

Site Compatibility Certificate Application Report

Club Marconi Seniors Housing Precinct
121 - 133 Prairie Vale Road, Bossley Park

Submitted to Department of Planning and Environment
On Behalf of Club Marconi

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This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of Club Marconi. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1.	Design Package	Urbis Team 2 Architects Arcadia
2.	Traffic Statement	TTPP
3.	Preliminary Contamination Study	Ground Technologies Pty Ltd

1. Executive Summary

This report has been prepared for Club Marconi of Bossley Park Social Recreation and Sporting Centre Limited ("Club Marconi") by City Plan Strategy and Development Pty Ltd ("CPSD") to accompany an Application for a Site Compatibility Certificate ("SCC").

The Club Marconi site is used for the purposes of a registered club and is located at **Nos. 121-133 Prairie Vale Road**, Bossley Park ("the site").

The application is to enable the development of approximately 150 self-contained dwellings within multiple buildings, ranging between three (3) and seven (7) storeys in height, under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* on part of the site ("seniors housing precinct"). The proposed seniors housing precinct forms part of a comprehensive long-term master plan for the whole Club Marconi site, which aims to enhance the Club's facilities and widen the services it provides to its members and the local community. Details of the proposed development are provided at **Section 2.2** of this report.

A meeting was held on 18 September 2017 with senior staff and Councillors of Fairfield Council to discuss the master planning of the site and specifically the seniors housing precinct. Council was generally supportive of the proposal, subject to providing certain information with any future development application.

This report provides the information required to be submitted with the Application Form for the SCC and should be read in conjunction with the accompanying Design Package by Urbis and Team2 architects (**Appendix 1**).

The report demonstrates the merit in the Department issuing a SCC for the proposal.

2. Development Proposal Information (C1)

2.1 Context

2.1.1 The site

The proposed development site comprises part of the broader Club Marconi site, which is described as follows:

- The street address is Nos. 121-133 Prairie Vale Road, Bossley Park;
- The real property description is:
 - Lot 7 DP 664803;
 - Lot 5 Sec B DP 6934
 - Lot 6 Sec B DP 6934
 - Lot 3B DP 407243

The proposed seniors housing precinct that is the subject of this report is the north-eastern portion of the Club Marconi site (part lot 7 DP 664803), which has frontage to Restwell Road, as shown in **Figure 1**.

The area of the Club Marconi site is approximately 11.3 hectares (ha). The seniors housing precinct is approximately 1.5ha.



Figure 1 Club Marconi site (red), indicating proposed seniors housing precinct (yellow)

The Club Marconi site is currently zoned RE2 Private Recreation under *Fairfield Local Environmental Plan 2013* (FLEP 2013), as shown in **Figure 2**. The development control table for this zoning is provided in **Table 1**.

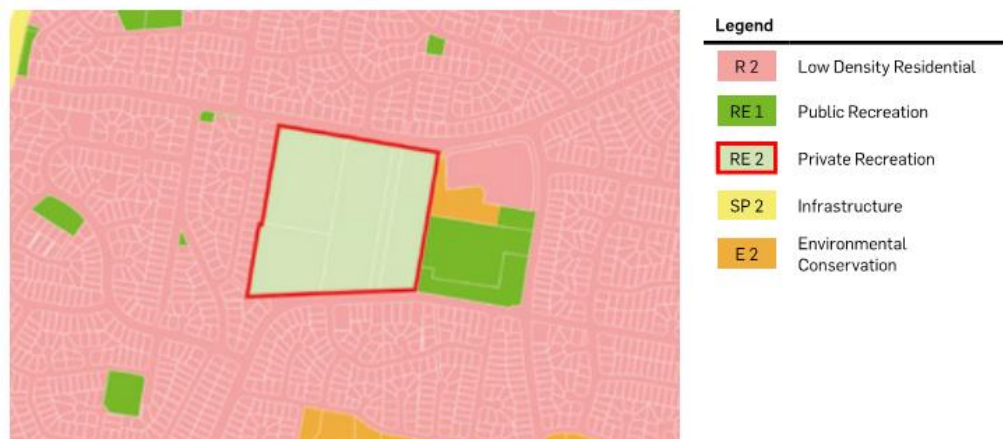


Figure 2: Current land use zoning (FLEP 2013), showing the broader Club Marconi site in red

Table 1: Zone RE2 Private Recreation development control table (FLEP 2013)

1. Objectives of zone	<ul style="list-style-type: none"> ▪ To enable land to be used for private open space or recreational purposes. ▪ To provide a range of recreational settings and activities and compatible land uses. ▪ To protect and enhance the natural environment for recreational purposes.
2. Permitted without consent	Environmental protection works
3. Permitted with consent	Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Environmental facilities; Flood mitigation works; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities
4. Prohibited	Any development not specified in item 2 or 3

2.1.2 Existing improvements

The Club Marconi site currently contains a large club building, playing fields with stands, large structure car park and associated recreational and other facilities. The proposed seniors housing precinct currently contains a 2-storey car park structure. The following series of photographs of the site illustrates existing improvements on the Club Marconi site and within the seniors housing precinct. For more details, see **Section 2.1** of the accompanying Design Package (**Appendix 1**).



Figure 3 Two-level parking structure, the location of the proposed seniors housing precinct.



Figure 4: Two-level parking structure, the location of the proposed seniors housing precinct



Figure 5 . Main Club building - to south west of seniors housing precinct



Figure 6 Club facilities



Figure 7 Marconi Stadium - to west of seniors housing precinct



Figure 8 Gym and other club facilities

2.1.3 Context and land uses

The Maroni Club site is located in a well-established urban area. The surrounding area principally comprises detached residential housing to the south, west and north (zoned R2 low density residential) that ranges in height between 1 to 3 storeys. Directly adjoining the seniors housing precinct to the east is the SWIAA aged care facility (zoned R2low density residential) and Marconi Park (zoned E2 Environmental Conservation and RE1 Public Recreation).



Figure 9 Local housing



Figure 11 Marconi Park



Figure 10 SWIAA Gardens

2.1.4 Access to services and facilities

The seniors housing precinct is well located for access to a wide range of services and facilities.

Situated within the broader Club Marconi site, the seniors housing precinct has direct access to a range of dining, leisure and sporting facilities. Marconi Park, which adjoins the seniors housing precinct to the east, is a public park containing additional sporting grounds (leased to Club Marconi) and a small bushland reserve. Orphan School Creek is located approximately 800m south of the site, providing further access to local parklands and pathways.

Bus stops are located along Prairie Vale Road at the southern boundary of the Club Marconi site, which is approximately 350m relatively level walk from the furthest corner of the seniors housing precinct. These stops are currently serviced by the 817 bus route (Fairfield to Cabramatta), shown in Figure 14, providing a regular service to:

- Shopping centres, including Stockland Prairiewood, Neeta City, and Bonnyrigg Plaza;
- Fairfield and Braeside Hospitals;
- Bonnyrigg and Prairiewood T-way stations, providing onward bus connections to Liverpool and Paramatta; and
- Fairfield, Canley Vale and Cabramatta railway stations, providing onward train connections to Sydney CBD, Blacktown and Campbelltown;

Several medical practices are also located along Mimosa Road. These are accessible from the site by foot (approximately 1.5km), bus (requiring 1 transfer), or driving (less than 5 minutes). More details of services and facilities readily accessible to the seniors housing precinct are described in **Section 2.3** of the accompanying Design Package (**Appendix 1**).

The range of services and facilities currently accessible to the seniors housing precinct satisfy the accessibility criteria specified in Clause 26 of the Seniors Housing SEPP. The proposed development is expected to further improve this situation for future residents, as discussed in **Section 3.2** of this report.

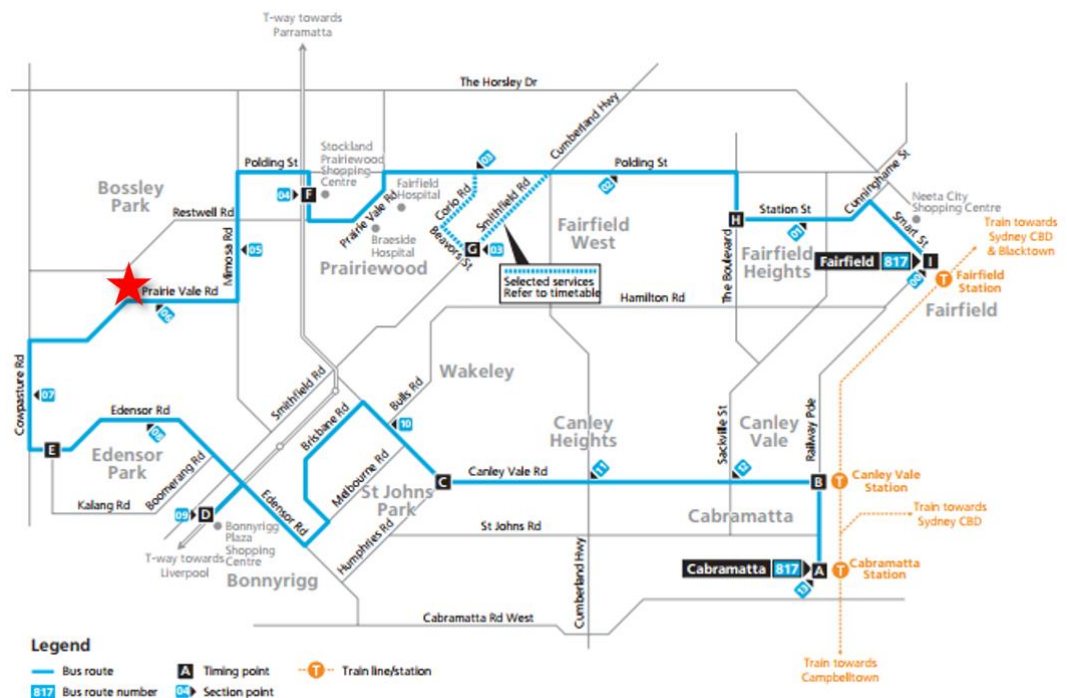


Figure 14: Accessibility of site (red star) by public transport via bus route 817,



2.1.5 Open space provisions

The site is zoned RE2 Private Recreation under FLEP 2013. **Section 3.4** of this report considers the implications for continuing open space provision and use on the site.

2.2 Proposal

This SCC seeks to enable the development of a seniors housing precinct in the north eastern corner of the Club Marconi site comprising the following:

- Approximately 150 self contained dwellings;
- Approximately 143(+) car parking spaces for residents and visitors;
- Associated community spaces and facilities; and
- Building heights of the building envelopes.

The seniors housing precinct is proposed on the site of the existing 2 storey car park, and will retain and build over that structure (subject to structural adequacy) so as to maintain the same number of parking spaces, or more, that will serve both the residents and Club users.

The SCC also seeks to enable seniors development up to a maximum building height. The concept proposal involves 5 building elements that range between three (3) storeys (15m) and seven (7) storeys (28m), built around a large central landscaped courtyard forming the roof of the car park below. The height of the buildings that this SCC seeks to enable, as noted above (between 15m and 28m), include height required for services and lift over-runs located on the roofs of the buildings.

More details of the concept are contained at **Section 3.3** of the accompanying Design Package (**Appendix 1**).

2.3 Strategic justification

A Plan for Growing Sydney

The NSW Government released A Plan for Growing Sydney in 2014, which is the regional strategy applying to the site.

A Plan for Growing Sydney does not provide any specific directions for the site, but does provide a context for the growth and change expected to occur nearby. The site is situated close to the Western Sydney Priority Growth Area, and is expected to benefit from public and private investments to support this growth. The site will also benefit from public transport networks improvements planned for this part of the City.

The proposed development is not inconsistent with any of the directions set out in A Plan for Growing Sydney.

Draft Western Sydney District Plan

The Greater Sydney Commission released a draft South West District Plan for public exhibition in November 2016 ("draft District Plan"). Once finalised, this will be the District Plan applying to the site.

As relevant to this proposal, the draft District Plan sets a five-year target for the Fairfield local government area ("LGA") of 3,050. It generally supports the development of smaller homes in areas like Bossley Park, where the existing housing stock is mostly detached and the ageing population is expected to grow. It also sets out a range of planning considerations for creating healthier and more liveable communities.

The proposed development is not inconsistent with any of the directions set out in the draft District Plan.

Fairfield City Council Local Plans and Strategies

Fairfield City Council has a series of local plans and strategies in place to guide development within the LGA. These include, as relevant to the site:

- Fairfield Strategy on Ageing (adopted 2013). This is a whole-of-Council strategy to address issues facing the LGA's ageing population. It was developed in response to statistics showing over 20% of residents in the LGA are currently over the age of 55. The strategy supports making more seniors housing available within the LGA to enable residents to age in place, and introduces a series of measures to improve seniors' overall health and wellbeing.
- City Centres Policy (adopted 2015). This policy sets out the role of each type of centre within the LGA, and provides criteria for assessing planning proposals and development applications within all centres. The site is not located within an identified centre, but it is readily accessible by public transport to all the LGA's main commercial centres, affording it a high level of connectivity to a range of services and facilities. It is closest to Prairiewood, which is classified as a sub-regional centre.
- Open Space Strategy (adopted 2007). This strategy is an update to the 1999 strategy. It sets out how Council will plan for and manage open space throughout the LGA. The site is located in the Bonnyrigg Place Management Area, for the purposes of identifying strategic open space needs. This is not identified as an area with a high need for additional open space, and there are no specific considerations made in relation to the site.
- Marconi Park Plan of Management (adopted 2011). Marconi Park, which adjoins the site, is identified as a Level 4 facility under Council's Open Space Strategy. It contains a sportsground and area of bushland reserved for conservation to protect an endangered ecological community (Shale Plains Woodland). Development within the proposed site will need to recognise the ongoing management considerations specified for the Park.

The proposed development is not inconsistent with any local plans or strategies.

Club Marconi long-term planning

Club Marconi has, for many decades, been a vibrant hub for local community's social and recreational activity. It caters for all ages, but there is a significant ageing element to the Club's membership and the local community more generally, requiring accommodation, services and care.

The proposed seniors housing, in the context of an overall long-term redevelopment plan for the Marconi Club site, is designed to enhance the quality and range of services currently provided for members and to the local community, including a larger and improved food precinct, sports and leisure precinct and function centre and related short-term accommodation.

The seniors housing precinct is integral to this master planning. Its location adjoining the existing SWIAA residential aged care facility provides opportunities for interrelationships between the two facilities. Future residents of both facilities will be ideally placed to enjoy the social and recreational facilities on the Marconi Club site and within the surrounding area.

The site is located within a well-established suburban area readily accessible to a wide array of services and facilities, as described in Section 2.1.4 of this report and in Section 2.3 of the accompanying Design Package (**Appendix 1**).

2.4 Pre-lodgement consultation

Council

A meeting was held with Fairfield City Council Councillors and Senior Staff on 18 September 2017 to discuss the master planning of the Club Marconi site, inclusive of the Seniors' Housing proposal. Council did not raise any concerns specific to the senior housing proposal, but required consideration to be given to traffic, scale and amenity impacts on surrounding residential properties associated with the overall intensification of the site as identified in the masterplan, inclusive of club expansion, and function room facilities.

A second pre-lodgement meeting was held with Council on 17 November 2017 to discuss the Concept Plan for the whole Club Marconi site. Council did not raise any concerns specific to the senior housing proposal, but noted the following:

- the structural adequacy and engineering issues regarding the use of the existing car park would need to be considered as part of detailed design for the DA.
- the scale of the future development as it would present to Restwell Road is important to the re-development of the site;
- the indicative landscaping proposed was supported;
- the impacts of the proposal would have on the adjoining properties would need to be considered.

Department of Planning and Environment

A meeting was also held with the Department of Planning and Environment (DoPE) on 9 November 2017 to discuss the proposed Seniors Housing proposal. The DoPE did not raise any particular concern, and noted that the application would need to be accompanied by shadow diagrams as well as high-level traffic advice.

3. Site compatibility criteria statement (C2)

This section provides information demonstrating that the site is suitable for more intensive development and the proposed seniors housing is compatible with the surrounding environment, having regard to the matters for consideration outlined under clause 25(5)(b) of the Seniors Housing SEPP. It should be read in conjunction with the accompanying Design Package (**Appendix 1**).

3.1 Natural environment and uses of land

The Club Marconi site and specifically the proposed seniors housing precinct, is already highly developed and contains little undisturbed natural environment.

The proposal, which involves building over the existing car park structure, does not disturb the natural environment of the site (apart from new footings), nor does it increase the extent of non-permeable ground surface.

The proposal does adjoin a small, relatively intact natural conservation area, however, as the extent of hard surface on the site will not change, no adverse impacts in terms of surface runoff or altered drainage conditions should affect the conservation area. More details of water management, in terms of quantity and quality would accompany any future DA for the proposal.

A Phase 1 contamination assessment has been completed for the site (**Appendix 2**), and did not indicate any concerns within the seniors housing precinct. Given the ongoing use of this part of the site for a structure car park, and the fact that the structure will be largely maintained, it is likely that the site is either already suitable in its current form or readily able to be remediated to a standard that makes it suitable for the proposed use. The contamination assessment will accompany any future DA for the proposal.

As indicated above, the site is largely surrounded by detached residential housing, apart from the SWIAA residential aged care facility and Marconi Park to the east. Apart from the potential expansion of SWIAA development along its Sweethaven Road frontage, there is unlikely to be significant transformation to the nature and character of the surrounding area.

The most significant change to the future character of the area is likely to arise from the master planning of the Club Marconi site itself. As shown in the accompanying Design Package (**Appendix 1**), this may involve a significant expansion of existing Club Marconi facilities and new associated uses, which is for the benefit of both the club members and the community. The seniors housing precinct will offer the opportunity for people to 'age in place' with the future development catering for both independent living as well as high care.

The potential impacts of the proposal on this surrounding area are assessed in the following section.

3.2 Future uses of land in the vicinity

The Club Marconi site is proposed to be enhanced as described in the master plan proposal described in the accompanying Design Package (**Appendix 1**).

Within the context of the continued and enhanced use of the registered club, careful consideration is given to isolating and separating the seniors housing Independent Living Units from active club activities (consistent with Clause 23(1)(a) of the Seniors Housing SEPP). However, the proposed location of the seniors housing precinct is proximate enough for residents to enjoy the facilities provided by the registered club and the associated social and recreational facilities if they wish.

As described above, the surrounding area is principally single residential, apart from the SWIAA residential aged care facility and Marconi Park located approximately 20m to the east.

The closest property to the proposed seniors housing precinct is the SWIAA residential aged care facility. This is clearly a compatible use, with which there are synergies and opportunities for interrelated activities.

The closest residential dwellings are situated directly opposite the proposed precinct on Restwell Road. The proposed self-contained seniors dwellings represent a low intensity, low impact use that is entirely compatible within that context. 150 units will generate relatively low traffic volumes that are readily accommodated within the surrounding road system. The Club Marconi site caters for significant visitor traffic and parking demands, and as demonstrated in the Traffic Statement prepared by The Transport Planning Partnership at **Appendix 3**, it is evident that there is a surplus of existing parking located at the subject site. The existing access and car parking facilities on the site can readily be adapted to accommodate the relatively modest additional demands generated by the proposed seniors housing precinct. In this respect the proposal is capable of satisfying the parking requirements of the Seniors SEPP, and the traffic report concludes that the additional traffic generated to/from the site is negligible (i.e. 1 vehicle per minute in peak hour).

Due to the location of the proposed seniors housing precinct relative to the adjacent houses, no overshadowing or privacy impacts arise.

In relation to Marconi Park, the playing field are separated some distance from the proposed seniors housing precinct by the undeveloped treed conservation area. For the same reason, future residents of the seniors housing precinct are unlikely to be affected by noise or other impact from activities on the sports field.

In conclusion, no identifiable impacts are likely to arise from the proposed seniors housing precinct to adversely affect surrounding land uses and vice versa. Rather, impacts are largely positive, due to synergies with existing and proposed site and surrounding uses.

3.3 Available services and facilities

As described in Section 2.1.4 of this report and in the accompanying Design Package (**Appendix 1**), the site satisfies Clause 26 accessibility criteria under the Seniors Housing SEPP. Specifically, the site is within 400 metres via an accessible travel path to bus stops located on Prairie Vale Road. This bus stop provides regular services and convenient access to several shopping centres, hospitals and medical services within the local area, and onward public transport connections servicing the rest of Sydney by rapid bus or train.

The site is also readily serviceable by existing utilities, including water, sewer, electricity, gas and telecommunication networks.

3.4 Provision of land for open space

The site is zoned RE2 Private Recreation. Since 1957, the site has been used for club premises, sports grounds and associated social and recreational facilities. The seniors housing precinct is an integral and integrated component of the proposed enhancement of the Club Marconi premises and its associated recreational facilities. The seniors housing precinct is proposed to be developed on top of an existing car park structure. As such, there will be no loss of car parking for the existing club usage and no loss of sporting or recreation facilities on the site as a result of the seniors housing proposal.

3.5 Bulk, scale, built form and character

The accompanying Design Package (**Appendix 1**) describes the bulk, scale and built form of the seniors housing proposal in the form of indicative building envelopes.

The proposed buildings are higher than existing building on the site, but the existing Club building and other sporting and associated buildings on the site are large and bulky in scale. The scale of the proposed seniors housing is broken up into a series of detached buildings that are set around a central open courtyard. Within the context of such a large site with the

existing and proposed form of development as envisaged in the master plan, the proposed seniors housing buildings will be compatible and not out of scale.

Apart from the SWIAA residential aged care facility which includes three storey elements, development adjacent the site to the north of Restwell Road is principally detached housing up to 2 storeys in height.

Again, whilst higher buildings are proposed on the site, they are considered appropriate for the following reasons:

The proposal transitions from a relatively low (3 storeys) scale along the Restwell Road frontage, with the top storey setback from the lower levels, up to a maximum of 7 storeys deeper into the subject site.

Houses to the north are located on land elevated above the Marconi site and have an equivalent three storey height presence from the level of Restwell Road.

The 2/3 storey presentation to Restwell Road is considered appropriate in that context and also relative to the adjacent SWIAA development that also includes three storey elements.

The lower buildings towards the street frontage and setbacks will assist in limiting the visibility of the taller buildings. The taller buildings will be seen more in the context of the larger club buildings than the houses opposite the site.

The taller buildings are also located on a north to south orientation and to the south of the seniors precinct to minimise over-shadowing to the central courtyard.

This is demonstrated in **Figure 15**, which gives an indicative perspective of the future development as shown in the context of Restwell Road. This demonstrates the compatibility in the proposed heights of the future buildings, and their suitability within the surrounding context.

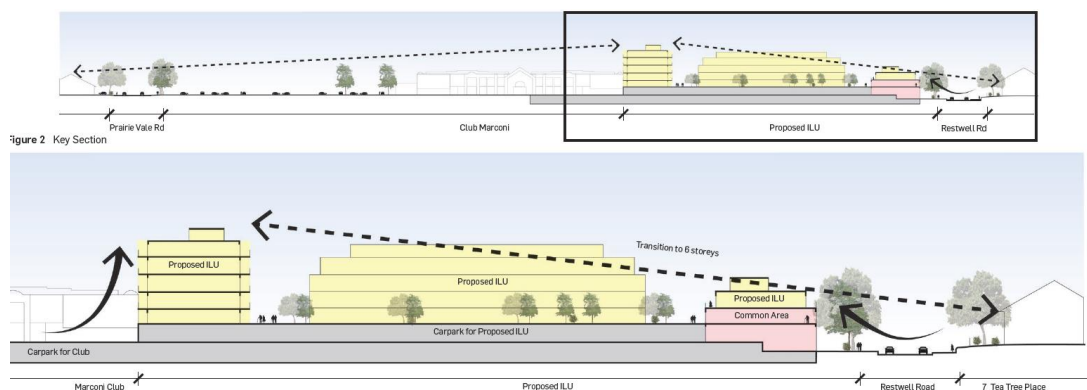


Figure 15: Indicative Section through the seniors precinct showing relationship to the adjoining area (Source: Urbis)

In the context of such a large site, buildings of the proposed height are not excessive in bulk and scale. It is also important to note that this site is one of the only sites in the broader context that may be re-developed for this purpose and density. Due to the remainder of the site containing sporting fields and the Club, the extent of the building height is represented as a distribution of floor space from the remainder of the site that cannot otherwise be developed for this purpose.

Detailed design of the buildings has not been undertaken, however the design principle will be to maintain a domestic appearance, through a high degree of articulation, a material palette compatible with surrounding development and a high quality landscape setting.

With appropriate design, the proposal should be compatible with the character of the surrounding area.

4. Conclusion

This application seeks a site compatibility certificate to enable the development of a seniors housing precinct in the north-eastern portion of the Club Marconi site, comprising

- 150 self contained dwellings
- 143(+) car parking spaces
- Associated community spaces and facilities; and
- Building envelopes ranging between 3 storeys (15m) and 7 storeys (28m) in height.

The proposed development would afford future residents a high level of accessibility to a range of services and facilities located in and around Club Marconi, and offers good public transport connections to services within the local area. Seniors living is compatible with the surrounding context, sharing synergies with an adjoining residential aged care facility.

The proposed design is compatible with the surrounding built form, and, being constructed on top of an existing car park structure, would not result in the loss of any open space associated with the Club.

The proposal will increase the availability of private recreation opportunities on the site, by replacing the car park with a landscaped open space located on the future podium level, available for the residents of the seniors precinct.

Overall, the social benefits provided by the proposed development outweigh any potential impacts, and as such, the certification of the site as suitable for seniors housing of the nature and scale proposed in this application is in the public interest.