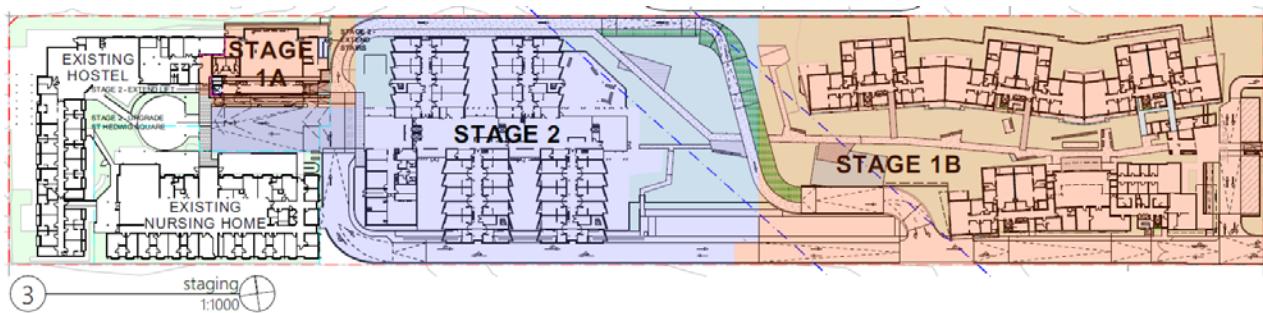


Detailed information about proposal and DA submission material

1 Summary of the proposal

- 1.1 This application is for staged alterations and additions to the existing St Hedwig Village Seniors Housing development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 at 134-140 Reservoir Road, Blacktown and includes consolidation of lots, demolition of some structures, removal of trees, the retention of the hostel and nursing home at the rear of the site, and the construction of 65 Independent Living Units within 2 buildings which are 3 and 4 storeys in height, a 3 storey Residential Aged Care Facility with 135 beds, a single storey reception building, a chapel ('place of public worship'), support facilities, 204 car parking spaces (including 8 accessible parking spaces) at the basement level and at-grade, associated services, driveways, outdoor recreational areas and landscaping.
- 1.2 The proposal is staged, in part to allow the existing residents in buildings to be demolished in Stage 1 to temporarily live in the existing Independent Living Units of the Stage 2 development and enable the continued operation of the current facilities. The Applicant has indicated that the existing residents, staff, members of St Raphael's Church and the owners of the adjoining residential property to the south (144 Reservoir Road, Blacktown) were consulted with regard to the proposed design, the staged construction process and associated re-housing and/or relocation of residents. This consultation included several discussion group meetings. The outcome from these consultations has been incorporated into the design of the proposal.
- 1.3 Elements of the existing St Hedwig Village which are to be retained include the hostel containing 57 rooms, the nursing home containing 75 beds and 25 car parking spaces associated with the existing nursing home. These are all located in the western portion of the site.
- 1.4 The layout of the Stage 1 and 2 works are shown in the following extract from the Staging Plan prepared by RAAA:



- 1.5 Stage 1 relates to works in the western portion of the site and includes:
 - Consolidation of Lot 101 DP1053959 and Lot 2 DP 1144920 into one lot.
 - Demolition of the church, presbytery, associated buildings and 16 self-contained dwellings adjacent to the northern boundary of the site.
 - Removal of 46 existing trees on the site and the retention of 3 trees located within the northern portion of the street setback area (refer to the Tree Removal and Retention Plan, Drawing No. LA03, at **attachment 5**).

- Removal of 3 trees within Council's Harper's Bush Reserve which are impacted by the works involved in replacing the proposed driveway.
- Construction of 2 buildings with a total of 61 Independent Living Units and 2 studio visitor units, with basement car parking for 77 resident spaces and 22 visitor spaces (including 1 car wash bay), motor bikes and bicycles. The basement level will also contain utility and waste storage rooms.
- The proposed northern building is 3 storeys in height and will contain 18 x 2 bedroom and 18 x 3 bedroom self-contained dwellings.
- The proposed southern building is part 3/4 storeys in height and will contain ground floor support facilities for the entire St Hedwig Village including a community hall and a temporary floorplan layout for offices and medical consulting rooms. The building will also contain 2 studio visitor units, 1 x 1 bedroom, 12 x 2 bedroom and 12 x 3 bedroom self-contained dwellings.
- A single storey entry reception building is to be located towards the front of the site between the northern and southern buildings. The entry incorporates paved courtyards and landscaped open space.
- Replacement of the existing circulation driveway within the front setback area to provide a drop-off and pick-up area, 1 ambulance parking space and 4 at-grade visitor car parking spaces and egress via the secondary northern driveway to Reservoir Road.
- Replacement of the existing 2 way southern driveway including 15 at-grade staff car parking spaces.
- Construction of a new chapel ('place of public worship') for 80 persons within the undercroft area of the existing hostel carpark toward the rear of the site (referred to as Stage 1A). This chapel will be significantly smaller than the existing church which is to be demolished. The Chapel includes a bell tower which is a feature of the adjoining 'Village Square.'
- Installation of associated pathways, retaining structures, fencing and hard and soft landscaping. This includes recreational areas such as a chicken coop, men's shed, vegetable garden, deck, pond/water features, a bocce court and seating areas.

1.6 Stage 2 relates to the remainder of the site including:

- Demolition of the existing centrally located buildings containing 32 self-contained dwellings and the existing administration building.
- Removal of 50 trees (refer to the Tree Removal and Retention Plan, Drawing No. LA03, at **attachment 5**).
- Construction of a new 3 storey Residential Aged Care Facility (RACF) building with a basement level containing 65 car parking spaces, kitchen, laundry, maintenance workshop and utility rooms. The RACF will accommodate 105 single rooms and 15 companion rooms (total of 135 beds), communal living/dining areas, café, resident support and recreation areas, administration offices and staff amenities.
- Provide further access to the Chapel by extending the stairs and lift to the new underground access tunnel.
- Installation of driveways, retaining structures, fencing, pathways and hard and soft landscaping. This includes a lawn area with low lying landscaping due to the electrical easement, water features and seating areas.

- 9 staff car parking spaces adjoining the new driveway along the southern boundary of the site.
- 25 existing at-grade car parking spaces, beneath the existing hostel, are to be retained.
- Basement car parking under the new RACF including 1 ambulance parking space, 10 visitor spaces for the hostel, nursing home and RACF, 25 resident spaces for the hostel, nursing home and RACF, 8 staff parking spaces, and 19 spaces for the Chapel.
- Works to improve the existing stormwater discharge system across the southern boundary into Harpers Bush (Council owned Reserve 752).
- Revision of the temporary offices and medical suites within the southern Independent Living building to provide the final layout for medical consulting rooms, gym, hairdresser (to visit twice per week), computer kiosk, priest's office, administration office and café.

- 1.7 The facility will operate 24 hours a day, 7 days a week.
- 1.8 At the completion of both stages, a total of 114 staff is proposed on site at any time.
- 1.9 The proposed 80 seat Chapel will hold Church services during the week which are anticipated to be attended by the residents of St Hedwig Village only. Sunday services will also be held and are available to all community members, which is anticipated to be family members attending Mass with the residents of St Hedwig Village. 19 car parking spaces are allocated for the use of the Chapel.
- 1.10 A total of 204 car parking spaces are proposed. The distribution of the car parking spaces and allocation to each use/resident is indicated on the Parking Allocation Plan, 1508-019a, provided at **attachment 5**.
- 1.11 General waste, recycling waste and medical waste will be collected on-site by private waste contractors. The proposal provides waste storage rooms and waste compaction and carousel facilities within the basements. The waste storage areas and loading docks/areas throughout the development which will be serviced by the caretaker / building manager and a bin tug will be utilised to transport bins. All waste vehicles are capable of entering and exiting the site in a forward direction.
- 1.12 Deliveries will be received via the RACF basement loading dock, visitor car parking spaces in the case of small service vehicles (service personnel, cleaners, etc.) and the internal road system for larger vehicles.
- 1.13 The design of the building includes screening measures to protect the amenity of neighbouring properties, including raised sill heights, planter boxes on the ground and first levels, translucent glazing and louvres.
- 1.14 The Applicant has demonstrated that the site has suitable existing electrical, water and sewage connections, and is capable of augmenting these services where required.

1.15 The design of the proposal is to provide a new residential setting which is inviting and modern, whilst also providing a high level of access to its residents and visitors. Given the substantial size of the site and its unique setting in the vicinity of residential, non-residential and public open space land uses, the proposal siting and layout of the proposal is responsive to each of these constraints and provides a series of separate and distinct buildings which also read as a cohesive development due to a general commonality of external colours and materials and green landscape. The modernity of the proposal is achieved through a mix of face brickwork, concrete panelling, painted concrete render, sandstone cladding, timber doors and louvres, aluminium louvres, patterned metal cladding, glazing and a colorbond metal roof. The proposed colours are a mix of white, grey and brown tones with various highlights in colours such as orange and black.

1.16 No building identification signage is proposed.

1.17 The proposal seeks to vary the maximum permitted building height of 9 m pursuant to BLED 2015. The proposal exceeds this development control (total building height of 13.53 m, being a variation of 4.53 m or 50%). The proposal also seeks to vary the maximum permitted height pursuant to the Seniors Housing SEPP, being a maximum building height of 8 m to the roofline (13.23 m is proposed, being a variation of 5.23 m or 65%) and 2 storeys (4 storeys is proposed).

2. Removal of trees and proposed landscaping

2.1 The proposal seeks to remove all trees and shrubs with the Stage 1 and Stage 2 areas of the site as shown on the Tree Removal and Retention Plan, Drawing No. LA03, at **attachment 5**. Most of these existing trees and large shrubs are not large, in particular those located within the transmission area which are required to be limited to a height of 3 metres.

2.2 The removal of trees on the site was reviewed by our Project Officer, Civil and Open Space Infrastructure, and no objection was raised to the removal of these trees within the site, with the exception of 3 trees within the northern portion of the street setback area which are capable of being retained. The Applicant revised the proposed plans and these 3 trees will now be retained.

2.3 A total of 96 trees and shrubs are proposed to be removed, including 3 trees within Harper's Bush Reserve which are impacted by the works associated with the replacement driveway. There are no other significant existing trees that warrant retention, in particular given the transmission easement portion of the site limits the height of trees to 3 m.

2.4 A total of 129 new replacement trees and shrubs are proposed to be planted, which are considered appropriate to create long term tree and landscaping opportunities. This planting will consist of large advanced trees and medium trees.

2.5 The proposed replacement landscaping is provided throughout the site, including landscape screening along the northern boundary in the vicinity of the adjoining child care centre and residential properties. Each component of the proposal will feature a landscaping character to create a sense of place suited to the nature of its residential purpose.

2.6 The Independent Living Units will feature a Community Hall which opens to interactive spaces, a vegetable garden and various seating and gathering areas which are complemented by hard and soft landscaping. An open area is also provided below the centrally located electricity easement which features an open lawn area, pathways, seating areas and feature landscaping. The RACF utilises angled window openings which create a direct view from each resident's room to the courtyard areas. The proposal also includes a 'Village Square' which is bound by the existing nursing home, hostel, new Chapel and RACF, which will be complemented by landscaping with a view to create a central meeting point.

Where possible, additional landscaping is provided by providing creepers on frames to the boundary retaining walls.

- 2.7 The outdoor spaces comprise tree and plant species which reflect the seasons and cultures and comprise moveable furniture and features to provide an environment which is responsive to the varied needs of its residents.
- 2.8 The proposal includes the replacement of the existing driveway along the southern boundary adjoining Harper's Bush Reserve. The levels of the proposed driveway are lower than the existing levels, to accommodate access to the new basement levels, which will impact on 3 trees located within the adjoining Reserve. The excavation required to achieve this has been assessed by our Civil and Open Space Infrastructure Section and Natural Areas Section, and they do not object to the removal of these trees, subject to the imposition of conditions of consent requiring a monetary contribution to be paid by the applicant for the replacement of this tree. The proposed climber planting along the retaining wall on the southern boundary is also required to be a Cumberland Plain Woodland species, such as *Hardenbergia violacea*, *Glycine clandestine* and *Glycine tabacina*. Conditions of consent will be imposed to this effect.

3. Stormwater management matters

- 3.1 A Stormwater Issues and Design Report prepared by Henry and Hymas was submitted by the Applicant addressing stormwater management, stormwater treatment and erosion and sediment control. The report identifies that the site is subject to 2 existing stormwater catchments. The overall stormwater management system comprises an in-ground drainage system, and confirms that the development presents an appropriate approach to providing stormwater infrastructure and improving stormwater quality for the development and its local catchment. Stormwater management measures include a rainwater tank located in the basement, drainage to the street at the northern boundary and stormwater quality treatment solutions.
- 3.2 The proposal does not involve any works which are on the adjoining Council Reserves to the south, west and north-west (Reserves 751 and 752 'Harpers Bush'), with the exception of the replacement of the existing stormwater discharge point located to the east of the existing Nursing Home along the southern boundary and within Harpers Bush. This discharge headwall point includes the connection of 2 pipes and scour protection to manage the dispersal of stormwater. The proposed stormwater management works were assessed by our Civil and Open Space Infrastructure Section and Natural Areas Section and are supported subject to conditions of consent to ensure suitable measures are implemented to protect the native flora and fauna.
- 3.3 The Applicant has demonstrated that the proposed works will not result in an increase to the existing level of stormwater drainage flows via the existing headwall within Harper's Bush. On this basis, the proposed stormwater management system is supported.

4. Acoustic matters

4.1 The proposal is accompanied by an Acoustic Assessment Report prepared by JHA Services and dated June 2016 which provides recommendations for the acoustic treatment of external doors and glazing, electrically operating doors to carparks and loading docks, and building mechanical services. The Report concludes that the proposal is capable of satisfying the relevant acoustic requirements for the occupants of the facility and surrounding residential properties. Conditions of consent are recommended to be imposed to ensure that appropriate noise management measures are carried out during construction works, that the recommended noise attenuation measures are appropriately installed, and the relevant noise criteria are not exceeded during operation for the occupants of the facility and at the nearest affected residences.

5. Traffic and parking matters

5.1 An Assessment of Traffic and Parking Implications prepared by TTPA and dated June 2016 was submitted by the Applicant. In response to concerns raised by RMS, a further response was submitted on 3 April 2017 providing a revised design with entry via the existing southern driveway only (permitting entry from both directions while travelling along Reservoir Road) and egress for all vehicles via the existing southern driveway by a left-out movement only. The existing second driveway is permitted to be relocated and retained, however is to be for egress by emergency vehicles only.

5.2 The proposal generates a car parking requirement for 183 car parking spaces, however 201 spaces will be provided (including 8 accessible parking spaces), being a surplus of 18 spaces. The report has taken into consideration the traffic and parking demands generated by staff shift changeover times and peak seasonal visitation times and concludes this is sufficient to meet the anticipated parking demands of the development for residents, staff and visitors.

5.3 St Hedwig Village currently experiences 32 vehicle trips per hour in the am peak and 44 vehicle trips per hour in the pm peak (for their current 110 beds and 48 Independent Living Units). The proposal (comprising 245 bed and 63 Independent Living Units) will generate 64 vehicle trips per hour in the am peak and 75 vehicle trips per hour in the pm peak. Due to the requirements of RMS, all vehicle egress is required to be in a left-out arrangement. The Applicant's Traffic Consultant advises "*due to the regular gaps provided in the Reservoir Road traffic flows by the traffic signals just to the north and the roundabout (future traffic signals) to the south the future access movements will not experience any difficulty or delay.*" The report concludes that these trips will be distributed across the existing road network and can be readily accommodated, with minimal impacts on the surrounding road system. With 201 off-street parking spaces, the development will contain all parking demands within the site and ensure that visitors and attendees have convenient and safe access.

5.4 To ensure that any potentially hazardous building materials are identified and appropriately managed on the site, the Applicant submitted a Hazardous Building Materials Audit and a Hazardous Materials Management Plan, both prepared by Progressive Risk Management and dated August 2016. These reports identify specific hazardous building materials and provide recommendations for their management and removal. These reports were prepared in accordance with the National Environmental Protection Measure (NEPM) 2013 Guidelines. The continued use of the site for residential purposes is considered to be a suitable development outcome, subject to all works being in accordance with the recommendations in these reports, to ensure that potential site contamination and hazardous building materials are appropriately managed.