

## Report to the Sydney Western City Planning Panel on an application for a site compatibility certificate - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

**SITE:** 121-133 Prairie Vale Road, Bossley Park (part Lot 7 DP 664803 and part Lot 1 DP 332770). The land subject to the proposed seniors housing development has an area of 1.5ha. The site is part of the larger Club Marconi site and is proposed to be located above an existing car park.

Club Marconi (Lot 7 DP 664803, Lot 1 DP332770, Lot 5 Sec B DP 6934, Lot 6 Sec B DP 6934 and Lot 3B DP 407243) contains a large club building, playing fields with stands, a large car park and associated recreational facilities. The site has an area of 11.3ha and is bounded by Restwell Road to the north, Prairie Vale Road to the south, a private driveway to the east and two-storey residential dwellings to the west. Further east of the site is Marconi Park and the South West Italian Australian Association (SWIAA) retirement village, which is permissible under the current R2 Low Density Residential zone.

The surrounding land uses primarily comprise two-storey dwellings, public open space, schools and the adjacent three-storey retirement village (Figure 1 below). The site is approximately 1.5km from the Stockland Wetherill Park Shopping Centre, 1.7km from the Greenfield Park Shopping Village and 3.4km from the Bonnyrigg Plaza Shopping Centre, which provide retail and community services.

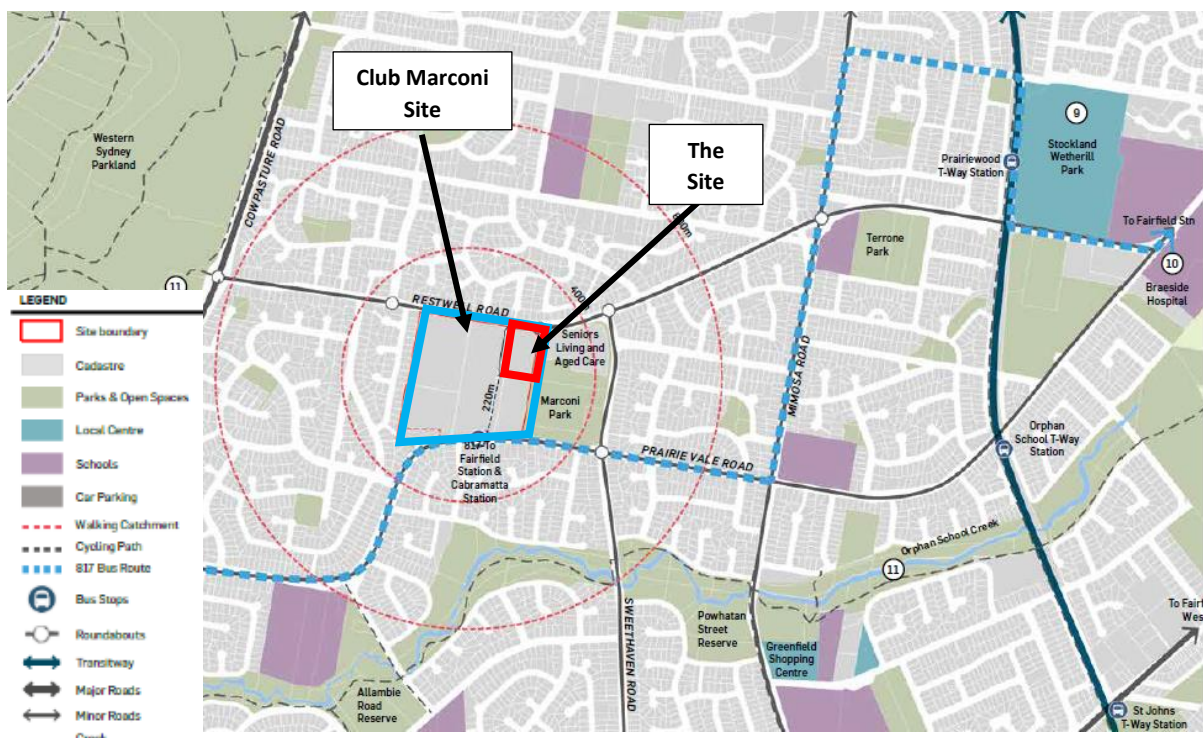


Figure 1: Site context.

**APPLICANT:** The applicant is City Plan Strategy and Development on behalf of Club Marconi of Bossley Park Social Recreation and Sporting Centre (Club Marconi).

**PROPOSAL:** Seniors housing village.

The site compatibility certificate (SCC) application (**Attachments B1–B5**) seeks to enable the development of a seniors housing village at the site. The proposed concept plan for the village includes the following development (Figure 2 below):

- 150 self-contained dwellings above the existing car park (five separate buildings ranging from five to nine storeys);
- 143(+) car parking spaces for residents and visitors; and
- a central communal courtyard.

The maximum height of the proposed seniors development ranges from 15m for the five-storey building to 28m for the nine-storey building, including lift overruns and the existing parking structure below.

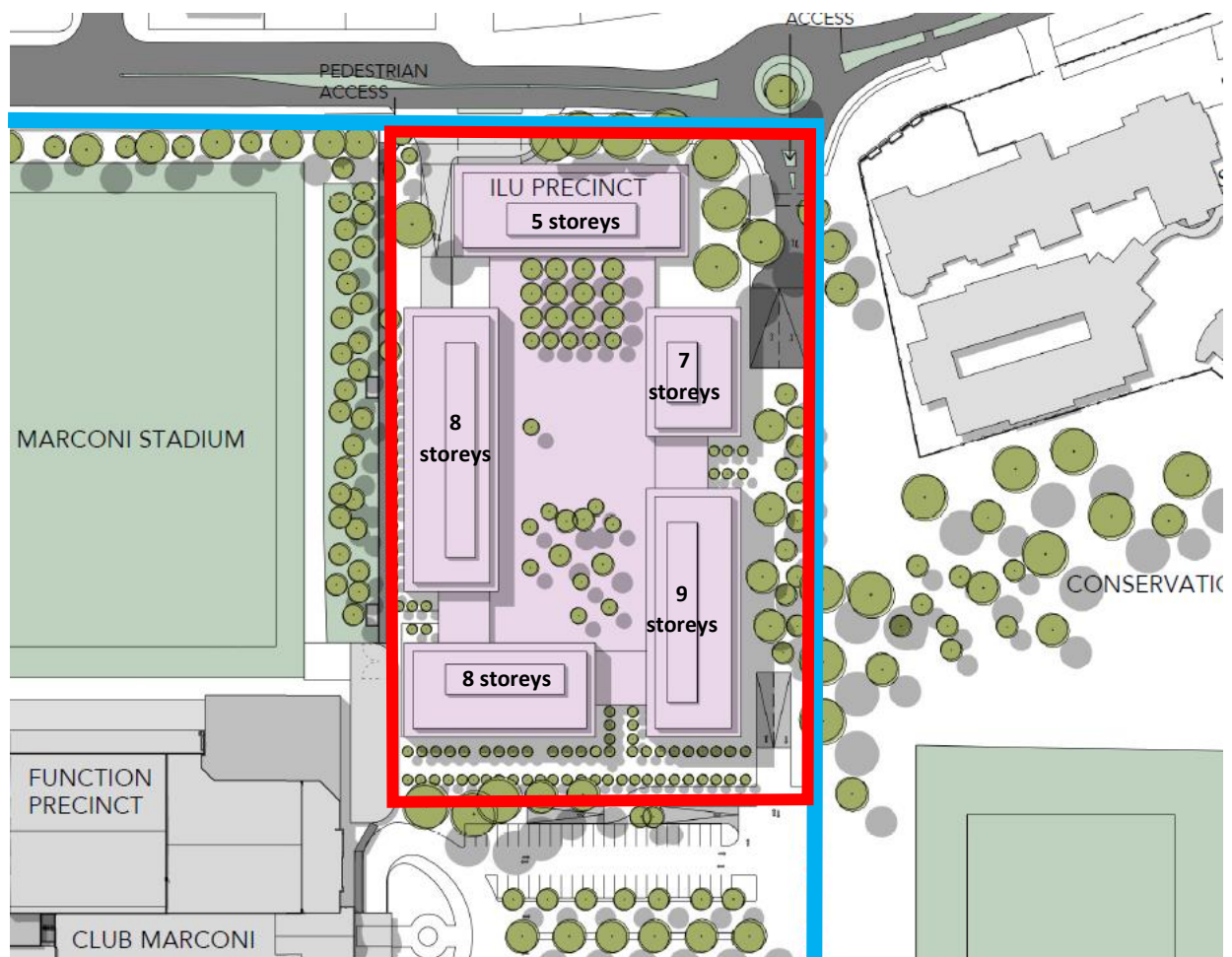


Figure 2: Proposed concept plan.

The proposed seniors development forms the first stage of a long-term masterplan to redevelop the Club Marconi site, which includes a new food precinct, a hotel and an expanded sports precinct (refer to page 32 of **Attachment B3**). Refer to Figure 3 overleaf for the proposed Club Marconi redevelopment concept plan.

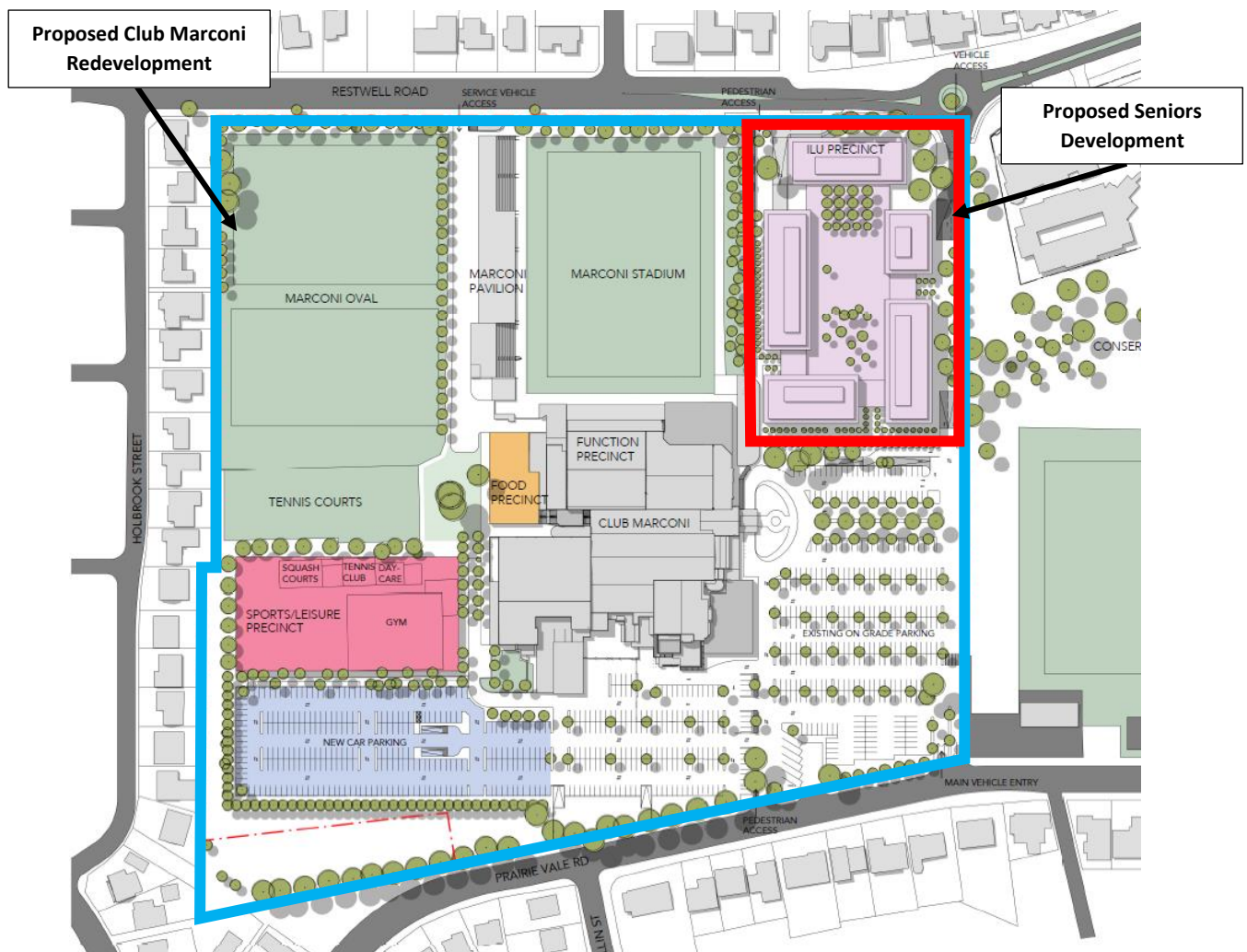


Figure 3: Proposed Club Marconi redevelopment concept plan.

**LGA:** Fairfield City Council

### **PERMISSIBILITY STATEMENT**

The site is zoned RE2 Private Recreation under the Fairfield Local Environmental Plan (LEP) 2013 (Figure 4 overleaf). Seniors housing is not a permitted land use within the RE2 zone. The site adjoins land primarily zoned for urban purposes as the surrounding area is predominantly zoned R2 Low Density Residential.

The provisions under clause 4 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) provide that an SCC can be issued for the site because:

- the site adjoins land that is primarily zoned for urban purposes, being R2 Low Density Residential, which permits the development of dwelling houses;
- the site is being used for the purposes of a registered club, identified as Club Marconi of Bossley Park Social Recreation and Sporting Centre Ltd with licence number LIQC300226484 issued by the Independent Liquor & Gaming Authority;
- the site is treated as land zoned primarily for urban purposes in accordance with clause 4(5)(b) as the land contains a registered club and most of the land that it adjoins is zoned for urban purposes; and
- the land is not identified by any exclusions listed in schedule 1 of the SEPP.





Figure 4: Land zoning map extract.

### **PREVIOUSLY ISSUED SITE COMPATIBILITY CERTIFICATE ON THE LAND**

A SCC has not been previously issued for the site to which this application applies.

### **PROXIMITY OF SITE TO WHICH THERE IS A CURRENT SITE COMPATIBILITY CERTIFICATE, OR AN APPLICATION HAS BEEN MADE BUT NOT YET DETERMINED**

There are no issued SCC's or undetermined applications for an SCC within a kilometre radius of the site.

### **CLAUSES 24(2) AND 25(5)**

The Panel must not issue a certificate unless the Panel:

- (a) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the General Manager of the council within 21 days after the application for the certificate was made;
- (b) is of the opinion that:
  - (i) the site of the proposed development is suitable for more intensive development; and
  - (ii) the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the criteria specified in clause 25(5)(b).

## **CLAUSE 25(2)(C)**

A cumulative impact study is not required under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) Amendment 2018.

## **COUNCIL COMMENTS**

On 16 January 2018, the Department of Planning and Environment requested Council comment on the SCC application. Council provided comments on 19 February (**Attachment C1**) and further advice on 10 April 2018 (**Attachment C2**).

Council did not object to the SCC application, but raised the following concerns with the proposed development as outlined below.

### 1. Consideration of cumulative impact

The SCC application only considers the seniors development in isolation and not as part of the overall Club Marconi redevelopment.

Council recommends a detailed masterplan be provided at the development application stage to identify the cumulative impacts of the entire redevelopment. This would ensure the redevelopment is guided and held accountable to established development controls and urban design principles in lieu of no building height and floor space ratio (FSR) controls applying to the site.

### 2. Impact on adjacent vegetation

Council recommends a detailed ecological assessment be provided at the development application stage to consider the impacts on the Downy Wattle, Shale Plains Woodland and Shale Hills Woodland vegetation, located on the adjacent Marconi Park, which are classified as Endangered Ecological Communities (EEC) under the *Biodiversity Conservation Act 2016*.

Council also requests that a landscape plan be provided, which identifies a buffer between the site and Marconi Park. The landscaping should comprise of native species endemic to the area to support the EEC within Marconi Park.

### 3. Traffic

Council raises no objections to visitors of the seniors housing development using the parking provided for the club. In addition, the traffic generated (i.e. 60 trips during peak hours) from the proposed seniors housing development will not have any impacts on the adjacent road network.

Council notes that the proposed development application will need to provide adequate disabled parking in accordance with schedule 3 of the SEPP. Council notes that a traffic survey has not been provided for large events on game days, which may result in more parking spaces being utilised.

### 4. Evacuation

Council is concerned that the higher density of up to seven storeys will be an issue for senior residents during an evacuation.

### 5. Proximity to Club Marconi

Council notes that the club provides services and activities for its existing seniors community, including a thriving social program and low-cost accessible meals. However, Council is concerned that the poker and gaming room at the club will provide easy access to gambling options for the senior residents.

## 6. Access

Council notes there is a bus service available within 400m of the furthest point of the proposed seniors development, along the northern side of Prairie Vale Road. However, Council is concerned that residents will not be able to access the bus service on the southern side of Prairie Vale Road as there are no pedestrian measures for crossing the road. The incline is referred to as a relatively level walk, however, this could be challenging for an older frailer person.

Council recommends an internal pathway be provided within the Club Marconi site connecting the seniors development with the bus service on Prairie Vale Road and that access to the southern bus service will be considered at the development application stage.

## 7. Contamination

Council supports the conclusion of the contamination report (**Attachment B4**) that the site has minimal risk of contamination. However, it is recommended that an additional detailed investigation be conducted to determine the full extent of contamination within the areas known to have imported fill, particularly around borehole BH5, where potential asbestos contamination was observed.

## 8. Waste services

Council recommends a waste management plan be provided at the development application stage to avoid significant numbers of bins being presented at the kerbside for collection. This would not be supported by Council and would affect the club's operation.

## 9. Bulk and scale

Council recommends that an independent review of the urban design for the proposal is undertaken. Council notes that residential flat buildings are not permitted in the zone and are not compatible with the surrounding low-density residential environment.

Council also advises that if a review is not undertaken then the SCC application should not be issued, and the matter should be progressed through a planning proposal instead.

## **SUITABILITY FOR MORE INTENSIVE DEVELOPMENT**

The Panel must not issue a certificate unless the Panel is of the opinion that the site of the proposed development is suitable for more intensive development (clause 24(2)(a)):

### **1. The site of the proposed development is suitable for more intensive development (clause 24(2)(a))**

The proposed seniors development is located within the north-eastern corner of the Club Marconi site (outlined in red in Figure 5 overleaf). The site of the proposed seniors development has an area of approximately 1.5ha and will be above the existing car park structure at the Club Marconi site.

The Club Marconi site (outlined in blue in Figure 5 overleaf) is bounded by Restwell Road to the north, Prairie Vale Road to the south, two-storey residential dwellings to the west and Marconi Park (i.e. public open space) and the SWIAA retirement village to the east. The club site has an area of approximately 11.3ha and comprises a club

building, playing fields with stands, a large car park structure and other recreational facilities.

Parking is available for 1,681 vehicles and the car park occupies one-third of the Club Marconi Club site. There are three main vehicle entry/exit points: two via Restwell Road to the north; and one to the south of the site on Prairie Vale Road. The SCC proposal notes there would not be a loss of parking for the club as a new car parking structure will be constructed in the south-western corner of the Club Marconi site in place of an existing sports field (see Figure 3, page 3). The proponent advised that consideration may be given for additional basement parking under the proposed seniors development at the development application stage.

The site is predominantly surrounded by low-density housing (i.e. 1-2 storeys), along with the SWIAA retirement village and Marconi Park to the east.

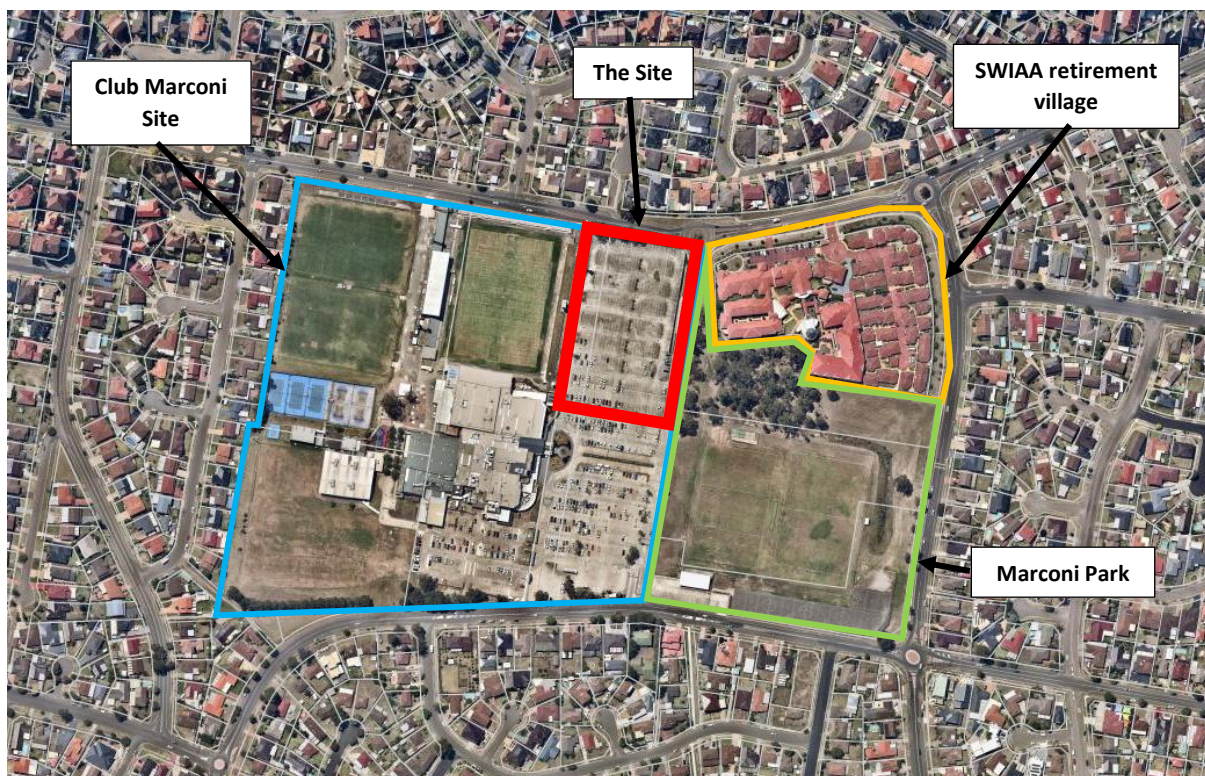


Figure 5: Aerial photograph of site and surrounding uses.

The Department considers that the site of the proposed development is suitable for more intensive as the proposal aims to contribute to seniors housing needs in the locality and there are no significant constraints to more intensive development as:

- the site is suitable to accommodate additional seniors housing development within the area;
- the use of the site for seniors housing would not adversely impact on future uses of the land;
- Council officers have not objected to the proposal but raised concerns about the height and bulk of the proposed development, which can be managed by requirements imposed on the certificate;
- adequate and suitable services are available to support the proposal; and

- there are no environmental constraints to the proposed development, such as drainage and flooding, bushfire, open space, or heritage matters.

However, the Department recommends certain requirements are imposed on the SCC to address the following matters:

- the bulk and scale of the proposed development in relation to the surrounding low-density residential area;
- the cumulative impact of the proposed development and the proposed redevelopment of the broader Club Marconi site;
- the management of traffic and the provision of suitable pedestrian access arrangements; and
- the impact on adjacent endangered vegetation and the provision of an appropriate buffer.

## **COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND SURROUNDING LAND USES**

The Panel must not issue a certificate unless the Panel is of the opinion that the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the following criteria (clause 25(5)(b)) and clause 24(2)(b)):

### **1. The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land in the vicinity of the proposed development (clause 25(5)(b)(i))**

#### Fauna and flora

The site contains a car park and is cleared of trees and vegetation. However, to the east of the site is Marconi Park, which contains Downy Wattle, Shale Plains Woodland and Shale Hills Woodland (Figure 6). These vegetation types are classified as endangered species under the *Biodiversity Conservation Act 2016*. This part of Marconi Park is zoned E2 Environmental Conservation under the Fairfield LEP 2013.

While the site does not encroach on the stand of vegetation, potential development impacts have been considered. It is recommended the SCC include a requirement for the preparation of a detailed ecological assessment in accordance with the *Biodiversity Conservation Act 2016* to determine the impact of the proposed development on the endangered vegetation.

In addition, the Department recommends a requirement imposed on the SCC for a detailed landscape plan at the development application stage to ensure the proposed landscaped buffer to the park (see page 27 of **Attachment B3**) consists of species endemic to the area.



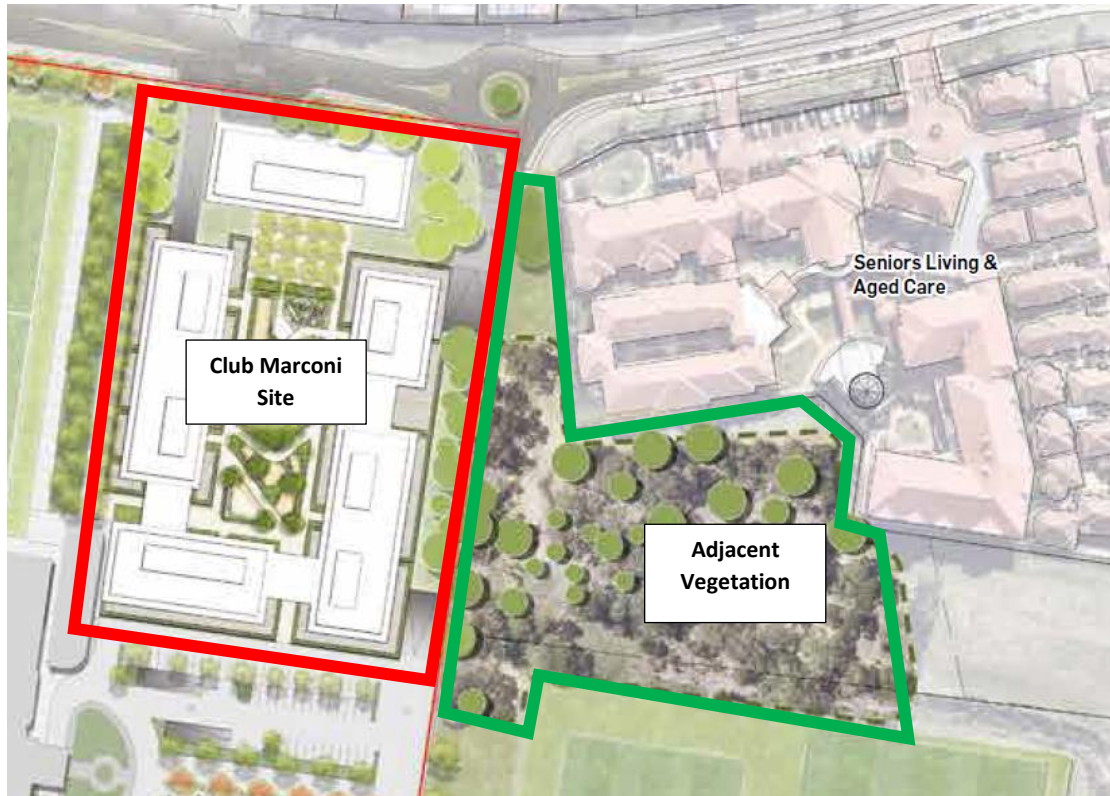


Figure 6: Proximity of adjacent vegetation.

### Slope constraints

As the proposed development will be located above a car park structure, there will be no slope constraints for senior residents because the broader Club Marconi site is a relatively flat surface. Therefore, the proposed development will be able to achieve acceptable gradients in accordance with the Seniors Housing SEPP.

### Contamination

The preliminary contamination and salinity assessment (**Attachment B4**) concludes that the north-western portion of the Club Marconi site, which contains the proposed seniors development site, has a low risk of contamination.

The assessment included fieldwork that comprised of drilling 11 boreholes (BH) to investigate the presence of contamination. The assessment found potential asbestos contamination along the western border of the broader Club Marconi site (i.e. the south-western playing field) at the BH5 location (Figure 7 overleaf). Council recommends an additional detailed contamination report be provided to address contamination.

The Department notes that the potential contamination at BH5 is not located within the area containing the proposed seniors development site. The assessment did not identify any contamination issues at the BH7 and BH10 locations (Figure 7 overleaf) on the site for the proposed seniors development. Therefore, requirements are not required to be attached to the SCC in relation to contamination.



Figure 7: Site contamination investigation

### Other constraints

The site is not identified as bushfire-prone or flood-prone land and does not contain acid sulfate soils or involve any heritage matters.

## **2. The impact that the proposed development is likely to have on the uses that, in the opinion of the Panel, are likely to be the future uses of that land (clause 25(5)(b)(ii))**

### Current land zoning

The site is zoned RE2 Private Recreation and one of the key objectives of this zone is to provide private open space or recreational purposes. This zone permits (with consent) land uses such as community facilities, function centres, kiosks, recreation areas and facilities, and restaurants or cafes.

The proposal will not have an adverse impact on the current private recreation uses located on the Club Marconi site as the proposed seniors development will be located above the existing car park on the site.

The Department considers that the SCC proposal will not adversely impact on the future uses of the land, being a private recreation facility.

However, it is noted that the proposed concept plan for the redevelopment of the entire Club Marconi site (refer to Figure 3 on page 3) involves the removal of the training field in the southwest corner of this site for additional parking and an expanded sports precinct. Therefore, this will reduce the current area of the club site which is used for recreational purposes but not negatively impact the current use.

**3. The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision (clause 25(5)(b)(iii))**

Retail and services

The site is approximately 1.5km from the Stockland Wetherill Park Shopping Centre, 1.7km from the Greenfield Park Shopping Village and 3.4km from the Bonnyrigg Plaza Shopping Centre.

The Stockland Wetherill Park Shopping Centre contains retail services including a supermarket and shops, medical services such as pharmacies and medical centres, banks, a post office, and food and drink premises. Fairfield and Braeside Hospitals, Wetherill Park Library and the Prairiewood Leisure Centre are adjacent to the shopping centre.

The Greenfield Park Shopping Village and the Bonnyrigg Plaza Shopping Centre provide similar services. There is a community centre within walking distance of the village and a bowling club near the plaza.

Public transport

The site is less than 400m from a bus stop on the southern boundary of the Club Marconi site on Prairie Vale Road. The bus stop is serviced by the 817 bus route, which operates between 5am and 10pm Monday to Friday and 6:30am to 10pm on Saturday and Sunday, and is available every 30 minutes. This service stops at the Stockland Wetherill Park and Bonnyrigg Plaza Shopping Centres, Fairfield and Braeside Hospitals, and Fairfield and Cabramatta train stations.

The Club Marconi site contains a sheltered, level-grade pedestrian footpath along the eastern side of the Club Marconi building connecting Restwell Road and Prairie Vale Road. This will provide adequate pedestrian access to the bus stop along the northern side of Prairie Vale Road. The proposal also states that a dedicated shuttle bus service will be provided for senior residents (see page 22 of **Attachment B3**).

Council advises of the need to provide suitable pedestrian access across Prairie Vale Road to enable senior residents to reach the bus stop on the other side of the road. While there is a pedestrian refuge in the roadway (Figure 8 overleaf), it is recommended the proponent takes all reasonable action to provide a suitable and safer pedestrian crossing to the bus stop on the southern side of Prairie Vale Road. This is recommended as a requirement on the SCC.





Figure 8: View of the pedestrian refuge on Prairie Vale Road

### Open space

The site is within walking distance of public open space (i.e. Marconi Park), and the proposed seniors development includes the provision of a central communal courtyard. The design package (see page 27 of **Attachment B3**) identifies seated areas and recreational uses within the courtyard, which address Council's concerns (Figure 9 below). Therefore, there is sufficient open space within the vicinity of the site and provided on the site to meet the needs of the proposed seniors residents.

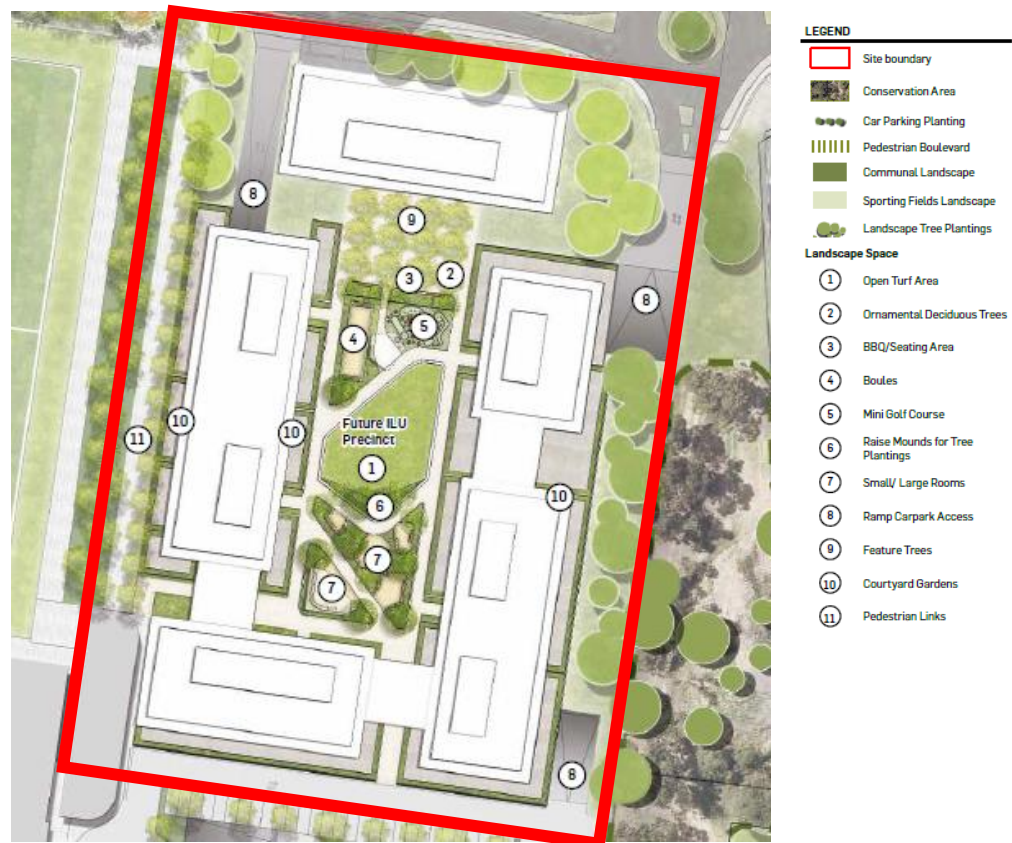


Figure 9: Landscape and Open Space Plan



### Gambling facilities

As the Club Marconi site contains gambling facilities, there will be a need to implement appropriate gambling harm minimisation measures (under clause 23 of the Seniors Housing SEPP). It is noted that the SEPP requires this to be considered at the development application stage.

### Electricity, water supply and sewer facilities

The Club Marconi site is being used as a registered club within an existing urban area, therefore, it is considered that the site has access to adequate electricity, water and sewer services. The connection to these services can be addressed at the development application stage.

#### **4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development (clause 25(5)(b)(iv))**

The development of the site will not reduce the provision of open space or special uses. Although the site is zoned RE2 Private Recreation, it contains a two-storey car park and the private recreation uses are located on the western portion of the broader Club Marconi site. Furthermore, as the proposed seniors development is adjacent to Marconi Park (i.e. public open space), it is likely to increase patronage to the open space.

However as noted previously, the proposed concept plan for the redevelopment of the Club Marconi site involves the removal of a training field for additional parking and an expanded sports precinct.

Therefore, the SCC proposal will not impact the existing open space on the site however the redevelopment of the club will reduce the open space.

#### **5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development (clause 25(5)(b)(v))**

### Redevelopment of the Club Marconi site

Council met with the proponent to consider the redevelopment of the broader Club Marconi site (**Attachment C1**). The proposed redevelopment includes four stages: stage 1 new seniors housing precinct with 150 units; stage 2 new food precinct over two levels; stage 3 new hotel comprising 230 rooms across six levels; and stage 4 sports precinct expansion.

Council advised that the SCC application has not considered the cumulative impact of the proposed redevelopment of the broader Club Marconi site. Therefore, Council recommends that a comprehensive masterplan and urban design assessment of the entire redevelopment be provided at the development application stage.

The Department acknowledges the scale and the possible cumulative impacts of the proposed redevelopment of the broader Club Marconi site, including the seniors housing development, on the surrounding area.

Therefore, it is recommended that the SCC be imposed with a requirement to consider the proposed seniors development in association with any future

redevelopment of the Club Marconi site via a comprehensive masterplan and urban design study.

### Bulk and scale

The surrounding development comprises a mix of low-density residential, recreational and environmental uses. The site is located within the north-western corner of the Club Marconi site, which is a private recreation facility and has no building height limit (Figure 10 below).

Immediately east of the site is the SWIAA retirement village and Marconi Park. The retirement village has a maximum building limit of 9m and contains buildings up to three storeys. The land to the north of the site on the opposite side of Restwell Road contains single-storey and two-storey dwelling houses with a maximum building height limit of 9m. This type of housing also surrounds the borders of the broader Club Marconi site.

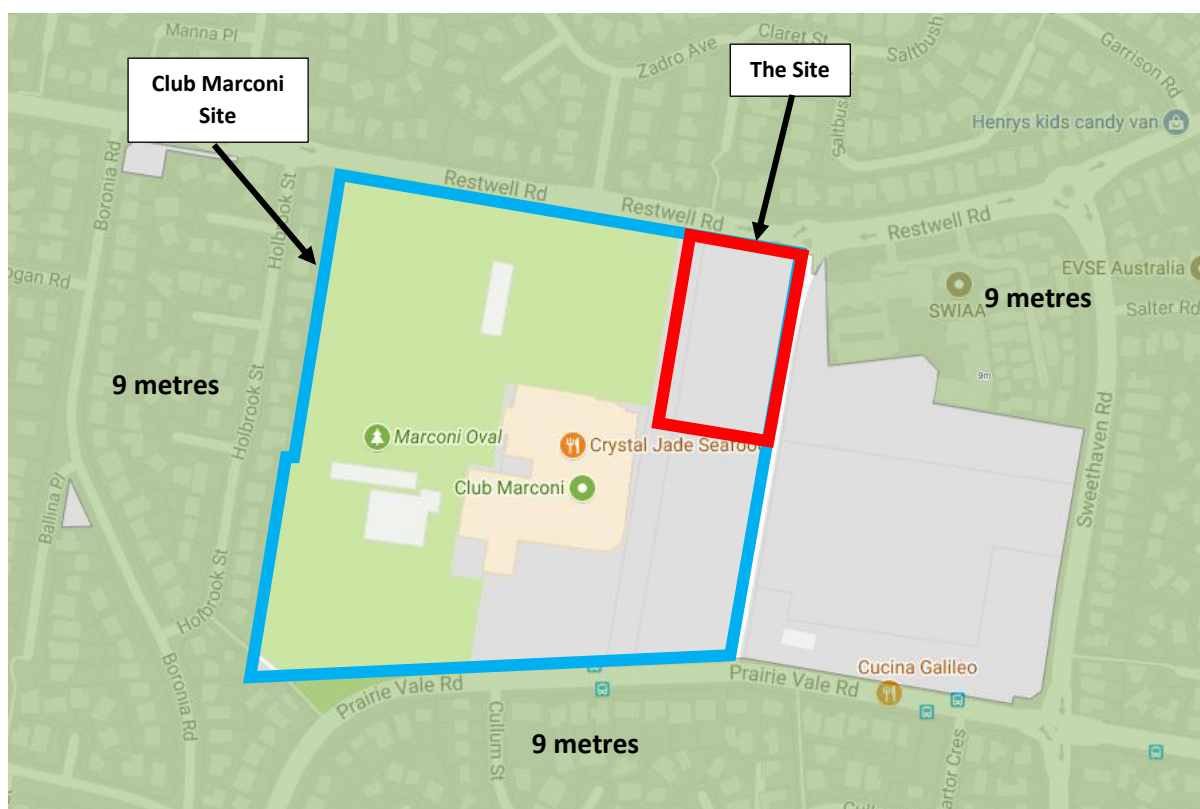


Figure 10: Height of building map extract.

As previously discussed, the seniors housing proposal (**Attachment B3**) comprises the following buildings above the existing two-storey above-ground parking structure on the site:

- a three-storey building with a lift overrun (15m height/five storeys overall) fronting Restwell Road;
- a five-storey building with a lift overrun (21m height /seven storeys overall) fronting the club's stadium;
- a six-storey building with a lift overrun (24m height/eight storeys overall) fronting the club's car park; and,

- a five-storey building (21m height/seven storeys overall) and a seven-storey building (28m height/nine storeys overall), both with lift overruns fronting the SWIAA retirement village and Marconi Park.

The top floor (not the lift overrun) of each building will be set back within the building footprint to minimise visual impact of the buildings. This will result in a two-storey interface with the existing residential development along Restwell Road (Figure 11 below). The Department notes that a two-storey interface is considered to be an appropriate mitigation measure.

As shown in Figure 11, the height of the proposed seniors development gradually increases from two to four storeys along Restwell Road to eight to nine storeys towards the rear of the site.

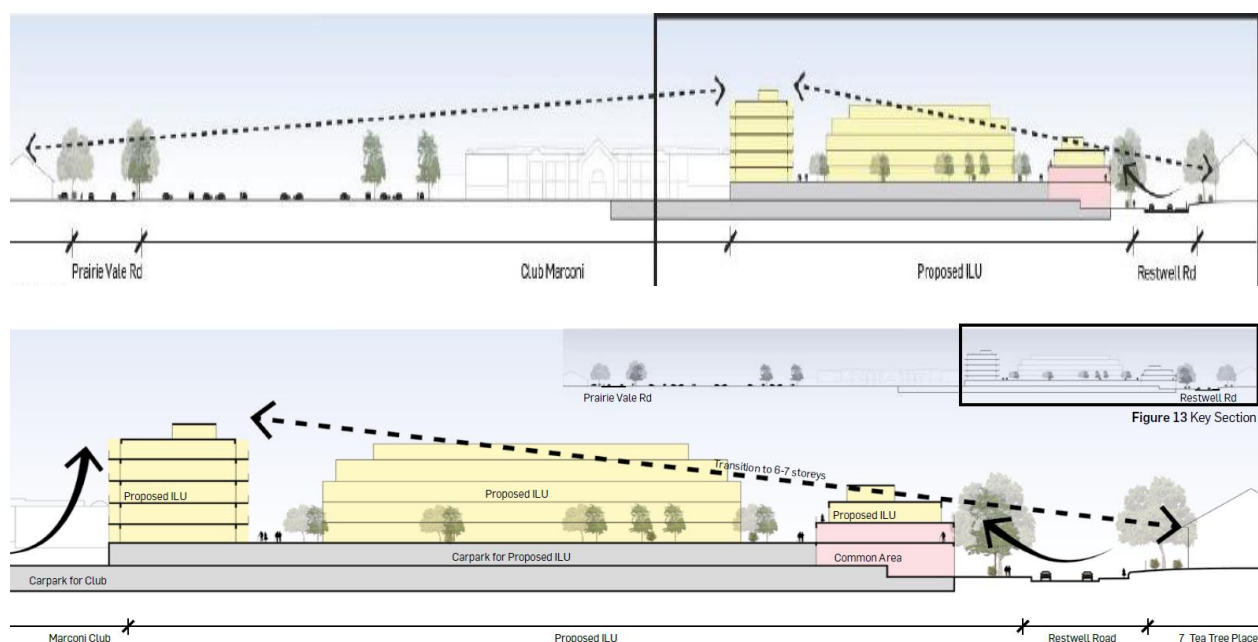


Figure 11: North-south cross-section extracts.

The proposed seniors development is proposed to have heights ranging from 15m to 28m, which is not considered compatible with the surrounding two-storey low-density residential area, which has a maximum height control of 9m.

The proposed development outcome will be more consistent with a residential flat building typology, which is only permitted (with consent) in the R4 High Density Residential and B4 Mixed Use zones. Residential flat buildings are not permitted in the surrounding R2 Low Density Residential zone. Further, within the LGA, the maximum building heights in the R4 and B4 zones are generally 18m (approximately six storeys). Therefore, the bulk and scale of the proposed development would be more suited for areas zoned R4 and B4 instead of this site, which is surrounded by an R2 zone.

Council officers have advised that Council does not have any immediate plans to review the housing zones and density in the Bossley Park locality.

In these circumstances, the Department recommends that the SCC be imposed with a requirement for Council to review the height and bulk of proposed buildings to be

consistent with the character of the surrounding area to ensure the proposed building will not dominate the streetscape.

In undertaking this work, it is also recommended that the SCC includes a requirement that this review will include the following:

- surrounding planning controls;
- height, bulk, scale, form, setbacks, landscaping and visual amenity;
- internal and external overshadowing;
- privacy of adjacent private property;
- traffic, pedestrian mobility and access; and
- consideration of SEPP No 65 – Design Quality of Residential Flat Development and the Apartment Design Guide.

### Overshadowing

The shadow diagrams (page 35 of **Attachment B3**) illustrate that the proposed development will create additional overshadowing across the Club Marconi car park and minor shadow over Marconi Park after 3pm (Figure 12 below). A large portion of the central communal courtyard will also be overshadowed during the winter solstice at 9am and 3pm.

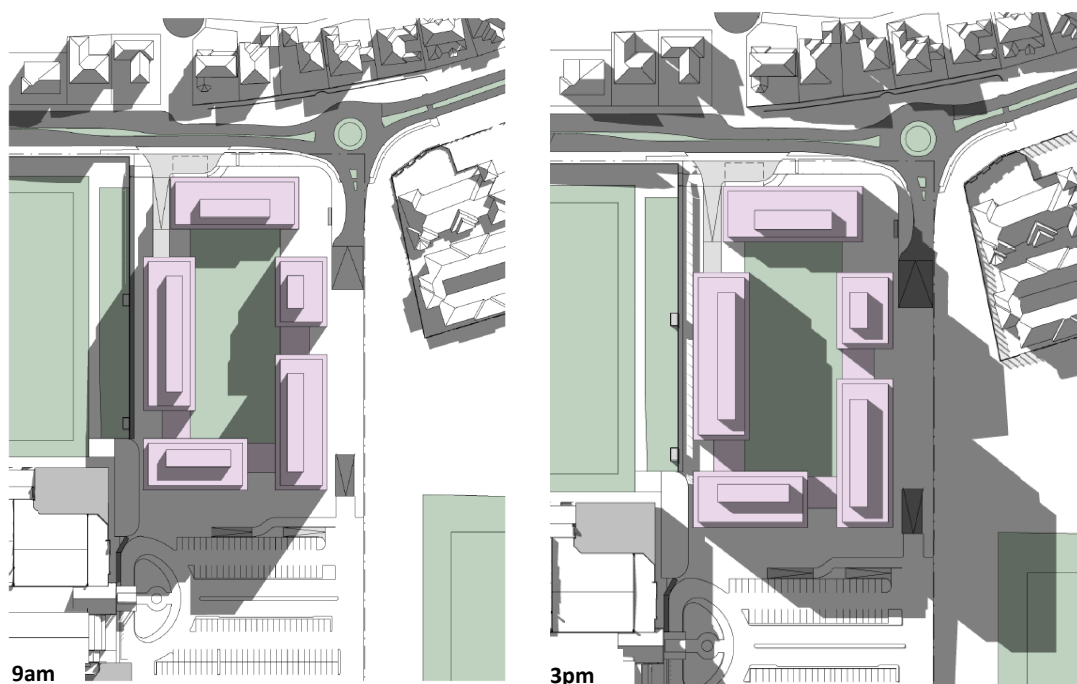


Figure 12: Proposed overshadowing on 21 June at 9am and 3pm.

The shadow diagram may change as further investigations into the final bulk and scale of the proposed development are undertaken at the development application stage. It is recommended that overshadowing of Marconi Park is avoided to ensure there is no impact on the current quality of the public open space.



### Traffic impacts

The traffic and parking assessment (**Attachment B5**) concludes that the proposal will not have any parking or traffic implications on the surrounding road network. In addition, the proposal can provide parking for residents and visitors on-site and will be subject to further assessment at the development application stage. Visitors to the seniors development will also be able to use the parking available for the club.

The proposal also identifies one vehicle access point to the proposed seniors car park via Restwell Road located at the existing ramp east of Marconi Stadium (see page 22 of **Attachment B3**).

However, to ensure the traffic impacts are adequately considered, it is recommended that a requirement be attached to the SCC for the traffic and parking assessment to be updated to consider the impacts of traffic during large events at the Club Marconi site, such as on game days.

### Waste management

Council raised concerns that the proposed seniors development will result in a waste collection plan that involves individual bins lined along the kerbside. This matter can be managed at the development application stage through an appropriate waste management plan.

#### **6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the *Native Vegetation Act 2003*—the impact that the proposed development is likely to have on the conservation and management of native vegetation (clause 25(5)(b)(vi))**

The *Native Vegetation Act 2003* does not apply to this site.

#### **7. The impacts identified in any cumulative impact study provided in connection with the application for the certificate (clause 25(5)(b)(vii))**

As there are no issued SCC's or undetermined applications for an SCC within a kilometre radius of the site, a cumulative impact study is not required to address the impacts of multiple SCC's within the vicinity.

### **CONCLUSION**

The Department concludes that the site is suitable for seniors housing given the nature of the site, the availability of services and infrastructure and the urban nature of the surrounding residential area.

The Department recommends, however, that several requirements be attached to the SCC to address matters raised by Council in relation to bulk and scale, cumulative impacts, suitable access pathways, traffic, vegetation and visual impacts. It is further recommended that Council considers reduced building heights. It is also considered that Council will be able to adequately address these concerns during the development application stage, and this should not preclude the issuing of an SCC.

The proposed requirements to be imposed on the SCC are as follows:

1. An urban design review addressing the bulk, scale and height of the proposal in relation to the existing urban areas is to inform the final height of building and accompany any development applications.

2. The urban design review is to include in its consideration, the following:
  - surrounding planning controls;
  - height, bulk, scale, form, setbacks, slope of the land, landscaping and visual amenity;
  - internal and external overshadowing including no shadow cast over Marconi Park;
  - privacy of adjacent private property;
  - traffic, pedestrian mobility and access; and
  - State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the Apartment Design Guide.
3. Any development application is to be supported by a concept masterplan for the entire site which addresses the outcomes of the urban design review.
4. Any development application is to be supported by an ecological assessment in accordance with the *Biodiversity Conservation Act 2016*, which addresses the impact on the adjacent Endangered Ecological Communities at Marconi Park.
5. Any development application is to demonstrate an appropriate landscaped buffer to the Endangered Ecological Communities at Marconi Park and include native species endemic to the area.
6. Any development application is to provide a suitable and safer pedestrian crossing to provide access to the bus stop on the southern side of Prairie Vale Road, where possible.
7. Any development application is to be supported by an updated traffic and parking assessment, which considers the traffic impacts during large events at the Club Marconi site.

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