

Briefing note

To Sydney Central City Planning Panel

From Jared Spies

Date 9 March 2021

Subject Briefing Note for a Development Application for the Concept approval of a masterplan development for construction of 9 x 3-7 storey seniors housing buildings as well as approval to undertake physical works associated with Stage 1 and Stage 2 of the Masterplan.

Site 170 Reservoir Road, Blacktown

File no SPP-20-02086 (Panel reference PPSSCC-201)

Topic Development Application for the Concept approval of a masterplan development for construction of 9 x 3-7 storey seniors housing buildings as well as approval to undertake physical works associated with Stage 1 and Stage 2 of the Masterplan.

Analysis Since a Site Compatibility Certificate has been issued for the site by Sydney Central City Planning Panel, the proposal is considered to be permissible with consent in the RE2 Private Recreation zone, subject to the applicant addressing all matters raised in the attached Request for Additional Information sent 1 March 2021.

Recommendation(s)

1. Sydney Central City Planning Panel note the contents of this briefing note

Key information

The development proposal

The applicant, Paynter Dixon Constructions Pty Ltd, on behalf of the owners, Blacktown Workers Club, seeks approval for a concept development application (DA) submitted under clause 4.22 of the *Environmental Planning and Assessment Act 1979* for construction of 9 x 3 - 7 storey seniors housing development including a Residential Aged Care Facility comprising 480 self-contained dwellings, 160 residential aged care facility beds, 628 basement car parking spaces, 2 community centres within the ground floor associated with Building C & D and associated pool facility within Building C, indicative network of internal streets, public and private communal open space and through-site links, earthworks and tree removal, landscaping, public domain improvements including new public open space and through-site links.

The applicant also seeks approval to undertake Stage 1 and Stage 2 of the Masterplan which involves earthworks and tree removal to facilitate the development of 4 x 3 - 5 storey senior housing buildings over 1 shared basement level, new internal roads, pedestrian pathways and landscape embellishment works.

The various planned stages of the development are detailed below:

- Stage 1: Construction of Building A, Building B & Building C (which will comprise a community centre on the ground floor) with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 1 will deliver the following:
 - A total of 94 units over 3 building with heights of between 3 to 5 storeys
 - A total of 212 car parking spaces within the basement level
 - 4,502 m² of deep soil zone.
- Stage 2: Construction of Building H with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 2 will deliver the following:
 - A total of 72 units over 1 building with heights of between 3 to 5 storeys
 - A total of 93 car parking spaces within the basement level
 - 1,653 m² of deep soil zone.
- Stage 3: Construction of Building G with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 3 will deliver the following:
 - A total of 76 units over 1 building with heights of between 3 to 5 storeys
 - A total of 80 car parking spaces within the basement level
 - 1,236 m² of deep soil zone.
- Stage 4: Construction of Building D (which will comprise a community centre on the ground floor) with subsequent communal open space area, landscape embellishment works, and associated roads and internal pedestrian pathway Stage 4 will deliver the following:
 - A total of 40 units over 1 building with heights of 5 storeys
 - A total of 70 car parking spaces within the basement level
 - 2,653 m² of deep soil zone.
- Stage 5: Construction of Building F with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 5 will deliver the following:
 - A total of 76 units over 1 building with heights of between 3 to 5 storeys
 - A total of 132 car parking spaces within the basement level
 - 2,082 m² deep soil zone.
- Stage 6: Construction of Building E with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 6 will deliver the following:
 - A total of 122 units over 1 building with heights of between 3 to 7 storeys
 - A total of 132 car parking spaces within the basement level
 - 2,913 m² of deep soil zone.

- Stage 7: Construction of a Residential Aged Care Facility with subsequent communal open space area, landscape embellishment works and associated roads and internal pedestrian pathway. Stage 7 will deliver the following:
 - A Residential Aged Care Facility with a total of 160 beds over 1 building with a height of 4 storeys
 - A total of 51 car parking spaces within the basement level
 - 1,760 m² of deep soil zone.

Key Issues

- Permissibility of the proposed land use in the zone:
 - The subject site is zoned RE2 Private Recreation under the Blacktown Local Environmental Plan 2015. '*Seniors Housing*' is not a permissible land use within the RE2 Zone. However, the development is to be undertaken under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
 - On 10 July 2020, the Sydney Central City Planning Panel, issued a Site Compatibility Certificate (SCC) facilitating the proposed seniors housing development. This allows Council to assess and consider the DA for its suitability on the site.
 - The key issues raised by the Panel which need to be addressed at this DA stage include:

Vehicular access: engage with both TfNSW and Council prior to lodgement of the DA in relation to arrangements regarding vehicle access to the site. This should identify whether any signalised intersections are required. In response, the applicant has engaged Transport NSW and come to an in-principle agreement for traffic signals to be provided at the Reservoir Road/club access intersection. Our traffic section has, however, requested this intersection to be in place at Stage 1 of the development instead of Stage 3 as proposed.

Access to public transport: identify how the development will address Clause 26 of the Seniors Housing SEPP. The applicant has provided a discussion of the how Clause 26 is addressed. Our traffic section has indicated that there will be an increased desire for pedestrians to cross Reservoir Road to access the site to/from the Route 723 bus stop.

Ecological corridor: consider whether trees planted on site could provide an ecological corridor to allows for the movement of native fauna as the site is near land zoned E2 Environmental Conservation. A Flora, Fauna and Aquatic Assessment Report accompanies the DA which has found that the proposal is unlikely to have a significant effect on threatened species, populations, ecological communities or their habitats. It also assesses the potential for movement of native fauna through the site noting that the loss of habitat will be negligible. Comments from our Natural Areas section were unfortunately unavailable at the time this briefing was written.

Contamination: the site should be validated by an accredited site auditor with the associated Site Audit Statement to be submitted with the DA. This has not been provided, only a Stage 2 Site Contamination Report accompanies the DA. Site validation would be included as a condition in any consent granted for the development. Notwithstanding, our Environmental Health officer has requested a further Detailed Site Investigation be undertaken by a suitably qualified environmental consultant who holds or is eligible to hold certification under the CEnvp(SC) or CPSS CSAM Scheme.

Interface between seniors housing and light industrial uses: review the interface of development on the subject site with the pre-existing adjoining IN2 land. Seek to mitigate potential amenity impacts on future residents (such as noise, light spill, traffic, parking and the like), emanating from the reasonable expected use of the IN2 land, in order to minimise potential future land use conflicts that could impact on the ongoing use and development of the IN2 zone consistent with the objectives of that zone. Consider building design, location and orientation, setbacks, landscape and other screening, acoustic and light-spill treatments and the like, in this regard. The applicant has designed the development to mitigate potential impacts of adjoining industrial land on future residents, including redirecting living areas from the existing industrial development, incorporation of solid/noise attenuating walls, incorporation of glazing of windows and doors with aluminium framed/sliding glass doors and windows in accordance with the Noise Impact Assessment that accompanies the DA. Sufficient setbacks have been provided from Penny Place that will also be landscaped in accordance with the landscaping masterplan that accompanies the DA.

Site topography: review the design response to the site topography to avoid subterranean units and above ground parking, as well as excessive building bulk and height. All units are located on the ground floor or above. The series of 9 buildings have been spread over the site area ranging in heights of between 3 – 7 storeys to minimise excessive bulk and scale. The development provides a transition in height from east to west rising to a maximum height of 7 storeys.

Submission of an updated Social Impact Assessment and Waste Management Plan: the applicant has submitted an updated Social Impact Assessment and Waste Management Plan as requested.

- This allows Council to assess and consider the DA for its suitability on the site.
- Request for additional information:
 - The applicant is required to address all the issues raised in the attached request for additional information sent 1 March 2021 giving the applicant 28 days to respond. The issues relate to traffic, tree management, waste management, environmental health and drainage matters.

Development controls

The subject site is zoned RE2 Private Recreation under the Blacktown Local Environmental Plan 2015. 'Seniors Housing' is not a permissible land use within the RE2 Zone. However, the development is to be undertaken under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. On 10 July 2020, the Sydney Central City Planning Panel, issued a Site Compatibility Certificate (SCC) facilitating the proposed seniors housing development. This allows Council to assess and consider the DA for its suitability on the site. The proposal is, therefore, permissible with consent.

Public Exhibition Period:

This DA was exhibited from 12 February to 26 February 2021. Notification letters were sent to adjoining landowners/residents of the entire Blacktown Workers Club site, not only the portion of the site where the development is proposed. All the relevant DA documentation and plans were also made available for viewing on Council's website at <https://www.blacktown.nsw.gov.au/Plan-build/Development-Applications-on-Exhibition> during the notification period. 2 objections were received which relate to flooding and stormwater drainage matters. 71 letters of support were

received, all from people affiliated with Blacktown Workers Club, which is the owner of the land (5 from club management, 25 from club staff, 5 from club directors, 36 letters from club members).

External Referrals:

Transport for NSW (RMS) and Blacktown LAC Police. We still await a response from both external referrals.

Target Determination Date:

July 2021.

Approval

	Name and position	Signature
Prepared by	Jared Spies Senior Development Assessment Planner	
Endorsed by	Judith Portelli Manager Development Assessment	
Approved by	Glennys James Director Planning and Development	

Attachments

1. Request for Additional Information sent 1 March 2021
2. A copy of the Site Compatibility Certificate