Robyn Street with Pank Parade to 43.74m at the north-eastern corner of the site, equating to a fall of 1.29m (approximately 2%). Stormwater is proposed to drain to Council's infrastructure located within the existing easement which is located within the site and runs alongside the eastern boundary.

There are 4 trees on and adjoining the site. One tree is located wholly within the site and 3 trees are located on and adjoining property (3 Robyn Street).

Traffic and Access

Vehicular access is currently provided to each lot via a crossover from either Robyn Street or Pank Parade. Unrestricted on-street parking is generally permitted along both sides of Robyn Street and Pank Parade.

Services

Water, sewer, electricity and telephone facilities are available to the site (refer to the Plan Showing Detail and Levels for the location of available services in **Appendix D**). Water, electricity and telephone services are located along the road alignments of Robyn Street and Pank Parade. A sewer line traverses the rear boundary of 1 Robyn Street and 17 Pank Parade. Existing power poles are located in front of 17 Pank Parade and at the corner of Robyn Street and Pank Parade, in front of the site.

Encumbrances

Lots 197 and 199 in DP 32163 (1 Robyn Street and 17 Pank Parade, respectively) are encumbered by an inter-allotment easement to drain water 20 feet (6m) wide, as identified on the Certificates of Title in **Appendix Q**.

The *Blacktown Overland Flow Flood Study* maps indicate that part of 1 Robyn Street is within a Medium Flood Risk Precinct whilst 17 and 19 Pank Parade are mapped as being within a Low Flood Risk Precinct.

There are no other encumbrances identified on the titles, section 10.7 certificates or indicated on the Plan Showing Detail and Levels.

3.3 Neighbouring Development and Locality

The site is located within an established residential area which is characterised by older style single storey detached dwelling houses of weatherboard cladding and fibro construction with sheet metal and tiled roofs interspersed with more recent 2-storey dwelling houses, dual occupancy and medium density developments (refer to photographs at **Figures 9 to 13**):



Figure 9: More recent 2-storey brick development at London Street (south-east of the site) (Source: Google maps)



Figure 10: More recent 2-storey, dual occupancy brick development at 9 London Street (south-east of the site) (Source – Google maps)



Figure 11: More recent 2-storey brick development at McCulloch Road (south-east of the site) (Source – Google maps)



Figure 12: Dual occupancy development at Robyn Street, opposite the site (Source – Google maps)



Figure 13: Medium density development at Robyn Street (north-west of the site) (Source – Google maps)

The site is located within 400m walking distance of 2 bus stops on Pank Parade (Pank Pde after Robyn St ID: 2148275 & Pank Pde opposite Leonard St ID: 2148282).



Figure 14: Aerial photograph showing the location of the bus stops in relation to the site (Source – Google Maps)

Bus stop ID 2148275 is located directly in front of 17 Pank Parade, whilst bus stop ID 2148282, the return service, is located on the southern side of Pank Parade approximately 320m walking distance from the site (refer to **Figure 15**, above, and the Survey in **Appendix D**). The stops on Pank Parade are serviced by Busways Route 753, which connects Blacktown to Doonside via Marayong, Quakers Hill and Woodcroft including major shopping centres which provide residents with access to a full range of services and facilities. The bus service operates at a frequency which satisfies the criteria for seniors housing pursuant to the Housing SEPP.

Subject to the construction of a new accessible pathway across the frontages of the site and along the northern side of Pank Parade; provision of kerb ramps at Leonard Street; upgrading of the pram ramp at the corner of Pank Parade and Lyton Street; and upgrading of the existing pathway along the southern side of Pank Parade as identified in the Access Report prepared by Vista Access Architects (**Appendix H**), the bus stops are accessible to seniors and people with a disability.

The site is within close proximity to open space including Doonside Crescent Bushland Reserve to the south-west, and Mary Reserve which includes a children's playground to the north.

4 Project Description

The proposed activity can be described as follows.

4.1 Demolition

Demolition is not proposed as part of this activity. Separate approval for demolition of the previous dwelling on each lot was granted by Blacktown City Council on 16 January 2025.

4.2 Removal of Trees

There are 4 trees within and adjoining the site. Tree 1 is located within the site and trees 2-4 are located within the adjoining property at 3 Robyn Street.

Tree 1 is recommended to be removed as the tree is within the development footprint and is not considered to be worthy of retention (refer to submitted Arboricultural Impact Assessment in *Appendix J*). The trees located on the adjoining site at 3 Robyn Street are proposed to be retained.

More appropriate tree plantings, including trees capable of reaching mature heights of between 4m and 10m will be provided as part of the proposed landscaping plan (refer to submitted Landscape Plan in *Appendix B*).

4.3 Proposed Dwellings

The proposed housing represents a contemporary, high-quality design. The proposed development has been split into two distinct building forms - the northern building form (Block B) comprises 4 units while the southern building form (Block A) comprises 10 units.

The units are connected to the street and car parking area by an internal elevated boardwalk constructed of composite decking.

Units 1, 2, 4, 7, 8, 9, 11 and 13 have been designed to address the street, with habitable rooms, ground floor patios and upper-level balconies facing the street for passive surveillance. Unit 11 has an additional balcony that addresses Pank Parade.

The use of a mix of face brickwork and render for external walls is generally consistent with the existing and emerging character of development in the Blacktown suburb.

As depicted on the Cut and Fill Diagram (*Appendix A*), cut ranging from approximately 100mm to 450mm is proposed to provide level building platforms. Excavation to approximately 1.95m is required for the on-site detention tank.

A variety of new landscape plantings are proposed to offset the proposed tree removal and enhance the appearance of the site. New plantings will consist of a mixture of new trees, shrubs and groundcovers, which will enhance landscaped setbacks and contribute to the streetscape.

Each dwelling will be provided with its own enclosed private open space area, directly accessible from the living areas.

Air conditioning units will be provided to each dwelling to assist with climate control, as well as photovoltaic systems to offset energy costs.

A total of 6 surface car parking spaces will be provided on the site, including 3 accessible spaces. On-site car parking is proposed in a common parking area.

Stormwater will be collected via a series of stormwater pits and gutters on the site and connected to an underground on-site detention (OSD) tank in the central section of the site between Block A and Block B. The OSD tank drains to the existing stormwater pipe within the easement located along the eastern boundary of the site. Roof water will be collected from downpipes and connected to an underground rainwater tank adjacent to and beneath the OSD tank for recycling, with overflow connected to the OSD tank.

Behind the building line, metal fencing fitted with overland flow mesh is proposed along the northern (side) boundary and eastern (rear) boundary to a height of 2.1m and 1.8m, respectively.

Forward of the building line, a combination of face brickwork and palisade fencing varying in height between 1.2m and 1.65m is proposed.

Figures 15 to 18 include extracts from the architectural plans illustrating the proposed development:

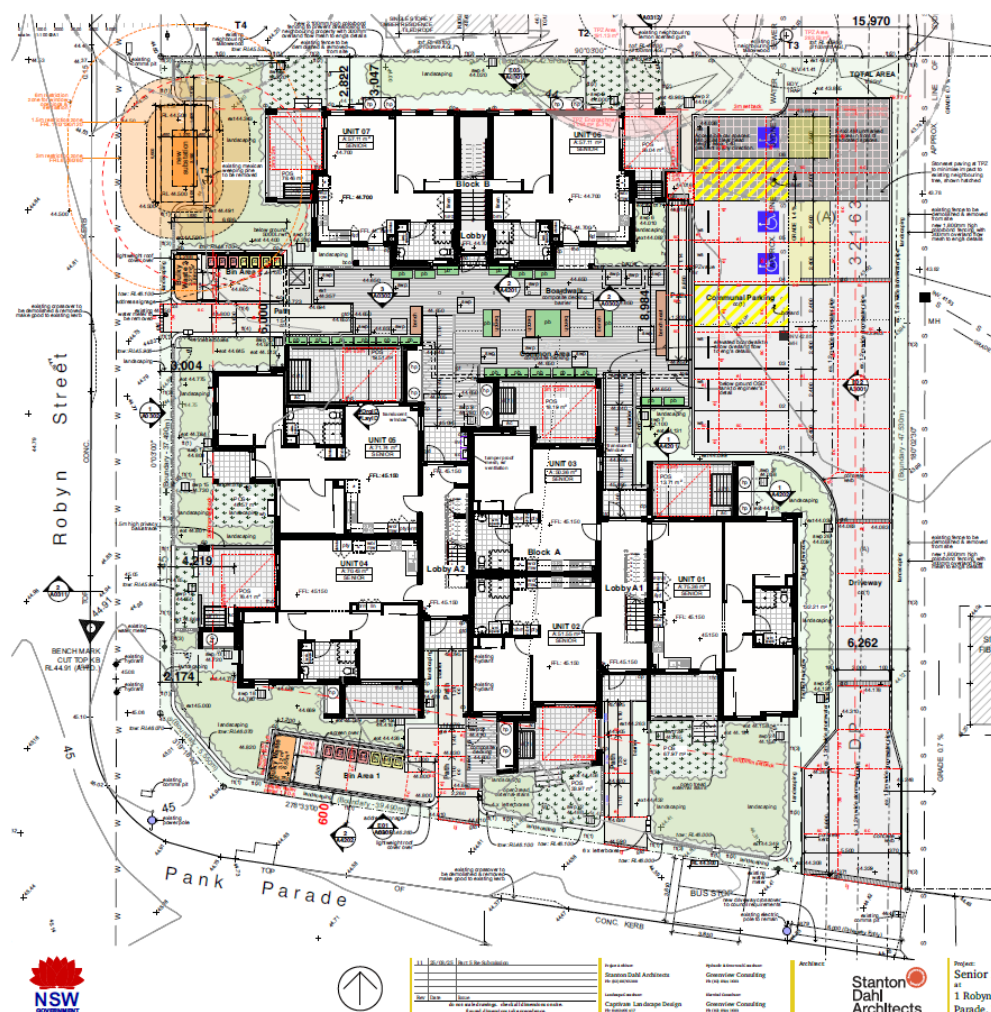


Figure 15: Extract from Architectural Plans – Site & External Works Plan (Source: Architectural Plans dated 25/03/2025)

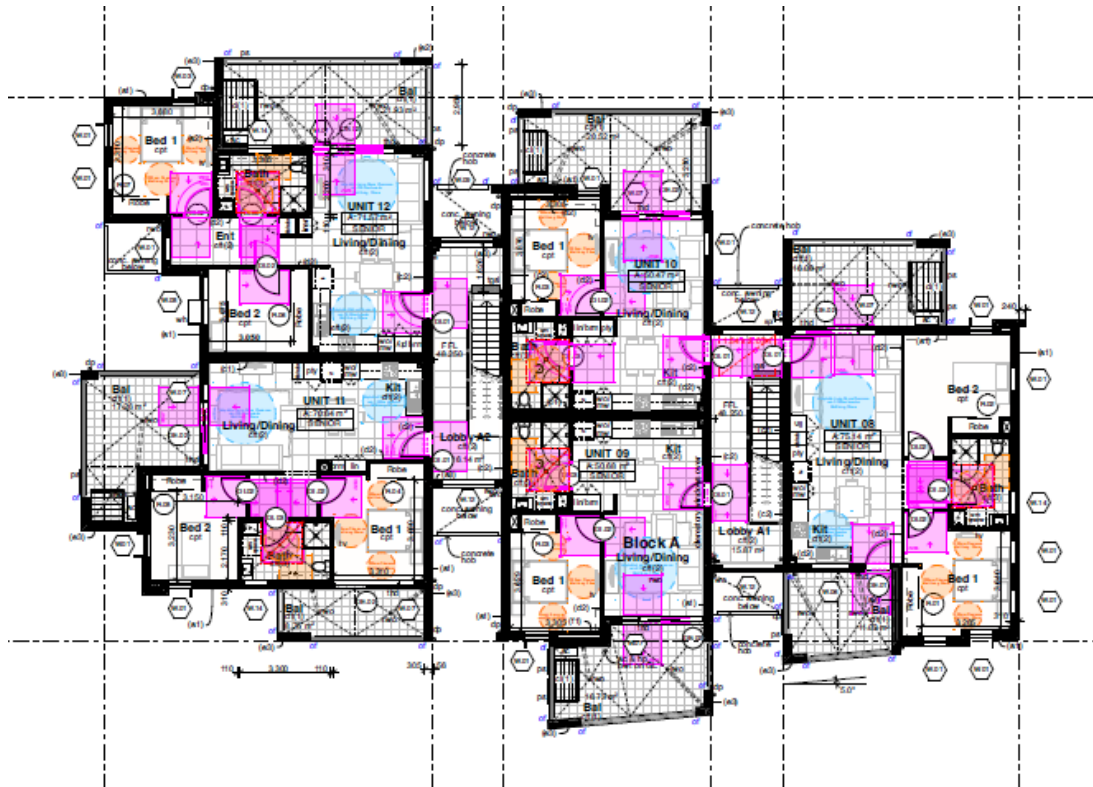


Figure 16: Extract from Architectural Plans – First Floor Plan (Block A) (Source: Architectural Plans, Stanton Dahl, dated 25/03/2025)

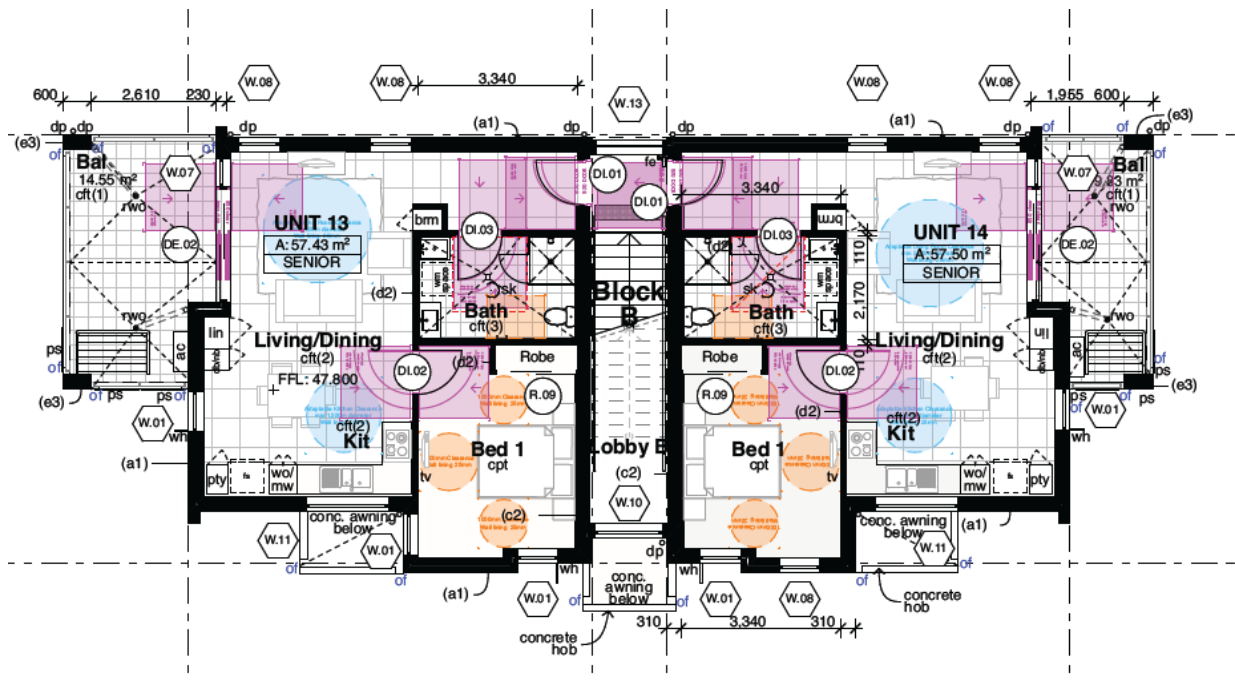


Figure 17: Extract from Architectural Plans – First Floor Plan (Block B) (Source: Architectural Plans, Stanton Dahl, dated 25/03/2025)



Figure 18: Extract from Architectural Plans – Streetscape Perspective (Source: Architectural Plans, Stanton Dahl)

4.4 Supporting information

The proposal is detailed in the following plans, drawings and specialist reports and supporting information.

Table 1 Supporting documentation

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural – Appendix A				
Cover Sheet & Location Plan	A0001	11	-	Stanton Dahl Architects
Site & Block Analysis Plan	A0101	11	25/03/2025	
Ground Floor Plan (Block A)	A0211	11	25/03/2025	
First Floor Plan (Block A)	A0212	11	25/03/2025	
Roof Plan (Block A)	A0213	11	25/03/2025	
Ground & First Floor Plan (Block B)	A0214	11	25/03/2025	
Roof Plan (Block B)	A0215	11	25/03/2025	
Landscape & Deep Soil Diagrams	A0216	11	25/03/2025	
GFA Calculations Diagram	A0217	11	25/03/2025	
Site 1% AEP Levels plan	A0218	06	28/04/2025	
Cut and Fill Diagram	A0219	06	11/04/2025	
Site & External Works Plan	A0271	11	25/03/2025	
Elevations (Sheet 1 of 2)	A0301	11	25/03/2025	
Elevations (Sheet 2 of 2)	A0302	11	12/03/2025	
Sections	A0311	11	12/03/2025	
Patio Section	A0312	02	23/10/2024	
Substation Details	A0313	-	23/10/2024	
Shadow Diagrams	A0401	01	22/12/2023	
Shadow Diagrams	A0402	01	22/12/2023	
Shadow Diagrams	A0403	01	22/12/2023	
Shadow Diagrams view from sun	A0404	01	22/12/2023	

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Landscape Plans – Appendix B				
Landscape Plan	L01	3	24/03/2025	Botanique Design
Landscape Details & Plant Schedule	L02	3	24/03/2025	
Civils Plan – Appendix C				
Notes & Legends	C01	11	11/03/2025	Greenview Consulting
Ground Floor Drainage Plan	C02	11	11/03/2025	
First Floor Drainage Plan	C03	3	28/02/2025	
Roof Drainage Plan	C04	3	28/02/2025	
Site Stormwater Details Sheet 1	C05	11	11/03/2025	
Council Easement Pipe Overview Plan	C06	5	11/03/2025	
OSD Catchment Plan	C07	5	11/03/2025	
Notes and Legends	ESM1	1	08/04/2025	
Environmental Site Management Plan	ESM2	1	08/04/2025	
Survey Plans – Appendix D				
Plan Showing Details and Levels	1 of 3	3	15/03/2022	YSCO Geomatics
Bus Route (Plan View)	2 of 3	3	15/03/2022	
Bus Route (Longitudinal Sections)	3 of 3	3	15/03/2022	
Notification Plans – Appendix E				
Cover Page	N01	1	06/06/2024	Stanton Dahl Architects
Site & Landscape Plan	N02	1	06/06/2024	
Development Data	N03	1	06/06/2024	
Elevations	N04	1	06/06/2024	
Schedule of Finishes	N05	1	06/06/2024	
Shadow Diagrams	N06	1	06/06/2024	
Access Report – Appendix H				
Access Report	23307	F	12/03/2025	Vista Access Consultants
AHIMS Web Search – Appendix I				
AHIMS search	-	-	07/04/2025	NSW Government
Arborist Report – Appendix J				
Arboricultural Impact Assessment Report	7730.1	-	21/03/2025	Redgum Horticultural
BASIX – Appendix K				
BASIX Certificate	1376054M_03	-	15/04/2024	Greenview Consulting
BCA report – Appendix L				
BCA Compliance Assessment	P230167	5	07/06/2024	BCA Vision
NatHERS Certificate – Appendix N				
Nationwide House Energy Rating Scheme – Class 2 Summary	0009059200	-	30/11/2023	Greenview Consulting

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Geotechnical Investigation Assessment - Appendix P				
Geotechnical Investigation	22/0597	-	February 2022	STS Geotechnics Pty Ltd
Waste Management Plan – Appendix R				
Waste Management Plan	2792.22	-	23/10/2024	Stanton Dahl Architects
Traffic Report - Appendix S				
Traffic Impact Statement	22.031r01v05	-	17/10/2024	Traffix
Flood Assessment – Appendix T				
Flood Assessment Report	220152	F	02/12/2024	Greenview Consulting

Section 10.7 Planning Certificates – Appendix F

Lot 199 DP 32163, Cert no. PL2025/00607, dated 23/01/2025 – Blacktown City Council

Lot 198 DP 32163, Cert no. PL2025/00605, dated 23/01/2025 – Blacktown City Council

Lot 197 DP 32163, Cert no. PL2025/00606, dated 23/01/2025 – Blacktown City Council

Notification letters & submissions – Appendix G**Design compliance and checklists – Appendix M**

Architect's Statement of Building Design Compliance – 24/03/2025

Certificate of Landscape Documentation Compliance – 24/03/2025

Certificate of Stormwater Documentation Compliance – 14/03/2025

Housing for seniors checklist – Appendix O

Seniors Housing Design Guide, LAHC Design Requirements & Good Design for Social Housing, prepared by Stanton Dahl Architects, undated.

Titles and Deposited Plans – Appendix Q

Title Search, Folio: 197/32163, Search date 06/10/2021, First Schedule: New South Wales Land and Housing Corporation. Second Schedule: Easement for drainage 6m wide affecting DP 32613.

Title Search, Folio: 198/32163, Search date 06/10/2021, First Schedule: New South Wales Land and Housing Corporation.

Title Search, Folio: 199/32163, Search date 06/10/2021, First Schedule: New South Wales Land and Housing Corporation. Second Schedule: Easement for drainage 6m wide affecting DP 32613.

Deposited Plan 32163, Search Date 06/10/2021

Dealing J513496, Search Date 06/10/2021

Council Flood Advice – Appendix U

Flood advice: 1 Robyn Street Blacktown being Lot 197 in DP 32163 dated 2 September 2024

Flood advice: 19 Pank Parade Blacktown being Lot 198 in DP 32163 dated 2 September 2024

Flood advice: 17 Pank Parade Blacktown being Lot 199 in DP 32163 dated 2 September 2024

5 Zoning and Permissibility

The site is zoned R2 Low Density Residential under *Blacktown Local Environmental Plan 2021* (BLEP 2015) (**Figure 19**). The proposed development is defined as ‘seniors housing’ under the provisions of BLEP 2015 and is permitted with consent in the R2 zone.



Figure 19: Land zoning map (Source: NSW Planning Portal)

The relevant objective of the R2 zone, as set out in the BLEP 2015 is:

- To provide for the housing needs of the community within a low density residential environment.

The proposed development provides a mix of 1- and 2-bedroom dwellings for seniors and people with a disability in an area of high demand for these dwelling types. As of 30 June 2024, the expected waiting time for social housing in Blacktown for a 1-bedroom dwelling is 5-10 years and for a 2-bedroom dwelling is 10+ years. The development has also been sympathetically designed to fit within its context and complement the surrounding area and streetscape. The proposal is therefore consistent with the relevant objective of the R2 zone.

Section 108B of the Housing SEPP permits seniors housing development to be carried out by LAHC as ‘development without consent’ subject to the provisions set out under that section. Table 5 in subsection 6.5.1 of this REF demonstrates compliance with the relevant provisions of Chapter 3, Part 5, Division 8 of the Housing SEPP.

6 Planning and Design Framework

6.1 Environmental Planning and Assessment Act 1979

6.1.1 Duty to consider environmental impact [Section 5.5]

Section 5.5(1) states that, for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Table 2 below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 2 Compliance with subsection 3 of Section 5.5 of the EP&A Act

Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
Sub-section 3 Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>).

6.2 Biodiversity Conservation Act 2016 (BC Act)

Part 7 of the BC Act sets out the test for determining whether a proposed development or activity is likely to significantly affect threatened species, ecological communities or their habitats. For the purposes of Part 5 of the EP&A Act, an activity is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species.

Based on the criteria set out in Section 7.3 of the BC Act, the proposed activity is unlikely to affect threatened species, ecological communities or their habitats and therefore no further assessment is necessary. This is because the land does not contain threatened species, endangered ecological communities or constitute habitat of threatened species or ecological communities. The proposed activity will neither be a key threatening process and the land is not part of or in the vicinity of any declared area of outstanding biodiversity value.

6.3 Other Acts

No other State and Commonwealth Acts are applicable to the proposed activity.

6.4 Environmental Planning and Assessment Regulation 2021

6.4.1 Factors that must be taken into account concerning the impact of an activity on the environment [Section 171]

For the purposes of Part 5 of the EP&A Act, the factors in **Table 3** and **Table 4** below have been taken into account in considering the likely impact of the proposed activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 3 Environmental Planning and Assessment Regulation 2021 [Section 171]

Factors to be taken into account concerning the impact of an activity on the environment.	Comment
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines.	No specific guidelines. This does not include guidelines such as the Seniors Housing Design Guide, that are in force under other legislation or instruments.
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines.	Yes – Former Department of Planning and Environment issued “Guidelines for Division 5.1 assessments” made under Section 170 of the EPA regulation 2021.

Table 4 Factors to be taken into account concerning the impact of an activity on the environment

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(a) environmental impact on the community	Yes	x	x	
(b) transformation of a locality;	Yes		x	
(c) environmental impact on the ecosystems of the locality;	Yes	x	x	
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	Yes	x	x	
(e) effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	NA			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	NA			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	NA			
(h) long-term effects on the environment;	Yes		x	
(i) degradation of the quality of the environment;	Yes	x	x	
(j) risk to the safety of the environment;	Yes	x	x	
(k) reduction in the range of beneficial uses of the environment;	NA			
(l) pollution of the environment;	Yes	x	x	
(m) environmental problems associated with the disposal of waste;	Yes		x	

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	Yes		x	
(o) cumulative environmental effect with other existing or likely future activities.	Yes		x	
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 2]	NA			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Yes – discussed below in Section 6.4.2		x	
(r) other relevant environmental factors.	Yes – discussed in Section 8.	x	x	

Note 1: A 'significant' impact will trigger the need for an Environmental Impact Statement.

Note 2: The *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* provides guidance on considering projected climate change conditions such as sea level rise.

The proposed seniors housing development is not expected to generate any significant or long-term impacts on the environment. The short-term impacts, during construction, will be offset by positive social outcomes in the long-term social benefits of providing affordable housing that meets the needs of the community. The applicable Greater Sydney Region Plan, Central City District Plan, Local Strategic Planning Statement (LSPS) and Community Strategic Plan are considered below at Section 6.4.2 of this report.

6.4.2 Strategic Planning Framework

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan – A Metropolis of Three Cities was adopted in 2018 and “*is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is consistent with the 10 Directions in Directions for a Greater Sydney which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan’s performance.*”

Direction 4 of the regional plan is Housing the City which endeavours to provide residents with housing choice and includes the following objectives:

- Objective 10. Greater housing supply, and
- Objective 11. Housing is more diverse and affordable.

This proposal, which will expand the supply of affordable housing, with 14 new senior housing units, is consistent with these objectives. The site is located within the Blacktown local government area which is part of the Central City District and the details of this plan are provided below.

Our Greater Sydney 2056 Central City District Plan

Our Greater Sydney 2056 Central City District Plan was adopted in March 2018 and covers the local government areas of Blacktown, Cumberland, Paramatta and The Hills. Similar to the main regional strategy the Central City District Plan identifies planning priorities to achieve a liveable, productive and sustainable future for the District, which includes a priority to provide housing supply, choice and affordability, with access to jobs, services and public transport.

The plan states that the District will see a 183% proportional increase in people aged 85 and over, and a 95% increase in the 65–84 age group, by 2036. This means 16% of the District's population will be aged 65 or over in 2036, up from 11% in 2016. This will require more diverse housing opportunities, including medium density housing located in walkable neighbourhoods. This will enable older people to continue living in their community, where they are close to family, friends and established health and support networks. This proposal will provide 14 seniors living units which will assist in providing alternative social housing types in an existing residential area.

Blacktown Local Strategic Planning Statement 2020

The Blacktown Local Strategic Planning Statement (LSPS) was endorsed by Blacktown Council in March 2020. It is a 20 year plan that identifies 18 Planning Priorities for the LGA, focused around “sustainable growth, supported by essential infrastructure, efficient transport, a prosperous economy and equitable access to a vibrant, healthy lifestyle”.

Notably, Priority 5 seeks to promote a greater housing supply with more diverse and affordable housing options. The proposed development will be contributing 14 seniors living units to the affordable housing supply in the Blacktown LGA. It is diversifying the residential uses in Blacktown LGA by introducing seniors housing options to accommodate the ageing population in the locality and is well serviced by existing public transport options.

The proposed development, of 14 seniors living units contributes to the objectives of the LSPS, with more density and diversity in housing types and will increase the provision of affordable and seniors living units.

Community Strategic Plan: Our Blacktown 2041

The Our Blacktown 2041 Community Strategic Plan (CSP) was adopted by Council in June 2022. It is a 10 year plan that outlines 6 strategic directions for the LGA that are derived from an extensive community engagement process, which identified priorities for the community's future. The 6 strategic directions are:

- A vibrant, inclusive and resilient community
- A clean, sustainable and climate resilient city
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A healthy, sporting and active city
- A leading city

Under these strategic directions there are key focus areas and subsequent strategies for Council to facilitate in partnership with the community, government agencies and business and indicators to measure progress towards achieving the long-term community outcomes. The proposed development for 14 seniors living units is not in conflict with the CSP and will provide new housing supply which supports affordable seniors housing within the LGA.

6.4.3 Activities in catchments [Section 171A]

The site is located within a regulated catchment, namely, the Hawkesbury Nepean Catchment, as defined in Part 6.2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP).

LAHC, as a determining authority, when considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, must take into account the controls on development set out in Part 6.2, Division 2 of the Biodiversity and Conservation SEPP.

An assessment of these controls on development is provided in **Table 11** of this REF. The assessment concludes that the proposed activity is unlikely to significantly impact the Hawkesbury Nepean Catchment.

6.5 State Environmental Planning Policy (Housing) 2021

6.5.1 Housing for seniors and people with a disability – Part 5, Chapter 3

Division 1 – Land to which Part applies

This division sets out the circumstances in which the provisions of Part 5, Chapter 3 do, or do not, apply to land.

Table 5: Compliance with the relevant provisions of Chapter 3, Part 5, Division 1

Provision	Compliance
Division 1 – Land to which Part applies	
79 Land to which Part applies	
<p>This Part applies to land in the following zones –</p> <ul style="list-style-type: none"> (a) Zone RU5 Village, (b) Zone R1 General Residential, (c) Zone R2 Low Density Residential, (d) Zone R3 Medium Density Residential, (e) Zone R4 High Density Residential, (e1) Zone E1 Local Centre, (e2) Zone E2 Commercial Centre, (e3) Zone E3 Productivity Support, (e4) Zone MU1 Mixed Use, (f) Zone B1 Neighbourhood Centre, (g) Zone B2 Local Centre, (h) Zone B3 Commercial Core, (i) Zone B4 Mixed Use, (j) Zone B5 Business Development, (k) Zone B6 Enterprise Corridor, (l) Zone B7 Business Park, (m) Zone B8 Metropolitan Centre, (n) Zone SP1 Special Purposes, (o) Zone SP2 Infrastructure, (o1) Zone SP4 Enterprise under the following local environmental plans – <ul style="list-style-type: none"> (i) <i>Canada Bay Local Environmental Plan 2013</i>, (ii) <i>Central Coast Local Environmental Plan 2022</i>, (iii) <i>Penrith Local Environmental Plan 2010</i>, (iv) <i>Pittwater Local Environmental Plan 2014</i>, (v) <i>Port Macquarie-Hastings Local Environmental Plan 2011</i>, (vi) <i>Sutherland Shire Local Environmental Plan 2015</i>, (vii) <i>The Hills Local Environmental Plan 2019</i>, (viii) <i>Warringah Local Environmental Plan 2011</i>, (o2) Zone SP5 Metropolitan Centre, (p) Zone RE2 Private Recreation. 	Complies – the site is zoned R2 Low Density Residential.
80 Land to which Part does not apply – general	
(1) This Part does not apply to the following land –	

Provision	Compliance
<p>(a) land to which <i>Warringah Local Environmental Plan 2000</i> applies that is located within locality B2 (Oxford Falls Valley) or C8 (Belrose North) under the Plan,</p> <p>(b) land described in Schedule 3.</p> <p>(2) Nothing in Schedule 3 operates to preclude the application of this Part to land only because —</p> <p>(a) the land is identified under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, Chapter 2, or</p> <p>(b) in relation to land used for the purposes of an existing registered club — the land is described in another environmental planning instrument as —</p> <p>(i) private open space, or</p> <p>(ii) open space where dwellings or dwelling houses are permitted.</p>	<p>(1)(a) The site is not on land to which Warringah LEP 2000 applies.</p> <p>(1)(b) The land is not described in Schedule 3. Refer to the assessment under the heading ‘Schedule 3’ below in this table.</p> <p>(2)(a) N/A – the site is not located within the coastal zone.</p> <p>(2)(b) N/A – the land is not used for the purposes of a registered club.</p>
Schedule 3 Environmentally sensitive land	
Land shown cross-hatched on the Bush Fire Evacuation Risk Map.	The site is not located on bushfire prone land.
Land identified as coastal wetlands and littoral rainforests area within the meaning of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , Chapter 2.	The land is not identified as coastal wetlands or littoral rainforest.
Land identified as coastal vulnerability area within the meaning of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , Chapter 2.	The land is not identified as being within a coastal vulnerability area.
Land declared as an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> , section 3.1.	The land is not declared as an area of outstanding biodiversity value.
Land identified on the Map within the meaning of the <i>Biodiversity Conservation Regulation 2017</i> , section 7.3.	The land is not so identified.
<p>Land identified in another environmental planning instrument as follows —</p> <p>(a) (Repealed)</p> <p>(b) open space,</p> <p>(c) natural wetland</p>	The land is not identified in another environmental planning instrument as either open space or natural wetland.

6.5.2 Development without Consent

Development for Seniors Housing

The Housing SEPP is very specific in terms of the matters that LAHC must consider in determining whether to proceed with a seniors housing development that meets the thresholds for self-approval under the SEPP. There are locational and detailed design requirements that also need to be considered. These are discussed below.

Section 108B of the Housing SEPP permits seniors housing to be carried out by LAHC as ‘development without consent’ subject to the provisions set out under that section. An assessment against the relevant provisions under Chapter 3, Part 5, Division 8 of the Housing SEPP is provided in **Table 6** below.

Table 6 Compliance with relevant provisions under Chapter 3, Part 5, Division 8 of the SEPP for 'seniors housing development without consent' carried out by LAHC

Provision	Compliance
108A – Development to which Division applies This Division applies to development for the purposes of seniors housing involving the erection of a building on land -	
(a) on which development for purposes of seniors housing is permitted with consent under another environmental planning instrument, or	The development is permissible with consent within the R2 Low Density Residential zone (R2 zone) under the BLEP 2015.
(b) in a prescribed zone or an equivalent land use zone.	The R2 zone is also a prescribed zone under the SEPP. Chapter 3, Part 5, Division 8 of the SEPP therefore applies.
108B – Seniors housing permitted without development consent (1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if -	
(a) the relevant authority has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and	Consideration of the development standards are provided in Table 7 and Table 8 below.
(b) the development will not result in a building with a height of more than- (i) 9.5m, or (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3) – 11.5m, and	The maximum building height is 8.2m.
(c) the seniors housing will not contain more than 40 dwellings on the site.	The development is for 14 dwellings on the site.
(2) <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the clauses –	Sections 2.15 and 2.17 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> are not applicable to the site or development.
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Noted.
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Noted.
108C – Notification before carrying out development (1) Before carrying out development to which this Division applies, the relevant authority must do the following –	
(a) request that the council nominates persons who must, in the council’s opinion, be notified of the development,	Advice was sought from Blacktown City Council regarding additional persons or properties that should be notified of the development via an email sent to Council on 13 June 2024. Council provided a response on 13 June 2024 advising that the extent of notification is considered satisfactory subject to owners also being notified.

Provision	Compliance
(b) give written notice of the intention to carry out the development to — (i) the council, and (ii) any persons nominated by the council under paragraph (a), and (iii) the occupiers of adjoining land	A letter dated 27 June 2024 was sent by LAHC to notify Blacktown City Council of the proposed development activity. Letters dated 27 June 2024 were also sent by LAHC to notify owners and occupiers of adjoining land of the proposed development activity.
(c) take into account the responses to the notice that are received within 21 days after the notice is given.	Council responded to LAHC's notification by email dated 24 July 2024. Comments on the response are provided in Section 7.1 of this REF. A submission was received from an adjoining owner. Comments on the submission are provided in Section 7.2 of this REF.
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be carried out.	Noted
108CB - Considerations before carrying out development (1) Before carrying out development to which this division applies, the relevant authority must consider —	
(a) the <i>Seniors Housing Design Guide</i> , published by the Department in December 2023, and	Consideration of the <i>Seniors Housing Design Guide</i> is discussed in section 6.5.4 of this REF.
(b) the design principles for seniors housing set out in Schedule 8.	Consideration of these principles is discussed in Section 6.5.7 of this REF.
(2) Before carrying out development to which this division applies, the Aboriginal Housing Office must consider the <i>AHO Design Guidelines NSW</i> , published by the Aboriginal Housing Office in January 2020.	The relevant authority for the subject application is LAHC therefore 108CB(2) is not applicable.
(3) Before carrying out development to which this division applies, the Land and Housing Corporation must consider —	
(a) <i>Good Design for Social Housing</i> , published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and	Refer to subsection 6.5.5 of this REF and the Architect's Statement of Building Design Compliance in Appendix M which demonstrates that the <i>Good Design for Social Housing</i> has been considered.
(b) the <i>NSW Land and Housing Corporation Design Requirements</i> , published by the Land and Housing Corporation in February 2023.	Refer to subsections 6.5.6 of this REF and the Architect's Statement of Building Design Compliance in Appendix M which demonstrates that the design requirements have been considered.
(4) Before carrying out development to which this division applies, Landcom must consider the <i>Landcom Affordable Housing Design Guideline</i> , published by Landcom, in partnership with the Government Architect NSW, in November 2023.	Not applicable.
108D - Exempt development Development for purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted.

Provision	Compliance
108E - Subdivision of seniors housing not permitted Development consent must not be granted for subdivision of seniors housing.	Subdivision is not proposed.

The Housing SEPP requires LAHC to consider the applicable development standards specified in section 84(2) (c)(iii), 85, 88, 89 and 108. Consideration of these sections of the SEPP is demonstrated in **Table 7** and **Table 8** below.

Table 7 Compliance with section 84(2) (c) (iii), 85, 88, 89 of the Housing SEPP 2021

Provision	Compliance
84 Development standards – general (2) Development consent must not be granted for development to which this section applies unless – (c) for development on land in a residential zone where residential flat buildings are not permitted – (iii) if the development results in a building with more than 2 storeys – the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.	The proposed development is in the R2 zone where residential flat buildings are not permitted. NA – The proposed buildings are 2-storeys only.
85 Development standards for hostels and independent living units (1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4. (2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 5–13 and 15–21 if the development application is made by, or by a person jointly with, a social housing provider or Landcom. Note – Development standards concerning accessibility and usability for residential care facilities are not specified in this Policy. For relevant standards, see the Building Code of Australia.	The proposed development complies with relevant standards specified in Schedule 4 as demonstrated in Table 9 below. Noted.
88 Restrictions on occupation of seniors housing (1) Development permitted under this Part may be carried out for the accommodation of only the following – (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part. (2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will	Identified Requirement no. 63 is recommended in this regard.

Provision	Compliance
occupy accommodation to which the development relates.	
89 Use of ground floor of seniors housing in business zones	Not applicable as the site is not located in a business zone.

Table 8 Non-Discretionary development standards for Independent Living units (Section 108)

Development Standard	Required	Comment
Building Height:	9.5m or less	Complies – maximum height 8.2m.
Density and Scale:	Floor Space Ratio 0.5:1 or less	Does not comply - 0.516:1, however, the non-compliance does not result in any adverse impacts on adjoining properties or the streetscape (refer to FSR discussion following this table).
Landscaped Area:	A minimum landscaped that is the lesser of – (i) 35m ² per dwelling (14 x 35m ² = 490m ²), or (ii) 30% of the site area (30% x 1885 = 565.5m ²)	Complies – 518.56m ²
Deep Soil Zone:	Minimum 15% of area of site (15% x 1885m ² = 282.75m ²)	Complies – 294.03m ² or 16% of site area.
	Minimum 65% to be located at rear of site, if practicable (65% x 282.75 = 183.8m ²)	123m ² deep soil behind the front building line, however, deep soil zones have been spread throughout the site as practicable.
	Minimum dimension 3m	Complies – Minimum dimensions of 3m.
Solar Access:	70% of living areas & private open space to receive minimum 2 hrs direct solar access between 9am and 3pm at mid-winter	Complies - 78% (11 units) receive at least 2 hours of direct solar access to their living and private open space areas between 9am and 3pm at mid-winter.
Private Open Space:	<u>Ground level:</u>	
	Minimum 15m ² per dwelling	Complies - All units on ground floor level meet or exceed the minimum requirements, with POS ranging from 18.19m ² to 79.38m ² .
	One area minimum 3m x 3m, accessible from living area	Complies – each dwelling is provided with a minimum 3m x 3m area accessible from the living area.

Development Standard	Required	Comment
	<u>Upper level:</u> 1 bedroom: Minimum 6m ² Minimum dimensions 2m 2 or more bedrooms: Minimum 10m ² Minimum dimensions 2m	Complies. Minimum 9.77m ² Minimum 2m Minimum 16.06m ² Minimum 2m
Car parking:	Minimum 1 car parking space for each 5 dwellings (LAHC concession) – 2.8 car parking spaces required for 14 units.	Complies – 6 car parking spaces for 14 dwellings, including 3 accessible parking spaces.

Non-Compliance with FSR Standard –

The development proposes a total gross floor area (GFA) of 973.06m² calculated in accordance with the definition for seniors housing in section 82 of the Housing SEPP. This translates to an FSR of 0.516:1 and represents a relatively minor exceedance of 30.56m² (3%) to the 0.5:1 FSR development standard provided in section 108(2)(c).

In this instance, it is considered that the density of the development is appropriate to, and compatible with, the development site and locality. That is, despite this exceedance, it is considered the bulk and scale of the proposed development is compatible with the existing and desired future character of the locality, maintains appropriate visual relationships with the existing area, will not adversely affect the streetscape, skyline or landscape, and does not result in unacceptable adverse environmental effects on adjoining land as demonstrated below.

The variation is acceptable as the proposed development is not incongruous in its surroundings. The design has implemented a range of measures as follows:

- separation of building form to reflect the nature of existing detached development within the locality;
- significant landscaping within the site to break up hard surfaces and building bulk;
- existing and proposed vegetation along the edges of the site;
- provision of considered dwelling layouts, including the careful placement and sizes of window/ door openings, the treatment of windows and balconies with privacy screens and substantial buffer landscaping along boundaries to ensure no overlooking of adjoining residential private open space areas or living areas occurs;
- materials and finishes including cladding, brick walls and sheet metal roofing are similar to the materials and finishes of existing recent development in the street with a variety of materials used to add visual interest to the development;
- ensuring dwellings can be provided with a high level of amenity demonstrated through compliance with the seniors housing design standards prescribed by the Housing SEPP, e.g. high levels of solar access, natural ventilation, accessibility etc; and
- the development is articulated along the frontages to minimise the bulk and scale of the development.

The above measures illustrate that the development has appropriately considered the context of the site and has been designed to complement its surroundings. The proposal complies with the minimum landscaped area, private open space and overall deep soil provision, which ensures the development makes a positive contribution to the streetscape and general locality.

The proposed development will also not generate any significant adverse amenity impacts on surrounding properties in terms of overlooking or overshadowing. The proposed development accommodates the variation to FSR without impacting side/rear setbacks and building separation between adjacent developments. Adequate side setbacks are provided to mitigate overlooking and privacy impacts with perimeter landscaping to be implemented to further soften the built form. Due to the orientation of the site and the corner location, shadows cast by the proposed development will generally fall across the road reserves and front setback area and will not prevent the adjoining properties from achieving adequate solar access. The proposal therefore generates no unacceptable impacts to surrounding development and the minor numerical non-compliance in relation to FSR is supportable.

The development is consistent with the objectives of the Housing SEPP in that it:

- contributes to the increase in supply of suitable accommodation for seniors and people with a disability;
- meets the current and future accommodation needs of Sydney's ageing population;
- provides seniors accommodation close to existing infrastructure;
- is well located to public transport connections; and
- does not affect any heritage assets.

The proposed exceedance of the FSR therefore has significant environmental benefits as the development increases the supply of seniors housing while positively contributing to the streetscape and surrounding area. It is further noted that the BLEP 2015 does not stipulate an FSR standard for the site.

6.5.3 Development standards for Accessibility

Consideration of the development standards for accessibility set out in section 85 and Schedule 4 is demonstrated in **Table 9** below.

It should be noted that pursuant to section 85(2), LAHC is exempt from the siting standards for wheelchair access and access to common area / facilities set out below in relation to a unit or part of a unit that is located above the ground floor in a multi-storey building.

Table 9 Accessibility and useability standards [Schedule 4]

Development Standard (Sch 4)	Required	Comment
2. Siting Standards:		
Wheelchair access 'Non-sloping' sites i.e. with gradients entirely <1:10	100% of ground floor dwellings to have wheelchair access by a continuous accessible path of travel to an adjoining public road	100% of the ground floor units have accessible paths of travel in accordance with AS1428.1 to the front boundaries as confirmed by the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).
'Sloping' sites i.e. with gradients entirely or partially >1:10	% of ground floor dwellings, equal to % of site with gradient <1:10 or minimum 50% (whichever is greater), to have wheelchair access by a continuous accessible path of travel as per AS1428.1 to driveway or public road that is accessible to all residents	Not applicable, as the site does not have a gradient of more than 1 in 10.
Common areas	All common areas and facilities to have wheelchair accessibility as per AS1428.1	All common areas have accessible paths of travel in accordance with AS1428.1. Compliance indicated as per the submitted Access Report

prepared by Vista Access Architects
(refer *Appendix H*).

3. Letterboxes:

	To be located on a hard standing area, have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling and lockable.	Letterboxes have been provided adjacent to the Robyn Street and Pank Parade pedestrian entries, situated on hard standing areas with wheelchair accessibility as per AS 1428.1. Compliance indicated as per the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>). Further specification to be provided at detailed construction documentation stage.
Multiple letterboxes	The structure must be in a prominent location.	Letterboxes have been provided adjacent to the Robyn Street and Pank Parade pedestrian entries.
Finished level	At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).	Compliance readily achievable. Further specification to be provided at detailed construction documentation stage (refer to identified requirement No. 62).

4. Car parking:

Parking spaces associated with a class 1, 2 or 3 building under the <i>Building Code of Australia</i> are	<p>(1) If parking spaces attached to or integrated with a class 1 building under the Building Code of Australia are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must –</p> <p>(a) be at least 3.2m wide, and</p> <p>(b) be at least 2.5m high, and</p> <p>(c) have a level surface with a maximum gradient of 1:40 in any direction, and</p> <p>(d) be capable of being widened to 3.8m without requiring structural modifications to a building.</p> <p>(2) Provided in a common area for use by occupants who are seniors or people with a disability, the following applies –</p> <p>(a) for a parking space not in a group – the parking space must comply with AS/NZS 2890.6,</p> <p>(b) for a group of 2–7 parking spaces –</p>	<p>(1) NA – the building is Class 2 (Residential Apartment Building) under the Building Code of Australia.</p> <p>(2)(a) NA – car parking is within a group.</p> <p>(2)(b) Car parking is within a group of 6 spaces. The proposed development is required to provide 3 parking spaces in accordance with s.108(2)(j) of the Housing SEPP.</p>
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<p>(i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) 50% of the parking spaces must –</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</p>	<p>Of the 3 required spaces, 100% are accessible spaces which comply with AS2890.6.</p> <p>Additional car parking has been provided at LAHC's discretion, which meets the requirements of AS2890.1 for standard car parking spaces. Compliance with these standards is confirmed in the Traffic Impact Statement prepared by Traffix Traffic and Transport Planners (<i>Appendix S</i>).</p>
<p>(c) for a group of 8 or more parking spaces –</p> <p>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) at least 50% of the parking spaces must –</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</p>	<p>(2)(c) N/A- car parking is within a group of 6.</p>
<p>(3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii).</p>	<p>Noted.</p>
<p>(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.</p>	<p>(4) LAHC is not required to provide visitor parking. It is further noted that car parking within LAHC developments is not allocated.</p>
<p>(5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</p>	<p>(5) Noted.</p>
<p>(6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p>	<p>(6) Car parking for the development is accessed via a single driveway from Pank Parade, however the proposal does not incorporate power-operated doors, gates, barriers and the like as they pose a maintenance issue for LAHC.</p>
<p>(7) A parking space, other than a parking space under subsection (6), must be –</p> <p>(a) secured by a power-operated door, or</p> <p>(b) capable of accommodating the installation of a power-operated door, including by having –</p> <p>(i) access to a power point, and</p>	<p>(7) NA – there are no car spaces proposed in addition to the car parking court.</p>

	<p>(ii) an area for motor or control rods for a power-operated door.</p> <p>(8) A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6.</p> <p>(9) In this section, a parking space is in a common area if it is not attached to or integrated with a hostel or independent living unit.</p>	<p>(8) Noted. The shared areas are shown hatched on the Architectural Plans. The Access Report notes that the spaces and associated shared areas comply with AS2890.6.</p> <p>(9) Noted. All car parking spaces are common as none are attached to an independent living unit.</p>
5. Accessible entry		
Main entrance to a dwelling	<p>Must have —</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer Appendix H).</p>
6. Interiors		
Note: consideration only required for ground floor units in accordance with section 85(2)		
Internal doorway	<p>(1) Must have an unobstructed opening that complies with AS1428.1</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer Appendix H).</p>
Internal corridor	<p>(2) Must have a minimum unobstructed width of 1,000mm</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer Appendix H).</p>
Circulation spaces	<p>(3) in front of and behind an internal doorway in the following areas must comply with AS 1428.1 —</p> <p>(a) a kitchen,</p> <p>(b) a laundry,</p> <p>(c) a bathroom,</p> <p>(d) a toilet,</p> <p>(e) a bedroom,</p> <p>(f) a living area,</p> <p>(g) the main area of private open space.</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer Appendix H).</p>
7. Bedroom		
Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>At least one bedroom in a dwelling must have:</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared</p>

<p>(a) a clear area, not including a circulation space, sufficient to accommodate</p> <p>(i) for a hostel- a wardrobe and a single size bed, or</p> <p>(ii) for an independent living unit - a queen size bed, and</p> <p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200mm wide at the foot of the bed, and</p> <p>(ii) 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be</p> <p>(d) at least 1 general power outlet on the wall opposite the wall where the head of the bed is likely to be</p>	<p>by Vista Access Architects (refer <i>Appendix H</i>).</p> <p>(c)-(d) Capable of compliance.</p> <p>Further detailed information will be required at construction documentation stage (refer to identified requirement No. 62).</p>
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8. Bathroom

Note: consideration only required for ground floor units in accordance with section 85(2)

<p>(1) At least one bathroom in a dwelling must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Complies with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p>
<p>(2) The bathroom must have the following —</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</p> <p>(c) a shower that —</p> <p>(i) is accessible without a shower-hob or step, and</p> <p>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</p> <p>(iii) is in the corner of a room, and</p> <p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p>	<p>(a)-(b) Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p> <p>(c) Complies with spatial requirements of this clause as indicated in the Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p>

	<p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p>	<p>(d)-(e) Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	Noted.

9. Toilet

Note: consideration only required for ground floor units in accordance with section 85(2)

	<p>(1) At least one toilet in a dwelling must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Complies.</p> <p>The toilets in each dwelling comply with the requirements of this clause indicated as per the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p>
	<p>(2) The toilet must have the following —</p> <p>(a) a water closet pan —</p> <p style="padding-left: 40px;">(i) in the corner of the room, and</p> <p style="padding-left: 40px;">(ii) with a centreline set-out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is —</p> <p style="padding-left: 40px;">(i) at least 1,200mm long and at least 900mm wide, and</p> <p style="padding-left: 40px;">(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586 — 2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p>	<p>Complies with the spatial requirements of this clause.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	Noted

10. Surfaces of balconies and external paved areas

Note: consideration only required for ground floor units in accordance with section 85(2)

	<p>Balconies and external paved areas must have surfaces that are slip resistant and comply with —</p> <p>(a) the <i>Building Code of Australia</i>, or</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction</p>
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	(b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i> , published on 16 June 2014.	documentation stage to ensure compliance (refer to Identified Requirement No.62).
11. Door Hardware		
Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p> <p>(2) To avoid doubt, subsection (1) does not apply to cabinetry.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).</p>
12. Switches and power points		
Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>(1) Switches and power points must —</p> <p>(a) comply with AS 1428.1, or</p> <p>(b) be capable of complying with AS 1428.1 through future adaptation.</p> <p>(2) Subsection (1) does not apply to —</p> <p>(a) remote controls, or</p> <p>(b) power points likely to serve appliances that are not regularly moved or turned off.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).</p>
13. Private passenger lifts		
	(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.	<p>Not Applicable.</p> <p>Private passenger lifts have not been proposed.</p>
Part 2 Additional standards for independent living units		
14. The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.		
15. Bedroom		
Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on —</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p>	In this development each respective independent living unit is single level with the kitchen, main bedroom and toilet located on the same level.
16. Living room		
Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>(1) A living room in an independent living unit must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The living room must have —</p>	<p>Complies. The location and spatial requirements of the living room for each ground floor dwelling complies with this clause as per the submitted Access Report prepared by Vista Access Architects (refer Appendix H).</p>

	<p>(a) a circulation space that —</p> <p>(i) is clear of all fixtures, and</p> <p>(ii) has a diameter of at least 2,250mm, and</p> <p>(b) a telecommunications or data outlet adjacent to a general power outlet.</p>	Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).
17 Main area of private open space Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>The main area of private open space for an independent living unit must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Complies.</p> <p>The private open space area for each dwelling complies with the requirements of this clause as per the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p>
18. Kitchen Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>(1) A kitchen in an independent living unit must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Complies.</p> <p>The kitchen for each dwelling complies with the requirements of this clause as per the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p>
	<p>(2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.</p>	<p>Complies.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without —</p> <p>(a) relocating the sink, or</p> <p>(b) moving a load-bearing wall, or</p> <p>(c) breaching another circulation requirement.</p>	<p>Complies.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(4) The kitchen must have the following fittings—</p> <p>(a) a bench that includes at least one work surface that is —</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p>	<p>Complies or capable of compliance as indicated in the submitted Access Report prepared by Vista Access Architects (refer <i>Appendix H</i>).</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>

	<p>(e) an oven that —</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p>	
	<p>(5) The cupboards must —</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p>	<p>Complies.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).</p>
	<p>(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).</p>
	<p>(8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must —</p> <p>(a) not be in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).</p>
	<p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>Compliance readily achievable.</p> <p>Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).</p>
19. Laundry Note: consideration only required for ground floor units in accordance with section 85(2)		
	<p>(1) A laundry in an independent living unit must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p>	<p>Complies.</p> <p>The laundry in all units comply with the requirements of this clause as per the submitted Access Report</p>

	(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	prepared by Vista Access Architects (refer <i>Appendix H</i>).
	(2) The laundry must have the following — (a) a circulation space that complies with AS 1428.1 at the approach to any external doors, (b) an appropriate space for an automatic washing machine and a clothes dryer, (c) a clear space in front of each appliance of at least 1,550mm, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a continuous accessible path of travel to the main area of private open space or any clothesline provided for the dwelling.	Complies. Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).
	(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.	Noted.
	(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations — (a) for below-bench cupboards — towards the top, (b) for overhead cupboards — towards the bottom, (c) for floor-to-ceiling doors — between 900mm and 1,100mm above the finished floor level.	Compliance readily achievable. Further detailed information will be required at construction documentation stage to ensure compliance (refer to Identified Requirement No. 62).
	(5) In this section — <i>laundry</i> includes laundry facilities in a cupboard.	Noted.

20. Linen Storage

Note: consideration only required for ground floor units in accordance with section 85(2)

	An independent living unit must have a floor-to-ceiling linen storage cupboard that — (a) is at least 600mm wide, and (b) has adjustable shelving.	Complies with spatial requirements. Further detailed information will be required at construction documentation stage (refer to Identified Requirement No. 62).
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21. Lift access in multi-storey buildings

Note: consideration only required for ground floor units in accordance with section 85(2)

	An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the <i>Building Code of Australia</i> , Volume 1, Part E3.	The requirements of this clause do not apply to this development based on the available concession under Section 85(2) of the SEPP.
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22. Garbage and recycling

	A garbage storage area and a recycling storage area provided for an independent living unit must	Complies.
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be accessible by a continuous accessible path of travel from the dwelling entrance.

Each bin storage area is accessible as confirmed by the Access Report prepared by Vista Access Architects (refer *Appendix H*).

6.5.4 Seniors Housing Design Guide

The *Seniors Housing Design Guide* (SHDG) (November 2023) has been prepared to assist in the design and assessment of applications for seniors housing development under the Housing SEPP.

The SHDG outlines the design issues, principles and better practices that must be considered when designing a development for assessment under the Housing SEPP. Part 2 of the SHDG includes guidance chapters that assist to understand the site, context, and future resident needs, leading to better housing solutions for seniors.

According to Part 3, Section 11 of the SHDG, the development is considered as 'independent living unit development medium density', being 2 storey independent living units of a neighbourhood scale. As such, the design principles for independent living set out in Part 3, Section 15 of the SHDG are relevant to the design of the development and are as follows:

- Neighbourhood amenity and Streetscape
- Solar access and design for climate
- Stormwater
- Crime prevention
- Accessibility
- Waste management

Section 108CB(1)(a) of the Housing SEPP requires the relevant authority to take into account the relevant provisions of the SHDG when assessing a proposed seniors housing development under Chapter 3, Part 5, Division 8 of the Housing SEPP.

An assessment of the design of the activity against the design principles contained in Section 15 of the Guide is provided at *Appendix O*.

6.5.5 Good Design for Social Housing

Good Design for Social Housing establishes the 4 key goals and their underpinning principles to delivering better social housing outcomes for NSW.

Section 108CB(3)(a) of the Housing SEPP requires the relevant authority to consider the relevant provisions of *Good Design for Social Housing* (September 2020) when assessing a proposed seniors housing development under Chapter 3, Part 5, Division 8 of the Housing SEPP.

The following assessment against the *Good Design for Social Housing* demonstrates that the proposed development has adequately considered the goals and principles outlined. Each goal is individually addressed below, and detailed responses are provided by the architect in the Housing for Seniors Checklist in *Appendix O*.

Wellbeing

The proposed development supports the wellbeing of future tenants by providing safe and accessible housing where residents have privacy and feel safe. The floor plan design allows for future adaptation to accommodate the changing needs of tenants over time and allowing them to age in place.

The development incorporates passive and active sustainable design, durable and low maintenance materials and appropriately sized units to reduce running costs. The proposal achieves a NatHERS rating with an average of 7.1 stars which exceeds the minimum target (7 stars) set by LAHC. Reverse cycle air conditioning will be provided to the living areas of each dwelling to assist with climate control, as well as photovoltaic systems to offset energy costs.

Each unit is provided with an area of private open space that accommodates a paved area for outdoor dining. High quality landscaping across the site will enhance the amenity for residents, and the common seating area in the centre of the site will encourage social interaction in a peaceful landscaped setting.

Ample parking is provided to residents, and pedestrian access through the site is generally accessible and has good passive surveillance.

Belonging

The form and materiality of the proposed development have been selected to respond to the style and character of the local area and will make a high quality contribution to the streetscape. The predominant use of brickwork and cladding with an earth-toned colour palette will ensure the visual appeal of the development is maintained over time.

The pedestrian entries, central foyers and common spaces have been designed as welcoming, pleasant environments that create a sense of place for tenants and a safe transition from public to private spaces.

The mixed unit sizing caters to the needs of a diverse range of tenants and meets the requirements for seniors housing to cater for seniors or people with a disability and their household members.

Value

The development overall meets sustainability targets, with 6 of the 14 dwellings achieving a NatHERS score of 7 stars or above and the overall development achieving an average NatHERS rating of 7.1 stars. The scheme incorporates sustainable features including insulation, clothes lines, native plantings, ceiling fans, and good solar access and cross-ventilation. Photovoltaic panels and rainwater re-use will assist in minimising the use and cost of access to natural resources.

The building materials, construction method and services have been selected to ensure that the development is durable, minimises maintenance and contributes to the low on-going running costs of the dwellings.

The yield is compatible with the planning provisions and the capability of the site, whilst providing a comfortable space for tenants and a positive streetscape contribution for the wider community.

Collaboration

The project involved a rigorous design process in collaboration with design professionals and engineers to ensure that the development incorporates the current best practice in affordable housing design. The development is in keeping with current government initiatives to deliver quality housing stock.

The design and assessment process involved close collaboration with a number of stakeholders, including input from Blacktown City Council and adjoining landowners.

6.5.6 Land and Housing Corporation Design Requirements

The *Land and Housing Corporation Design Requirements* (LAHC Design Requirements) (February 2023) are used to inform the design and development of the LAHC social housing portfolio. These requirements apply to all new LAHC developments and are driven by tenant wellbeing, design quality, environmental performance and operational effectiveness within cost parameters.

Section 108CB(3)(b) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the LAHC Design Requirements when assessing a proposed seniors housing development under Chapter 3, Part 5, Division 8 of the Housing SEPP.

The assessment of the proposed development against the LAHC Design Requirements deems that the development achieves compliance. Refer to Statement of Building Design Compliance from the Architect in *Appendix M*. Further details will be incorporated in the construction documentation.

6.5.7 Housing SEPP Design Principles

The proposed activity is located in an established urban area and there are no significant natural environmental considerations affecting the subject land (including known significant environmental values, resources or hazards). The existing and approved uses of land immediately adjoining the proposed development is for residential purposes.

A site analysis was undertaken as part of the design process. The impact of the bulk, scale and built form is considered compatible with the existing uses and the future character of the area. There are services, facilities and infrastructure that will be available to meet the demands arising from the proposed activity.

The Housing SEPP articulates a range of design principles that LAHC must consider in determining whether to proceed with a proposed seniors housing activity. **Table 10** below demonstrates how the principles have been considered in the design of the proposal.

Table 10 Response to Design Principles (Schedule 8)

1 Neighbourhood amenity and streetscape
Seniors housing should be designed as follows –
(a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,
N/A, no residential care facility proposed.
(b) to recognise the desirable elements of –
(i) the location's current character, or
(ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area,
The proposal is generally compatible in form, scale and character with more contemporary residential development in the locality as illustrated in Section 3.3 of this REF. Contemporary residential development in the locality is suggestive of a transition of character in the locality.
The development has been designed to reflect the desirable characteristics of the area which include landscaped front setbacks, prominent entry points, face brick to external elevations and ample landscaping throughout the site.
(c) to complement heritage conservation areas and heritage items in the area,
The site is not located within a heritage conservation area nor are there any heritage items that adjoin the site.
(d) to maintain reasonable neighbourhood amenity and appropriate residential character by –
(i) providing building setbacks to reduce bulk and overshadowing, and
(ii) using building form and siting that relates to the site's landform, and
(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and
(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,
The proposed building setbacks are generally compatible with the streetscape character of the locality and are generally consistent with Council's DCP requirements.
Given the orientation of the site, shadows cast by the proposed development will predominantly fall within the site or to the adjoining road reserves. As shown in the shadow diagrams in <i>Appendix A</i> , some minor overshadowing of the front setback area of the adjoining property at 15 Pank Parade will occur in the afternoon in mid-winter. The proposed development will therefore not unacceptably reduce the amount of solar access to the living areas and private open spaces of neighbouring dwellings in mid-winter.

The development is below the height limit permitted under the Housing SEPP and BLEP 2015 and is compatible with the height and scale of adjoining dwellings and other contemporary residential development in the vicinity.

A suitable balance of cut and fill is proposed to address the access requirements for seniors housing under the Housing SEPP.

(e) to set back the front building on the site generally in line with the existing building line,

The front building line generally responds to the existing building line at both street frontages. Block A has been sited to address its corner location, however Units 1 & 8 in the southwest corner of the site facing Pank Parade have been recessed to more closely align with the setbacks of neighbouring dwellings. Likewise, Block B has been setback a minimum of 6m to be more consistent with the existing building line.

(f) to include plants reasonably similar to other plants in the street,

The proposed landscape design incorporates substantial plantings at the front of the development which will enhance the streetscape.

The landscaping scheme incorporates a mix of native plants including a variety of native shrubs and groundcovers; and native trees including Grey Myrtle, Kurrajong, Bottlebrush, Blueberry Ash, and Water Gum. The incorporation of a mix of low maintenance ground covers, native shrubs and feature trees will create a pleasant environment for residents and will attract animal and birdlife.

(g) to retain, wherever reasonable, significant trees,

The Arboricultural Impact Assessment (*Appendix J*) recommends the removal of 1 tree (Tree 1), as the tree is assessed as being of low significance, is located within the proposed development footprint, and would be impacted by an unavoidable major encroachment within its tree protection zone.

Trees 2, 3 and 4 are sited within the adjoining property, 2 Robyn Street and are to be retained and protected in accordance with the recommendations contained in the Arborist Report.

The Landscape Plan proposes 6 trees, some of which are capable of reaching a maximum height of 10m, as indicated on the Landscape Plan (*Appendix B*). The new plantings will provide replacement tree cover on the site and increase the variety of species, including flowering trees, which will provide additional habitat for fauna in the long-term.

(h) to prevent the construction of a building in a riparian zone.

The site is not located within or adjacent to a riparian zone.

2 Visual and acoustic privacy

Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by—

- (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and
- (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. Design solutions include appropriate building setbacks, fencing heights, dwelling layouts, placement and sizing of window openings and location of landscaping, particularly at the side and rear boundaries.

The buildings have been designed so that high use areas such as living rooms and private open space areas are generally oriented to the front, interior or rear of the site to minimise privacy impacts. Where balconies face the side and rear boundaries, privacy screening is provided to restrict direct overlooking where appropriate.

Boundary fencing to a height of 1.8m and 2.1m (at the eastern and northern boundaries, respectively) will assist with mitigation of visual and acoustic impacts associated with units 6 and 7 and the internal hard stand car parking. Perimeter landscaping will also act as a visual and acoustic buffer between the car park and adjacent development.

Generally, bedroom windows are located away from the driveway and pathways. Whilst Unit 1 bedroom windows are located alongside the driveway, these windows are highlighted with a sill height of 1.5m above floor level to mitigate any potential adverse impacts. In addition, a 2m wide vegetative buffer containing 7 shrubs (5 x Callistemon (mature height 1.5m) and 2 x White Correa (mature height 1.5m) is proposed.

The proposed dwellings have been designed in accordance with the requirements of the Building Code of Australia for sound and impact transmission so that acceptable noise levels between dwellings and adjoining properties are achieved.

3 Solar access and design for climate

The design of seniors housing should —

- (a) for development involving the erection of a new building — provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and
- (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

Of the 14 units, 11 units receive at least 2 hours direct solar access to their living and private open space areas between 9am and 3pm on June 21. Units have been designed to take advantage of natural ventilation, with 12 units being configured to enable cross-ventilation.

Overall, the development exceeds the sustainability targets and achieves an average NatHERS rating of 7.1 stars.

As demonstrated on the shadow diagrams (*Appendix A*), overshadowing to neighbouring properties is limited to the afternoon, with more than 2 hours solar access maintained to living spaces and private open space of neighbouring dwellings in mid-winter.

4 Stormwater

The design of seniors housing should aim to —

- (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and
- (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.

Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground on site detention tank, discharging to Council's infrastructure located within the easement at the eastern boundary of the site. Roof water from the proposed development will be collected from downpipes and connected to an underground rainwater tank for recycling with overflow connected to the underground detention tank. A rainwater tank is proposed to facilitate water re-use for landscape irrigation.

5 Crime prevention

Senior's housing should —

- (a) be designed in accordance with environmental design principles relating to crime prevention, and
- (b) provide personal property security for residents and visitors, and
- (c) encourage crime prevention by —
 - (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and
 - (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and
 - (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

The principles of *Crime Prevention Through Environmental Design* have been applied to the design to manage the safety of residents.

Site planning enforces territorial reinforcement by establishing clear entry points and boundaries through fencing and landscaping. The entry points provide a secure progression from public to private spaces and will create a safe environment for residents. The majority of units face either Robyn Street or Pank Parade and provide passive surveillance of public areas as well as the pedestrian and vehicle entry points. Further, the design of the proposed development will allow for general surveillance of common areas including the walkways to each block and the communal car park.

Fencing will be constructed along the side and rear boundaries, and all areas of private open space will be fenced to provide security and delineate between public and private spaces. Peepholes will also be provided on the front doors of

each dwelling to enable residents to view approaches to their dwelling without having to open the door (Identified Requirement No.67).

6 Accessibility

Seniors housing should –

- (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and
- (b) provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.

The proposed development contains safe pedestrian links within the site and the construction of an accessible pathway from the site to bus stops on Pank Parade will provide a safe pedestrian link to transport services that will take residents to services and facilities. An attractive and safe environment for pedestrians and motorists with convenient access to the car parking area for residents is also provided in the proposed development.

The closest surveyed bus stops are on Pank Parade:

- Pank Pde after Robyn St – Bus Stop ID 2148275; and
- Pank Pde opp Leonard St – Bus Stop ID 2148282.

Both bus stops are within 400m walking distance of the site as specified under section 93(3)(a) of the Housing SEPP; and are serviced by Busways Route 753 which can take residents to a full range of services and facilities in Blacktown, Marayong, Quakers Hill, Woodcroft and Doonside. The frequency of bus services meets the criteria specified for seniors housing in the Housing SEPP.

Subject to the construction of a new accessible pathway across the frontages of the site and along the northern side of Pank Parade, provision of kerb ramps at Leonard Street, upgrading of the pram ramp at the corner of Pank Parade and Lyton Street, and upgrading of the existing pathway along the southern side of Pank Parade as identified in the Access Report, the bus stops will be accessible via a suitable access pathway.

Car parking is provided for residents within the site, including 3 accessible parking spaces, and accessible pathways are provided between the car parking area and the internal lobbies. There is also ample street parking available on both Pank Parade and Robyn Street for visitors.

7 Waste management

Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.

Waste storage areas are provided in proximity to the main entrance to each building and will accommodate general, recycling and bulky waste. The site will be serviced by council's standard kerb-side pickup service.

6.6 Other State Environmental Planning Policies

Table 11 below outlines applicability of, and compliance with, other State Environmental Planning Policies (SEPPs).

Table 11 Compliance with other applicable State Environmental Planning Policies

SEPP (Sustainable Buildings) 2022

A BASIX Certificate has been obtained for the development proposal (refer to *Appendix K*).

SEPP (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and childcare facilities and major infrastructure corridors.

The site is not located in close proximity to a State Classified Road, adjacent/near a rail corridor or electricity infrastructure and is not traffic-generating development. As such, the provisions of the SEPP do not apply.

SEPP (Biodiversity and Conservation) 2021

This Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment.

2.6(1) – Clearing that requires permit or approval

Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy. The proposed development seeks the removal of 1 tree within the site (refer to Arboricultural Impact Assessment Report at **Appendix J**).

Section 6 of the Housing SEPP specifies that development permitted without consent may be carried out without another consent or a licence, permission, approval, or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.

An assessment of the proposed tree removal has been undertaken within Section 8.9 of this REF.

Part 6.2 – Development in Regulated Catchments

The site is located within a regulated catchment, namely, the Hawkesbury-Nepean Catchment. Accordingly, the controls for development set out in Division 2 of Part 6.2 of the Biodiversity and Conservation SEPP apply to the activity.

Under Section 171A(1) of the EP&A Regulation, LAHC, as determining authority for the activity, when considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, must consider sections 6.6, 6.7, 6.8 and 6.9 of the Biodiversity and Conservation SEPP.

6.6 Water quality and quantity

This clause requires the consent authority to consider whether the development will:

- have a neutral or beneficial effect on the quality of water entering a waterway;
- have an adverse impact on water flow in a natural waterbody;
- increase the amount of stormwater run-off from a site, and
- Incorporate on-site stormwater retention, infiltration or reuse.

The consent authority is also required to assess the impact of the development

- on the level and quality of the water table;
- the cumulative environmental impact of the development on the regulated catchment;
- and whether the development makes adequate provision to protect the quality and quantity of ground water.

Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:

- the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and
- the impact on water flow in a natural waterbody will be minimised.

Comment: Stormwater will be collected within the site, connected to an underground detention tank draining to Council's infrastructure. Rainwater will be collected in an underground rainwater tank and be used for landscaping irrigation.

Identified Requirement (No. 13) recommends that sediment control measures be implemented during construction in accordance with Council requirements and/or the guidelines contained in the *Blue Book Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

Identified Requirements (Nos 6 and 39) are applied to the activity determination recommending that stormwater management of the activity is designed in accordance with Blacktown City Council's technical guidelines and policies.

Water quality measures are not proposed as part of this development. LAHC intends to voluntarily make the payment of a section 7.11 contribution toward Water Sensitive Urban Design and Integrated Water Cycle Management in lieu of provision of a water quality filtration system and MUSIC model (refer to identified requirement No. 73).

6.7 Aquatic ecology

This clause requires the consent authority to consider whether the development:

- will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,
- involves the clearing of riparian vegetation and, if so, whether the development will require either a controlled activity approval under the *Water Management Act 2000*, or a permit under the *Fisheries Management Act 1994*,
- will minimise or avoid the erosion of land abutting a natural waterbody, or the sedimentation of a natural waterbody, or will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,
- includes adequate safeguards and rehabilitation measures to protect aquatic ecology,
- if the site adjoins a natural waterbody — whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.

Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:

- that the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,
- the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,
- if a controlled activity approval under the *Water Management Act 2000* or a permit under the *Fisheries Management Act 1994* is required in relation to the clearing of riparian vegetation — the approval or permit has been obtained,
- the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,
- the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.

Comment: The subject site is not located on riparian land and will not require a controlled activity permit. The site does not adjoin a natural waterbody. Suitable erosion and sedimentation controls will be required to minimise erosion and maintain water quality. The site does not comprise any existing significant vegetation and as such, the proposed removal of an existing tree is supported by the arborist in the accompanying Arboricultural Impact Assessment Report. The proposed development includes planting of suitable native indigenous vegetation and trees, improving the ecological value of the site. In addition, the scale and nature of the activity, together with its location, is unlikely to have significant impacts upon aquatic ecology.

6.8 Flooding

This clause relates to flood liable land and requires the consent authority to consider whether the development:

- will have a likely impact on periodic flooding that benefits wetlands and other riverine ecosystems.

Comment: The section 10.7 Planning Certificates indicate that the site is identified as flood liable land. As such, section 6.8 applies.

Further, this clause also requires that consent is not issued unless the consent authority is satisfied the development will not:

- if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or
- have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.

Comment: Given the residential nature of the development, its location in an urbanised area and that finished floor levels have been proposed above the 1% AEP, in the event of a flood, the proposed development is not anticipated to result in a release of pollutants that may adversely impact water quality of a natural waterbody or impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.

6.9 Recreation and public access

This clause relates to development on recreational land and public access to natural water bodies and foreshores

Comment: The proposed activity will not impact recreational land uses or alter public access to recreational land or foreshores.

SEPP (Resilience and Hazards) 2021

The Resilience and Hazards SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land.

Section 4.6 of this SEPP requires the consent authority to consider whether land is contaminated prior to granting development consent. According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not affected by a policy restriction relating to contaminated land.

Notwithstanding, the *draft Contaminated Land Planning Guidelines* (draft Guidelines) prepared by the Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination and these are considered in the following table:

Previous evidence of contamination	Yes/ No	Response
a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?	No	LAHC records indicate that the land has been used for residential purposes since the early 1960's.
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)	No	LAHC records indicate that the land has not been used for a potentially contaminating activity listed in Table 1, Appendix 1 of the draft Guidelines.
(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?	No	Each lot is currently vacant.
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?	No	LAHC records indicate that the land has not been regulated through licensing or other mechanisms.
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?	No	As noted in the section 10.7 certificates, there are no land use restrictions relating to contamination under the CLM Act.
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?	No	A site inspection has been undertaken which indicated that the site is unlikely to have been associated with potentially contaminating activities.

(g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?	No	Adjoining development is residential, forming part of a larger residential subdivision carried out in the early 1960's.
(h) Are there any human or environmental receptors that could be affected by contamination?	No	A standard identified requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during construction works.
(i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?	No	A review of the EPA's register of notified sites indicates that the land is not adjacent to a notified site under s60 of the CLM Act or a site regulated by the EPA under the CLM Act.

6.7 Blacktown Local Environmental Plan 2015 (BLEP 2015)

Compliance with the relevant provisions/ development standards set out in the BLEP 2015 is demonstrated in **Table 12** below.

Table 12 Blacktown Local Environmental Plan 2015

Relevant Provisions / Development Standards for Seniors Housing			
Clause	Provision / Development Standard	Required	Provided
4.3	Height of Buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (9 metres)	Maximum building height (measured in accordance with the LEP definition) is 8.2m.
4.4	Floor space ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the <i>Floor Space Ratio Map</i> .	N/A. A floor space ratio has not been applied to the land.
5.21	Flood planning	(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development – (a) is compatible with the flood function and behaviour on the land, and	<p>The section 10.7 Planning Certificates (<i>Appendix F</i>) for the site indicate that:</p> <ul style="list-style-type: none"> - 1 Robyn Street is within the 'flood planning area', meaning that the site is subject to flood related development controls. - 17 and 19 Pank Parade are outside of the flood planning area and are not subject to flood related development controls. <p>The Planning Certificates refer to the <i>Blacktown Overland Flow Flood Study</i> adopted 22 May 2024 (Overland Flow Study) which indicates that 1 Robyn Street has a flood categorisation of medium risk, whilst 17 and 19 Pank Parade have a flood categorisation of low risk:</p>

Relevant Provisions / Development Standards for Seniors Housing

**Flood Categorisation**

- High Risk
- Medium Risk
- Low Risk

Flood advice was obtained from Blacktown City Council (refer *Appendix U*) which noted the following, in summary:

1 Robyn St:

- Flood planning area controls apply for overland flows.
- Special flood considerations apply.
- Drainage constraints apply.
- Maximum 1% AEP Flood level of 43.95m AHD.
- Maximum PMF flood level of 45.27m AHD.

17 Pank Parade:

- Special flood considerations apply.
- Drainage constraints apply.

19 Pank Parade:

- Special flood considerations apply

In response to notification of the activity, Blacktown City Council engineering staff advised that further investigation, at a site specific level, be undertaken to

Relevant Provisions / Development Standards for Seniors Housing

			<p>understand in more detail the flood behaviour for the site, including:</p> <ul style="list-style-type: none"> - the level of the Probable Maximum Flood (PMF), - flood depths and velocity, - time to reach the PMF level, and - time for the flood level to recede. <p>Engineering staff at Blacktown City Council were provided with a copy of a Flood Assessment Report (<i>Appendix T</i>) and supporting flood modelling prepared by Greenview Consulting, for their consideration.</p> <p>In email correspondence dated 16 January 2025, Council engineering staff noted in relation to the Flood Assessment Report that:</p> <p><i>'The submitted flood study is acceptable. The proposed floor level must be installed in accordance with the flood report.'</i></p> <p>The Flood Assessment Report noted the following in relation to PMF flood levels:</p> <ul style="list-style-type: none"> • PMF flood levels in the vicinity of the proposed southern dwelling block (Block A) vary to +45.15m AHD. • PMF flood levels in the vicinity of the proposed northern dwelling block (Block B) vary to +44.7 m AHD. <p>In accordance with Council's advice and as shown on the Architectural Plans, the proposed finished floor levels are proposed to be set at:</p> <ul style="list-style-type: none"> • Block A – 45.15m AHD • Block B – 44.7m AHD <p>(a) The Flood Assessment Report prepared by Greenview Consulting concludes that the site is subject to relatively shallow inundation during the 1%AEP flood event and is subject to low hydraulic hazard during this event. Council's flood advice and the Flood Assessment Report identify that the site is almost entirely H1 hazard in the 1%AEP event, being generally safe for vehicles, people and buildings.</p>
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Relevant Provisions / Development Standards for Seniors Housing

		<p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in</p>	<p>(b) Stormwater from within the site will be captured and directed to the proposed OSD tank. Fencing and foundation design will allow upstream overland flood waters to flow through the site without unacceptably increasing impacts to adjoining properties. The Flood Assessment Report concludes that the <i>'development as proposed does not have any significant impact on the conveyance ability/ capacity of the local floodplain provided the recommendations of this report are adhered to.'</i></p> <p>(c) Robyn Street has a flood categorisation of low risk as shown in the extract, above, from the <i>Local Overland Flow Path Study within Existing Urban Areas of Blacktown City</i>.</p> <p>As such, emergency vehicles will be able to attend the site during a flood event. Any flood evacuation should be undertaken under supervision of the SES and/or other emergency personnel who will be responsible for the safe and timely evacuation of residents during a large flood event.</p> <p>(d) The proposed development is for seniors housing, a 'sensitive land use'. The evacuation strategy for the residents is 'Shelter in Place' as the ground floor units and internal pathways connecting the units have finished floor levels set at the PMF level and exceed the maximum 1% AEP flood level +500mm freeboard.</p> <p>As noted in the Flood Assessment Report, the remain in place evacuation strategy relies on structural engineering certification to verify that the buildings are able to withstand the buoyancy forces from a flood event. Identified Requirement (No. 68) is recommended requiring this structural engineering certification.</p>
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Relevant Provisions / Development Standards for Seniors Housing			
		the stability of riverbanks or watercourses.	(e) Council has accepted the proposed method of stormwater management for the site and an erosion and sediment control plan has been prepared for the activity (<i>Appendix C</i>).

6.8 Blacktown Development Control Plan 2015

Blacktown Development Control Plan 2015 (BDCP 2015) contains some specific development controls for seniors housing, which have been addressed in **Table 13** below. However, the building setbacks for Multi Dwelling Housing have also been considered for comparative purposes to demonstrate the suitability of the site for the proposed scale of the development as shown in **Table 13** below.

The general controls for all development set out in BDCP 2015 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP.

Table 13 Blacktown Development Control Plan 2015

Compliance with controls for multi-unit housing		
Clause	Requirement	Proposed
Part A — Introduction and General Guidelines		
9.4 Control of development on flood prone land		
9.4.1 Heads of consideration	(a) Whether the proposed building materials are suitable (b) Whether the buildings are to be sited in the optimum position to avoid flood waters and allow evacuation (c) Whether proposed structures or the filling of land are likely to affect flood flows (d) Whether consultation with other authorities is considered necessary (e.g. NSW Office of Water) (e) The NSW Government Floodplain Development Manual 2005.	(a)-(c) Council's engineering staff were provided with the stormwater plans, flood modelling and Flood Assessment Report for consideration and have endorsed the design of the development (refer to Council emails in <i>Appendix G</i>). (d) Consultation with NSW Office of Water is not required. (e) The NSW Government Floodplain Development Manual 2005 has been taken into consideration in the design of the development.
Part C — Development within the Residential Areas		
5.2 Building Setbacks	<u>Front Setback</u> <i>Primary — Pank Parade</i> The building setback from the street is 6m.	The main building line to Pank Parade complies with the control, being set back 6m from the property boundary. However, the patios and balconies of units 2 and 11 are sited approximately 2.9m from the front property boundary; and units 4 and 9 are sited

Compliance with controls for multi-unit housing		
	<p><i>Secondary – Robyn Street</i> The secondary building setback for a corner allotment is 3m, but only to the wall of the first building on the site located near the corner of this frontage.</p> <p>All other buildings on the secondary frontage shall comply with Council's normal building setbacks.</p>	<p>3.9m from the front property boundary.</p> <p>The variation to the control is considered acceptable given that the structures are largely open in nature and account for a relatively minor portion (7%) of the front setback area to Pank Parade.</p> <p>Does not comply. The first building from the intersection of Robyn Street with Pank Parade (Block A) is set back 2.174m from the front property boundary. The non-compliance relates to the balcony and private open space areas for Units 4 and 9.</p> <p>The variation to the control is considered acceptable given that the structures are largely open in built form and account for a relatively minor portion (3.5%) of the front setback area to Robyn Street. The remainder of the building is setback at least 3m.</p> <p>Complies - the building addressing Robyn Street (Block B) is setback 6m from the front property boundary.</p>
5.5 Building Height	<p>The height of any attached dwelling or multi dwelling housing is to be in accordance with Clause 4.3 (Height of buildings) of Blacktown LEP 2015.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (9 metres)</p>	<p>The proposed development is a maximum 8.2m.</p>
5.9 Setback of Dwellings	<p>Each dwelling shall be setback from the site boundaries (other than the street frontage boundary), from other dwellings on the site and from common accessways in accordance with the following principles:</p> <p>(a) The minimum distance from any wall of a building to a site boundary shall be 2.3m. No eaves, window hoods or structures likely to obstruct the access of light and air may extend into this minimum setback distance by more than 600mm</p>	<p>Complies - The proposed development is setback a minimum of 6.262m to the eastern boundary and 2.822m to the northern boundary.</p>

Compliance with controls for multi-unit housing		
	<p>(b) As far as practicable, long walls or groups of walls along a boundary setback area should be broken or staggered, subject to the maintenance of reasonable solar access to all dwellings</p> <p>(c) Main building walls shall be setback from the pavement of a common accessway by at least 3m.</p> <p>(d) Where dwellings are attached to each other and constructed in groups, the minimum distance between any external wall of one group of dwellings and any external wall of another group of dwellings shall be 6m</p> <p>(e) Where individual detached dwellings are constructed, the minimum distance between any external walls of any 2 dwellings shall be 2.5m.</p>	<p>Complies - Walls along the northern boundary include balconies at either end and buildings facing the eastern boundary have been staggered.</p> <p>Unit 1 is located within 3m of the common driveway. The main building walls of these units have been setback a maximum 1.45m from the shared driveway.</p> <p>The proposed separation of the walls to driveway is considered appropriate as the proposed development is not a high traffic generating development. Landscaping has been proposed along the length of the building wall to increase privacy to residents.</p> <p>The development proposes a minimum distance of 6m between the main building walls of Block A and Block B.</p> <p>Item (e) is not applicable to the proposed development.</p>
5.18 Drainage	Adequate provision must be made for the collection and disposal of surface and roof water runoff.	Stormwater runoff and drainage has been designed in accordance with Council's requirements as outlined within the Stormwater Design Compliance Certificate (<i>Appendix M</i>).
7.2.1 Types of housing for seniors or people with a disability	Where housing for seniors or people with a disability is to be constructed in the general form of a dwelling house, multi dwelling housing, attached dwellings or a residential flat building, the provisions of Blacktown LEP 2015 and this Part of Blacktown DCP 2015 related to those forms of development will apply.	<p>The general form of the proposed development is residential flat buildings, however given the 2 storey height and low scale of the development, multi dwelling housing is considered more comparable with the scale of the proposal. Therefore, setbacks for multi dwelling housing have been used as a guide, as addressed above. The general controls including site layout and building design have been addressed under the provisions of the Housing SEPP above.</p> <p>It is noted that given the development is two storeys in height, the provisions of Chapter 4 of the Housing SEPP and the Apartment Design Guide are not relevant.</p>

Compliance with controls for multi-unit housing

7.2.2 Height of Buildings	Depending on the level of disability involved, buildings for seniors or people with a disability should be 1 storey in height.	The proposed development has been designed in accordance with the housing needs of LAHC tenants and complies with the accessibility requirements of the Housing SEPP. 2-storey development is deemed appropriate in the circumstances and is compliant with Council's maximum building height of 9m.
7.2.3 Minimum room sizes	Room sizes of self-contained dwellings and hostel accommodation shall comply with the provisions of the Building Code of Australia.	The proposed development complies with the Building Code of Australia.
7.2.4 Designing for people with a disability	<p>Access for persons in wheelchairs should be provided where appropriate.</p> <p>Designs should incorporate ramps and steep slopes should be avoided.</p> <p>Units should be oriented to received direct sunlight to habitable rooms during winter months.</p> <p>A variety of sizes of self-contained dwellings should also be provided wherever practicable</p>	The development has been designed to meet the needs of future residents in accordance with LAHC requirements. The development also meets the requirements of the Housing SEPP in relation to accessibility, solar access and dwelling sizes. It is considered that the development is consistent with the DCP design controls.
7.2.5 Laundries	Automatic washing and drying facilities shall be provided to the satisfaction of Council.	Each unit has been designed with adequate space for the provision of an automatic washing machine and clothes dryer as per the requirements of Schedule 4 of the Housing SEPP.
7.2.6 Wheelchair access	Wheelchair access shall be in accordance with Australian Standard 1428 – 2003 Design for access and mobility and the requirements of the Building Code of Australia. The maximum gradient for internal and external wheelchair access areas and pathways shall be 1:12.	As outlined within Table 8 above and the Access Report prepared by Vista Access Architects (Appendix H), the development will be compliant with AS1428.
7.2.7 Facilities for nursing	All nursing and convalescent homes and hostel developments should provide on-site the following facilities: (a) Consulting rooms for medical services (b) Caretaker's office (c) Kitchen area (d) Craft/communal activities room (e) Reading library area (f) Television viewing area (g) Dining room (h) A small canteen.	Not applicable to the proposed development.
7.2.8 Community facilities for self-contained dwellings	All developments shall provide suitable indoor and outdoor community facilities for the use of residents and their visitors. The extent of the community facilities required will depend upon the scale of the development and the	Community facilities are not required for the scale of the development (14 dwellings). The provision of appropriate living rooms and outdoor private open space areas for each unit are suitable for use by the residents and their visitors.

Compliance with controls for multi-unit housing

	proximity of the development to suitable external community facilities.	
7.2.9 Common rooms	All developments shall provide a suitable common room facility.	As above, community rooms are not required for the development considering its scale and the provision of appropriate living rooms and private open space areas for each unit.
7.2.10 Car parking	Car parking to be provided in accordance with Council's off-street car parking rates or relevant State Environmental Planning Policy.	Car parking has been provided in accordance with the requirements of the Housing SEPP.

Part J - Water Sensitive Urban Design and Integrated Water Cycle Management

4.2 Water Quality	All development where a Section 94 Contributions Plan applies shall meet the water quality requirements through the provision of contributions in accordance with the Contributions Plan as adopted by Council.	<p>The proposed development is within Section 94 Contributions Plan No. 19 – Blacktown Growth Precinct and the water quality requirements can be met by providing contributions in accordance with Council's adopted policy.</p> <p>The contributions are payable for developments with consent whereas the proposed development is 'Development without consent' under Housing SEPP 2021.</p> <p>Nonetheless, LAHC intends to voluntarily make the payment of contribution in lieu of provision of water quality filtration system and MUSIC model. Blacktown City Council is supportive of the voluntary payment (<i>Appendix V</i>).</p> <p>Therefore, payment of the contribution amount of \$19,695.91 for stormwater quality is to be made in lieu of providing a filtration system within the site. Refer to Identified Requirement no. 73.</p> <p>The contribution is indexed and will be adjusted at the time of payment.</p>
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7 Notification, Consultation and Consideration of Responses

7.1 Council Notification

In accordance with section 108C of the Housing SEPP, Blacktown City Council was notified of the development by letter dated 27 June 2024 (refer to **Appendix G**). The notification response period formally closed on 22 July 2024 and Council responded to the notification by email dated 24 July 2024, with matters raised outlined in **Table 14** below. A response is provided in relation to the matters raised in Council's comments and where appropriate, these matters have been addressed in the Identified Requirements in the Activity Determination.

Table 14 Issues raised in Council's submission

Issues raised	Response
1. Planning issues	
a. It is noted that the development has 2 storeys, but there is no mechanism to access the 1st floor in the event that a resident on the 1st floor becomes frail or develops a mobility issue over time that would prevent them from using the stairs. It is unclear how will Land and Housing Corporation will ensure residents are able to age in place in line with the Seniors Housing adaptable standards.	Homes NSW is a social housing provider. As such, lift access and compliance with Schedule 4 need not be provided to units located above the ground floor under section 85 (2) of the Housing SEPP.
b. More information is required to show how the internal stairs can be adapted to include chair lifts.	Homes NSW is not aware of any legislated requirement for the installation of chair lifts to access independent living units.
c. Provide a justification for exceeding the maximum Floor Space Ratio of 0.5:1 prescribed by Clause 108 of State Environmental Planning Policy (Housing) 2021, noting that the density and scale of Pank Parade is predominantly characterised by single storey dwellings.	Justification for the non-compliance with the FSR of 0.5:1 is provided beneath Table 8 of this REF.
d. Balconies facing north and east should have privacy screens across the entire balcony as they will look out onto the neighbouring private open spaces.	<p><u>Balconies facing north:</u> The architectural plans have been amended to provide 1.5m high fixed privacy balustrades to the northern side of the balcony of Unit 14 to prevent potential overlooking of neighbouring open space. The balcony of Unit 13 is located towards the Robyn Street frontage and overlooks the public domain, including the front setback area of 3 Robyn Street. As such, additional privacy measures are not considered warranted for this balcony.</p> <p><u>Balconies facing east:</u> The eastern edge of the balcony to Unit 08 is fitted with a full height privacy screen.</p>

Issues raised	Response
	<p>The eastern edge of the balcony to Unit 10 is sited approximately 17m from the eastern boundary, which is considered an adequate separation distance. As such, a privacy screen for this balcony is not considered warranted.</p> <p>The eastern edge of the balcony to Unit 14 is sited approximately 14m from the eastern boundary, which is considered an adequate separation distance. As such, a privacy screen for this balcony is not considered warranted.</p>
<p>e. Sill heights of first storey windows facing north and east should be increased to 1.5m to prevent privacy issues for neighbouring dwellings.</p>	<p><u>First storey windows facing north – Block B:</u> The architectural plans have been updated to provide obscure glazing to a height of 1.5m above finished floor level to the north facing living area windows of Units 13 and 14 and the stairwell window.</p> <p><u>First storey windows facing east – Block B:</u> The east facing living area windows of Unit 14 are sited approximately 15m from the eastern boundary. Given the separation distance, as well as the angled balustrades to provide privacy to the associated balcony, increased sill heights are not considered warranted in this instance.</p> <p><u>First storey windows facing east – Block A:</u> The east facing windows of Unit 8 comprise 3 bedroom windows and 1 bathroom window. The bathroom window has a sill height of 1.5m above finished floor level and is fitted with obscure glazing. Bedrooms are generally less trafficked and windows to these rooms are not considered to pose unacceptable privacy impacts. As such, increased sill heights are not considered warranted.</p>

Issues raised	Response
<p>f. Advise how Land and Housing Corporation intends to deliver the concrete pathway upgrades outside the site that are required to comply with the accessibility requirements.</p>	<p>Identified Requirement (No. 66) is recommended requiring a new 1.2m wide accessible pathway to be constructed across the site's frontages and along the northern side of Pank Parade to the intersection with Lyton Street and for these works to be carried out in consultation with Blacktown City Council.</p> <p>Identified Requirement (No 69) is recommended requiring new pram ramps at Leonard Street and other pathway upgrades identified in the Access Report to be carried out in consultation with Blacktown City Council.</p>
2. Environmental Health Issues	
<p>a. Provide a noise and vibration assessment prepared by a suitably qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS).</p>	<p>Buildings will be constructed to comply with the deemed-to-comply provisions of the Building Code of Australia and EPA criteria with respect to noise transmission.</p> <p>In addition, as the site is not in proximity to a busy road or rail corridor, or affected by ANEF contours, an acoustic assessment is not required.</p>

Issues raised	Response
<p>b. Satisfy State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4 Remediation of land, to show that the land is suitable for the proposed development. As a minimum this should take the form of a Stage 2 – Detailed Site Investigation.</p>	<p>In an email dated 8 August 2024, Council's health officers confirmed that: <i>'a Preliminary Site Investigation (PSI) will be sufficient, but should any further investigations be recommended from the PSI these will have to be undertaken.'</i></p> <p>The draft Contaminated Land Planning Guidelines (draft Guidelines) prepared by the Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination. Consideration of the matters in the checklist, provided in Table 11 of this REF, indicates that the site is unlikely to be contaminated.</p> <p>In addition, site clearance information obtained following demolition of the dwellings indicates that the site is clear of contamination.</p> <p>Nevertheless, standard Identified Requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during excavation/ construction works.</p>
<p>c. Provide a Construction Management Plan prepared by a suitably qualified consultant outlining the nature of the construction project including what work will be carried out at each stage.</p>	<p>Identified Requirement (No. 72) is recommended in this regard.</p>
<p>3. Waste Issues</p>	
<p>a. Council does not agree with the waste statements on page 8 of the traffic report.</p>	<p>The Traffic Impact Statement (TIS) has been updated to remove reference to waste collection being infrequent and that collections will take place out of peak periods. The TIS concludes that the development, including consideration of site servicing, will not unreasonably impact the capacity or safety of the local street network.</p>
<ul style="list-style-type: none"> • Collections will not be 'infrequent'. - There will be 5 different waste streams coming out of this development and each will be collected with a different truck and some collected on different days. 	<p>Refer to the response to 3.a, above.</p>

Issues raised	Response
<ul style="list-style-type: none"> Collections cannot be assumed to take place outside 'peak' periods. 	
<ul style="list-style-type: none"> - Collections can be at any time in the day. Council cannot adhere to collection windows due to truck break down, driver shortage, traffic congestion, delays at the tip etc. There are a significant number of bins being collected at the kerbside. Missed collections may occur and will have to be dealt with at the time. 	Refer to the response to 3.a, above.
<p>b. Allow for these allocations as approved with FACS at site visit on 3 May 2023</p> <ul style="list-style-type: none"> 240L/week/2 units for waste 240L/week/2 units for recycling organics service not provided to this site 	<p><u>Waste:</u></p> <ul style="list-style-type: none"> $240L \times 14 = 3,360 / 2 = 1680$ $1680 / 240 = 7$ bins <p>Seven waste bins (red) proposed across the 2 bin storage areas, collected weekly.</p> <p><u>Recycling:</u></p> <ul style="list-style-type: none"> $240L \times 14 = 3,360 / 2 = 1680$ $1680 / 240 = 7$ bins <p>Seven recycling bins (yellow) proposed across the 2 bin storage areas, collected fortnightly.</p> <p><u>Organics:</u> Homes NSW contractors will be responsible for collecting and disposing of organic waste from landscaped areas.</p>
<p>c. Allow for these collection frequencies as approved with FACS at a site visit of other FACS developments on 3 May 2023:</p> <ul style="list-style-type: none"> waste to be collected weekly in 240L bins recycling to be collected fortnightly in 240L bins organics service not provided to this site 	Noted. However, the agreement includes the provision of waste and recycling bins at a rate of 1 bin per 2 units.
<p>d. Provide 4m² of bulky waste storage for lounges, mattresses, fridges etc:</p> <ul style="list-style-type: none"> area must be adjacent to the bins, enclosed and sign posted for this specific use doors must be a minimum 1.5m wide waste management plan must be updated to this effect <p>The 2 bulky waste areas are shown on Drawing A0271 – Revision 11 but they are not dimensioned.</p>	The architectural plans have been updated to include a bulky waste enclosure for each building totalling over 4m ² in area, with access to each enclosure a minimum 1.5m wide.

Issues raised	Response
<p>e. Amend the waste management plan to include:</p> <ul style="list-style-type: none"> number of units/dwellings bin collection frequencies (as provided above) bin capacities (as provided above) waste and recycling generation rates for the proposed uses (as provided above) provision of bulky waste storage, its size and location specific recipients for demolition and construction waste for reuse, recycling and/or disposal to demonstrate that waste management has been properly thought out before any activity occurs onsite. Currently this information is missing. 	<p>The Waste Management Plan has been updated to include these details. Details of specific recipients for waste/recycling will be determined by the building contractor and included in a final Waste Management Plan, as required by identified requirement No. 34.</p>
4. Drainage issues	
<p>a. Flood Assessment Report by Greenview Consulting Ref 220152 revision E dated 01/05/2024:</p> <ul style="list-style-type: none"> The hydraulic (TUFLOW) and the hydrologic models used for the flood study should be submitted in full with the result, check and log folders. The model must be prepared in a recent version such as 2020 or later. 	<p>Refer to discussion beneath this table.</p>
<ul style="list-style-type: none"> Council does not support the use of the iWBNM for hydrological assessment. Greenview has used DRAINS model in many jobs within the Local Government Area of Blacktown City Council. Therefore, DRAINS can be used instead. 	
<ul style="list-style-type: none"> The used grid cell sizes is 1 m. The grid size should be a maximum of 0.5 m (Refer to section 15.6.4 of the WSUD handbook). 	
<ul style="list-style-type: none"> The scenario 2a for the proposed development has allowed flow through the proposed open sub-floor areas. This approach is not supported by Council, all proposed buildings must be modelled as 100% obstructions including the sub-floor areas. 	
<ul style="list-style-type: none"> The existing 1200mm pipe has been modelled with 33% blockage factor, change the blockage factor to 50% (Refer to section 15.5.6 of the WSUD handbook) 	
<ul style="list-style-type: none"> Section 4.4 of the report did not justify the flood storage loss due to the proposed development. 	
<ul style="list-style-type: none"> In figure B1.9 (1% AEP Afflux), update the legend to show maximum difference in categories as 0.02 m with different and clear colours. The couleurs between 0.01 and -0.01 are both green. 	
<p>b. Drainage design plans report by Greenview Consulting revision 6 dated 04/04/2024:</p> <ul style="list-style-type: none"> Drawing C02: 	<p>Refer to discussion beneath this table.</p>
<ul style="list-style-type: none"> Provide a catchment plan for the on-site detention showing clearly the area draining to the tank and bypassing the tank. 	
<ul style="list-style-type: none"> The flow direction of the stormwater pipes is unclear, use arrows to indicate the flow direction. 	
<ul style="list-style-type: none"> Indicate the size of all the stormwater pipes on the plan. 	
<ul style="list-style-type: none"> The stormwater drainage system of the ground floor is connected to the below ground rainwater tank (RWT), only roof water should be connected to the RWT according to BASIX certificate. 	

Issues raised	Response
- The proposed capacity for the RWT is 15 Kl however, BASIX requires 5 kl.	
- Review the flow direction for the stormwater pipes, for example Pit (15) has an invert level of 44.22 and draining to Pit (14) with an invert level of 44.49.	
- Show the connection between the RWT and the OSD, ensure that the pipe drains by gravity.	
• Drawing C03:	
- It is mandatory to obtain the invert level of the existing 1200mm pipe at the location of the connection from the OSD tank and have this as input into the OSD deemed to comply spreadsheet.	
- Provide the Council's OSD deemed to comply spreadsheet that was used for the design of the OSD.	
- Propose a drainage pit and information at the connection with the 1200mm pipe.	
- Provide a clear plan view for the OSD tank showing all the details according to council's WSUD standard drawings.	
- Provide orifice plate details for both orifices 1% AEP and 50% AEP.	
- The minimum base grade for the OSD tank is 2%.	
- Provide a few sections of the OSD tank showing the 1% AEP weir LEVEL, 50% weir level, two orifices, inlet and outlet pipes.	
- Irrelevant level of 93.71 at the overflow chamber to be corrected.	

Drainage issues

In response to Council's engineering comments, the stormwater plans, flood assessment report and modelling were updated and re-submitted to Council for further consideration.

In email correspondence dated 16 January 2025, Council endorsed the updated Flood Assessment Report and associated modelling. In further correspondence dated 19 March 2025, Council endorsed the proposed method of stormwater management for the activity (refer to **Appendix G**).

7.2 Notification of Occupiers of Adjoining Land and Other Persons

Under section 108C(1)(a) of the Housing SEPP, the Council for the area was requested to nominate any other persons who should, in the Council's opinion, be notified of the development.

Advice was sought from Blacktown City Council regarding additional persons or property that should be notified of the development via an email dated 13 June 2024. Council provided an email response on the same day advising that the extent of notification is considered satisfactory subject to the inclusion of landowners. **Figure 20** illustrates the properties in which the occupiers and landowners were notified of the development.



Figure 20: Map of Properties Notified of the Proposed Development (Source: LAHC)

Under section 108C(1)(b) of the Housing SEPP, occupiers and owners of adjoining land, as identified in the above map, were notified of the proposed development activity by letter dated 27 June 2024. A sample of the notification letter is provided at *Appendix G*.

The notification response period formally closed on 22 July 2024. One submission was received and is discussed in **Table 15**.

Table 15 Issues raised by adjoining owners / neighbours

Issues raised	LAHC Response
The site has no footpaths at present. If footpaths are provided, they need to connect to the existing footpath network.	A continuous accessible path of travel will be provided across the site’s frontages as part of the development to connect the site to the nearest bus stops. This will include provision of a new footpath along the northern side of Pank Parade which will connect to the existing footpath network. Upgrades to existing pathways as specified in the Access Report, will be undertaken to provide a suitable access pathway that complies with the required gradients of the Housing SEPP.
Accessibility should be prioritised.	The proposed development complies with the relevant requirements of the Housing SEPP, National Construction Code and the <i>Disability (Access to Premises – Buildings) Standards 2010</i> .
Street trees should be included to soften the development.	One new street tree (Bottlebrush) is proposed within the Robyn Street road reserve as shown on the Landscape Plan. In addition, the Landscape Plan proposes a variety of trees and shrubs within the front setback areas of each street frontage including: <ul style="list-style-type: none">• <u>Trees</u>: Blueberry Ash (mature height 8m); and Kurrajong (mature height 8-10m).

Issues raised	LAHC Response
	<ul style="list-style-type: none">• <u>Shrubs</u>: Callistemon salignus (mature height 1.75m); Callistemon (mature height 1.5m); and Acmena (mature height 1.75m). <p>The proposed trees and shrubs will contribute to the landscaped setting of the development and soften its appearance.</p>

7.3 Notification of Specified Public Authorities

The development is “seniors housing” under section 108A of the Housing SEPP. As required by section 108B(2) of the Housing SEPP, consideration has been given to the need to notify the “specified public authorities” identified in *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17. The development is not located in an area that triggers the requirement to notify public authorities other than Council.

8 Review of Environmental Factors

Environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

8.1 Neighbourhood Character

The site is located within an established residential area generally supporting single storey detached dwelling houses. These dwellings tend to sit within lightly landscaped and lawned allotments and have tiled and sheet metal, pitched roofs. The character of the area is evolving, with a number of newer, two-storey dwellings, dual occupancy and medium density developments interspersed throughout the locality. These dwellings take a more contemporary form and introduce new design features to the area, including rendered finishes and muted grey, brown and white tones.

The bulk and scale of the proposed development will be compatible with the evolving character of the neighbourhood and will deliver a built form outcome permissible within the planning controls for the locality. The 2-storey design, siting, layout and landscape setting of the proposed development aligns with that of emerging development in the locality.

Mitigation Measures

No mitigation measures are required, as the design of the proposed development is sympathetic to the neighbourhood character, providing setbacks to neighbouring development that are generally consistent with surrounding dwelling houses. Suitable design treatments, including fencing, landscaping and a considered planting mix ensure the proposal will generate benefits to neighbourhood character.

8.2 Bulk and Density

The proposed development is consistent with the bulk and scale of surrounding newer developments in the locality of Blacktown. The 2-storey buildings incorporate compliant setbacks distinguished by a variety of articulation features, landscaping, external finishes and materials to reduce the visual bulk of the development.

The proposal incorporates a maximum height of 8.2m which is generally consistent with a low density residential area. The 2-storey built form is sympathetic to the surrounding context and is an appropriate response to the desired future character envisaged for the R2 Low Density Residential zone.

The development proposes a total gross floor area (GFA) of 973.06m² calculated in accordance with the definition for seniors housing in the Housing SEPP. This translates to an FSR of 0.516:1 and represents a minor exceedance of 30.5m² to the 0.5:1 FSR development standard provided in section 108(2)(c). The development is generally consistent with the planning principle established in *GPC No 5 (Wombarra) Pty Ltd v Wollongong City Council [2003] NSWLEC 268*, in that it generates no physical impacts on nearby sites, takes a design that reflects newer developments in the area and ensures that it is softened by landscaping within the site, articulating building elements and includes a variety of materials, colours and fencing.

Accordingly, the proposal is for a development of a bulk, scale and density that does not constitute an overdevelopment of the site. The proposal will suitably increase housing density which is consistent with State and regional strategies and the development controls applying to the site.

Mitigation Measures

No mitigation measures are required.

8.3 Streetscape

The architectural style of the proposed development activity is generally compatible with the evolving form and treatment of development in the surrounding locality. The street façade is divided into a number of distinct elements, separated with landscaping resulting in a finer grained streetscape appearance, consistent with existing dwellings in the area despite the minor non-compliance with the front setback control. In addition, the hard stand car parking area will be obscured from street view, resulting in a built form that integrates with the evolving streetscape.

With its strong articulation and modulation along the front façades and improved landscaping proposed within the street setback areas, the proposed development makes a positive contribution to the streetscapes of Robyn Street and Pank Parade. The proposed development will replace ageing housing stock that had reached the end of its economic life with a new contemporary residential development.

The built form has been designed to address the street frontages through incorporation of street facing windows and doors, as well as courtyards and balconies within the front setback, improving casual surveillance of the street.

Mitigation Measures

No mitigation measures are required.

8.4 Visual Impact

The proposed development will generate some short-term visual impact on the surrounding area during construction, with a long-term positive visual impact associated with the establishment of new dwellings in an existing urban residential context.

The proposed development will make a positive contribution to the residential streetscape through construction of new contemporary dwellings that respond to the site context and emerging neighbourhood character. Articulation, diverse mix of materials and a neutral colour palette will assist with the overall aesthetic of the site.

Landscaping proposed in both front setback areas, including new native canopy trees with a height of approximately 8-10m, will soften the visual impact of dwellings when viewed from the public domain.

Mitigation Measures

No mitigation measures are required.

8.5 Privacy

A high level of internal and external privacy is maintained by the proposed development activity through a range of measures including careful and considered site landscaping, new 1.5m-2.1m high fencing, adequate site setbacks, privacy screening, and strategic placement of windows so as to avoid direct overlooking of neighbouring properties. In particular:

- Balconies and POS areas associated with Units 2, 4, 7, 9, 11 and 13 are orientated toward the street frontages.
- Balconies associated with Units 8, 10 and 12 within Block A are orientated internally and adequately separated from the first floor above bench kitchen windows in the south elevation of Block B.
- Fencing 2.1m high at the northern boundary is proposed to prevent potential overlooking from the POS terrace associated with Unit 07, however due to ground levels, the fencing may not be sufficient to prevent overlooking from the POS terrace associated with Unit 06. As such, an identified requirement is recommended for the provision of suitable screen/ hedge plantings at the northern boundary, opposite the northern extent of Unit 06 terrace.
- South facing bedroom windows in Units 13 and 14 are fitted with obscure glazing to maintain privacy.
- Privacy balustrades to a height of 1.5m are proposed for the northern side of Unit 14's balcony to prevent overlooking of the adjoining dwelling to the north.
- Obscure glazing to a height of 1.5m above finished floor level is proposed for the north facing living area windows to Units 13 and 14.
- The proposed dwellings have been designed in accordance with the requirements of the National Construction Code for sound and impact transmission so that acceptable noise levels between dwellings and adjoining properties are achieved.
- Visual and acoustic privacy within the development and to adjacent neighbours is provided and maintained through the strategic use of privacy screens and considered window locations.
- The front setback is consistent with BDCP 2015 and the prevailing building line on each street frontage and includes substantial landscaping to further mitigate privacy impacts particularly for private open space areas located between the building line and front boundaries.
- Privacy fencing provided within the front setback will create a delineation between private and public space and improved privacy for residents.
- Proposed 1.2m-2.1m metal fencing will mitigate unacceptable overlooking to and from adjoining properties.

Mitigation Measures

To mitigate potential for overlooking from Unit 06 POS terrace, Identified Requirement (No. 70) is recommended requiring suitable advanced hedge/ screen plantings to be provided at the northern boundary opposite the northern edge of Unit 06 POS.

8.6 Solar Access

The design and siting of the proposed development will provide adequate daylight access to the proposed dwellings' living areas, private open spaces and the dwellings and private open space areas of neighbouring properties in accordance with the Housing SEPP and Seniors Housing Design Guide.

The submitted Architectural Plans indicate that 78% (11 of the 14 units) of units achieve at least 2 hours direct solar access to the living areas and private open spaces between 9am and 3pm on June 21.

Shadow diagrams also confirm the proposed development will facilitate sunlight to living areas and private open space of the dwellings on adjoining sites.

Mitigation Measures

No mitigation measures are required.

8.7 Overshadowing

The shadow diagrams confirm the development has been designed to minimise overshadowing of surrounding development. Shadow diagrams in *Appendix A* confirm the proposed development will not generate unacceptable shadow impacts to living areas and private open space of dwellings on adjoining sites.

During the morning, shadows cast by the proposed development are generally contained within the site, and out to Robyn Street and Pank Parade road reserves. Adjoining properties are not impacted by overshadowing during the morning. However, during the afternoon, shadows fall within the development, out to Pank Parade Road reserve and over the front setback area of 15 Pank Parade. As such, adjoining properties are not unreasonably impacted by the proposed development.

Mitigation Measures

No mitigation measures are required.

8.8 Traffic & Parking

Six surface car parking spaces for residents, including 3 accessible spaces, will be available on site to serve the proposed development. The provision of on-site car parking exceeds the parking requirements set out in the Housing SEPP for seniors housing developments carried out by LAHC by 3 spaces. On-street parking is permitted along both sides of Robyn Street and Pank Parade to accommodate any overflow parking demand generated by the proposed development.

The Traffic and Parking Assessment Report (*Appendix S*) indicates that the traffic generation potential of the proposal is considered to be minor and not expected to have any noteworthy impact on the existing traffic operations on the nearby intersections. The low number of additional trips during peak hours can be accommodated within the capacity of the existing local street network.

The Traffic and Parking Assessment Report also examined the adequacy of the proposed internal driveway and parking arrangement and sight lines. The assessment confirmed that the car park layout, including the proposed parking spaces and associated aisle width, is compliant with relevant standards. The assessment also confirmed that, despite the proximity of the power pole to the proposed driveway, sight lines are adequate given the location of the bus stop and that cars are able to enter and leave the site in a forward direction.

Mitigation Measures

No mitigation measures are required.

8.9 Flora and Fauna

An Arboricultural Impact Assessment and Tree Protection Plan has been prepared for the site by Redgum Horticultural (*Appendix J*). The report considers 4 trees, 1 of which is located within the subject site while 3 are located within an adjoining property.

Tree 1, within the site, is recommended to be removed as the tree is within the development footprint and is not considered to be worthy of retention (refer to submitted Arboricultural Impact Assessment in *Appendix J*).

The report recommends retention of trees 2, 3 and 4 located within the neighbouring property No. 3 Robyn Street and recommends the following tree protection measures for each tree:

Tree 2:

'The alignment of the development will be a minor encroachment to this specimen. The section of the development within the TPZ of this specimen is to be constructed using tree sensitive construction techniques such as pier and beam construction with a suspended slab to reduce any impact on its stability with excavation for piers to be dug by hand with non-motorised machinery to further assist in its protection.'

Tree 3:

'The alignment of the car park & P.O.S. will be a major encroachment to this specimen. The section of the development within the TPZ of this specimen is to be constructed using tree sensitive excavation and construction techniques to comply with AS4970 2009 Protection of Trees on Development Sites such as Stoneset © or similar porous product at or above existing natural ground level for the carpark or pier and beam construction with a suspended slab with excavation for piers to be dug by hand with non-motorised machinery to reduce any impact on the stability of this specimen. Any work within the tree protection zone of this specimen is to be undertaken in consultation with the project arborist.'

Tree 4:

'The alignment of the retaining wall will be a minor encroachment to this specimen. The section of the retaining wall within the TPZ of this specimen is to be constructed using tree sensitive construction techniques such as steel post and concrete sections to reduce any impact on its stability with excavation for posts to be dug by hand with non-motorised machinery to further assist in its protection.'

The Arboricultural Impact Assessment and Tree Protection Plan further notes, in relation to pipework and boundary fences within the tree protection zone, that:

'Where boundary fences within the tree protection zone of the retained specimens are to be installed, they are to be constructed using tree sensitive excavation and construction techniques such as post and rail construction with suspended panels to reduce any impact on the stability of retained trees, with posts to be dug by hand using non-motorised machinery to further assist in the protection of the trees.'

'Where associated infrastructure (pipe works) is to be installed within the Tree Protection Zone of any retained specimen, they are to be installed by hand with non-motorised machinery. If structural roots are found within the trench, they are to be left intact and dug around retaining this specimen's structural integrity with works to be undertaken in consultation with the project arborist.'

An Identified Requirement is recommended that works within the tree protection zone of Trees 2, 3 and 4 are carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment and Tree Protection Plan.

Appropriate replacement planting is proposed, as indicated on the landscape plan and details. The new plantings will provide replacement tree cover on the site and increase the variety of species, including flowering trees, which will provide additional habitat for fauna in the long-term.

There will be no significant impact on native fauna as a result of the proposed development, given that compensatory planting is proposed.

Mitigation Measures

Retained trees are to be protected in accordance with the recommendations contained within the Arboricultural Impact Assessment (refer *Appendix J* and Identified Requirement No. 33).

8.10 Heritage (European / Indigenous)

There are no heritage items identified in Blacktown City Council's Section 10.7(2) & (5) Planning Certificates located on or in the vicinity of the site.

Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 7 April 2025 (*Appendix I*) did not find any record of Aboriginal Sites or Places on the site or in the surrounding locality and the site is considered to be disturbed land. Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, determined that no additional investigation was warranted. Discovery of cultural material during development activities cannot be ruled out, however, an identified requirement has been applied should any Aboriginal relics be discovered on the site during excavation/construction.

Other Cultural Heritage

No cultural heritage items have been identified in Blacktown City Council's Section 10.7(2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation/ construction is considered to be minimal.

Mitigation Measures

Identified Requirements (Nos 42 and 43) have been applied should any cultural heritage relics be discovered on the site during excavation / construction.

8.11 Soils / Contamination / Acid Sulfate Soils / Salinity

Geotechnical

A Geotechnical Investigation has been prepared by STS Geotechnics (*Appendix P*). The report indicates that because there were buildings and trees present at the time of the investigation, abnormal moisture conditions (AMC) prevail at the site. As a result of AMC, the site is classified a *Problem Site* (P). However, provided the recommendations within the report are adopted, the site may be re-classified *Moderately Reactive* (M). The report makes the following recommendations.

- Foundation Design - Pad and/or strip footings founded in the natural, firm to stiff soils may be proportioned using an allowable bearing pressure of 75 kPa. The minimum depth of founding must

comply with the requirements of AS2870. To overcome the presence of trees, the foundations should be designed in accordance with the procedures given in Appendices H and CH of AS2870-2011.

- Foundation Design - The site is considered suitable for slab on ground construction provided due regard is given to the ground surface slope.

Contamination

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not affected by a policy restriction relating to contaminated land.

Notwithstanding, the draft *Contaminated Land Planning Guidelines* (draft Guidelines) prepared by the Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination. Consideration of the matters in the checklist, provided at Table 11 of this REF, indicates that the site is unlikely to be contaminated. In addition, site clearance information obtained following demolition of the dwellings indicates that the site is clear of contamination.

Nevertheless, standard Identified Requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during excavation/ construction works.

Acid Sulfate Soils

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not impacted by any policy pertaining to Acid Sulfate Soils.

Salinity

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not impacted by any policy pertaining to salinity. The Geotechnical Investigation report prepared by STS Geotechnics Pty Ltd (*Appendix A*) indicates that site conditions are consistent with the presence of non-saline soils.

Soils

An Erosion and Sediment Control Plan has been prepared to management soil erosion from the development (*Appendix C*).

Mitigation Measures

Standard Identified Requirement (No.1) is recommended to require compliance with the recommendations of the Geotechnical Investigation prepared by STS Geotechnics Pty Ltd.

Standard Identified Requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during excavation/ construction works.

8.12 Drainage / Flood Prone Land / Hydrology/ Water Quality

Drainage

Stormwater drainage for the proposed development has been designed in accordance with Council's requirements. Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground on site detention tank which discharges to Council's infrastructure located within the existing easement at the eastern boundary of the site. Roof water from the proposed development will be collected from downpipes and connected to an underground rainwater tank with overflow connected to the underground detention tank.

Flood Prone Land - Overland Flow

The Flood Assessment Report (*Appendix T*) prepared by Greenview Consulting provides a detailed study of flood behaviour in the vicinity of the site. Fencing construction, elevated boardwalks, and foundation design allow for the passage of overland flow waters through the site without impacting adjoining properties.

Ground floor levels for the development are set at PMF level, allowing residents to shelter in place during a flood event. As noted in Section 6.7 of this REF, engineering staff at Blacktown City Council concur with the flood levels stated in the Flood Assessment Report and the recommended finished floor levels proposed for the development contained therein.

The Flood Assessment Report also notes that the 'remain in place' strategy is incumbent upon structural certification that the development can withstand buoyancy forces exerted during a flood event. An identified requirement (No. 68) is recommended in this regard.

Also as noted in the Flood Assessment Report, the surrounding street network in Robyn Street is above the PMF event, enabling emergency vehicles to attend the site for the evacuation of residents to occur if required.

Hydrology and Water Quality

Water quality measures are not proposed as part of this development. LAHC intends to voluntarily make the payment of a section 7.11 contribution toward Water Sensitive Urban Design and Integrated Water Cycle Management in lieu of provision of (refer to identified requirement No. 73).

Mitigation Measures

Identified Requirements (Nos. 1, 6-9, 14, 39 and 68) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements and the recommendations contained in the Flood Assessment Report.

8.13 Bushfire Prone Land

The Section 10.7(2) & (5) Planning Certificates issued by Blacktown City Council for the subject site advise that the land is not bushfire prone.

Mitigation Measures

No mitigation measures are required.

8.14 Noise and Vibration

During construction

During construction typical noise levels associated with building works will be generated within the hours consistent with the requirements for Complying Development throughout NSW, being 7am to 5pm Monday to Saturday with no work on Sundays or public holidays.

During Occupation

Noise generated when the proposed buildings are completed and occupied will be entirely in keeping with their residential surroundings. As noted elsewhere in this REF, air conditioning units (ACUs) are to be provided for each dwelling. Accordingly, Identified Requirement (No 60) is recommended in relation to criteria to be met in regard to their location and operation in accordance with the *Protection of the Environment Operations (Noise Control) Regulations 2017*.

Buildings will be constructed to comply with the deemed-to-comply provisions of the Building Code of Australia with respect to noise transmission.

Mitigation Measures

Construction noise will be controlled to within acceptable limits by sound attenuation measures and undertaking construction activities within EPA/ local council requirements.

Buildings will be constructed to comply with the deemed-to-comply provisions of the Building Code of Australia and EPA criteria with respect to noise transmission.

Appropriate standard Identified Requirements (Nos. 2, 45 & 47) have been applied to ensure compliance with the above mitigation measures.

Identified Requirement (No 60) is recommended in relation to criteria to be met in regard to the location and installation of the ACUs; and their operation in accordance with the *Protection of the Environment Operations (Noise Control) Regulations 2017*.

8.15 Air Quality

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes might be generated during the clearing and excavation of the site and construction of the proposed development.

Mitigation Measures

Appropriate standard Identified Requirements (Nos. 51 & 52) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

8.16 Waste Minimisation

A Waste Management Plan (*Appendix R*) has been prepared by Stanton Dahl. The following waste minimisation and management measures have been identified and are to be considered in conjunction with the specific details, including the estimated quantities of waste, provided in the final waste management plan to be prepared by the building contractor.

During Construction

Construction materials must be stored wholly within the site prior to removal for recycling or disposal. Construction materials waste must be removed from the site to an approved waste management facility or shall be recycled as follows:

- Excess topsoil to be reused as fill.
- Green waste to be mulched and used during landscaping phase or removed for recycling.
- Metals will be stockpiled on site to be collected by a waste disposal contractor
- Any broken bricks will be stockpiled for collection by a recycler.
- Concrete waste will be stockpiled for collection by a recycler.
- Timber will be re-used where possible or removed from the site to be recycled.
- Plasterboard will be stockpiled on site to be collected by recycler.

During Occupation

General and non-recyclable waste will be disposed of in Council's standard waste storage bins located in the garbage storage enclosures for collection by Council's waste services.

Paper / metal / glass will be disposed of in Council's standard waste recycling bins to be located in the garbage storage enclosures for collection by Council's waste services.

Mitigation Measures

A standard Identified Requirement (No. 34) is recommended to require the preparation of a final waste management plan for the construction and occupation phases of the development.

8.17 Resource Use & Availability

The proposed activity will not result in any discernible depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal.

The recycling and reuse of materials during construction and on-going occupation of the proposed development will reduce the consumption of natural resources.

The proposed development is for the replacement of recently demolished housing that had reached the end of its economic lifespan. The proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved energy and water efficiency. These factors will ensure reduced depletion and degradation of natural resources in the long term.

Mitigation Measures

Identified Requirement (No 3) requires all BASIX commitments to be implemented.

8.18 Community / Social Effects

The proposed development will generate a number of positive community and social effects, including:

- assist LAHC in meeting its significant, long-standing and continually growing demand for social housing in the Blacktown local government and surrounding area;
- assist LAHC in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for social housing;
- improve the environmental sustainability of housing on the site, particularly through improved energy and water efficiency; and
- provide more accessible housing on the site.

Mitigation Measures

No mitigation measures are required.

8.19 Economic Impact

The proposed development is likely to contribute to a range of economic benefits in the Blacktown local government and surrounding areas through:

- more efficient use of land resources, existing infrastructure and existing services;

- local sourcing of construction materials, where possible;
- the local sourcing of tradespeople and other construction-related professionals, where possible;
- on-going consumption from new/ additional households;
- the reduced maintenance costs of the newer housing; and
- savings associated with improved energy and water efficiency.

Mitigation Measures

No mitigation measures are required.

8.20 Cumulative Impact Assessment

The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects for the following reasons:

- the proposed activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area;
- there will be no synergistic effects of individual project impacts from the proposed activity when considered in combination; and
- there are no known environmental stresses in the area of the proposed activity that would be increased.

Mitigation Measures

No mitigation measures are required.

9 Conclusion

9.1 Summary of Key Issues Raised in Assessment

The proposed activity, given its scale, location and design, will be sympathetic with its residential environment. Following a review of the site constraints, it has been determined that the subject land does not contain any significant environmental hazards that cannot acceptably be managed and that there are no key issues that have been identified that require further assessment.

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Section 171 and 171A of the EP&A Regulation. Following an analysis of the potential impacts associated with the proposed activity it was determined that an environmental impact statement is not required.

As demonstrated in this REF, the proposed activity is consistent with the relevant objectives and standards set out in the Housing SEPP, BLEP 2015, BDCP 2015, and the design principles and better practices set out in the relevant guidelines.

In addition, and as demonstrated by the environmental impact analysis and assessment undertaken in this REF, the proposed activity will have environmental impacts that can be mitigated to an acceptable level in accordance with current applicable standards, will have a number of positive environmental effects in terms of the built environment and will deliver a range of social and economic benefits.

The proposed development will enable LAHC to meet the increasing demand for 1- and 2-bedroom seniors housing dwellings in the local area. Therefore, the proposed development is clearly in the public interest.

9.2 Recommendation

Given the above Review of Environmental Factors, it is recommended that LAHC proceed with the proposed activity subject to implementation of the Identified Requirements listed in the **Activity Determination**.

10 Appendices

APPENDIX A – ARCHITECTURAL PLANS

APPENDIX B – LANDSCAPE PLANS

APPENDIX C – CIVIL PLANS

APPENDIX D – SURVEY PLAN

APPENDIX E – NOTIFICATION PLANS

APPENDIX F – SECTION 10.7 CERTIFICATES

APPENDIX G – NOTIFICATION & CONSULTATION

APPENDIX H – ACCESS REPORT

APPENDIX I – AHIMS SEARCH

APPENDIX J – ARBORIST REPORT

APPENDIX K – BASIX CERTIFICATE

APPENDIX L – BCA REPORT

APPENDIX M – DESIGN COMPLIANCE CERTIFICATES

APPENDIX N – NatHERS CERTIFICATE

APPENDIX O – HOUSING FOR SENIORS CHECKLIST

APPENDIX P – GEOTECHNICAL INVESTIGATIONS

APPENDIX Q – TITLES AND DP

APPENDIX R – WASTE MANAGEMENT PLAN

APPENDIX S – TRAFFIC REPORT

APPENDIX T – FLOOD ASSESSMENT

APPENDIX U – FORMAL FLOOD ADVICE