

1939 The Northern Road, Glenmore Park

Statement of Environmental Effects
Section 4.55(1A) Modification Application

On behalf of
Sunshine Property Investment Group
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*This document is for discussion purposes only unless signed by the persons identified.

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Mecone on behalf of Sunshine Property Investment Group to support a Section 4.55(1A) modification application to consent DA17/0237, which relates to the site at 1939 The Northern Road, Glenmore Park (the site), also known as the Penrith Golf Club.

The modification seeks the following changes to the approved seniors living development:

- Reinstatement of the eastern landscaped area as golf course lands; and
- Minor amendments to the driveway layout.

This SEE is accompanied by and should be read in conjunction with:

- Architectural drawings by Jackson Teece;
- Landscape plans by Site Image;
- Traffic letter including swept path analysis by The Transport Planning Partnership;

This SEE generally includes the following information:

- Introduction and background;
- Description of the site;
- Description of the proposed development;
- Assessment of the proposed development against key relevant State and local planning controls;
- Assessment of the potential environmental impacts of the proposed development; and
- Conclusion.

1.1 Background

On 28 June 2018 the Sydney Western City Planning Panel granted consent, subject to conditions, to DA17/0237 for a seniors housing development comprising 160 self-care apartments, related facilities, basement car parking and associated works.

The subject modification application seeks to amend this consent.

2 The Site

The site is located within the Penrith Golf Course site at 1939 The Northern Road, Glenmore Park (Figure 1 below).

The site comprises the following 10 allotments:

- Lots 199, 120, 121, 122 and 123 of DP2576;
- Lots 103, 104, 105 and 106 of DP1224482; and
- Lot 1 DP218872.

The discrete site area of the approved seniors living development occurs over Lots 105 and 106 of DP1224482.

The two above lots are generally bounded by The Northern Road to the east, Glenmore Parkway to the south and Penrith Golf Course lands to the north and west.

The entire golf course has an area of approximately 50ha. The area of the two lots on which the seniors housing development is located is approximately 12.08ha, while the discrete site area of the seniors housing development is approximately 2.6ha.

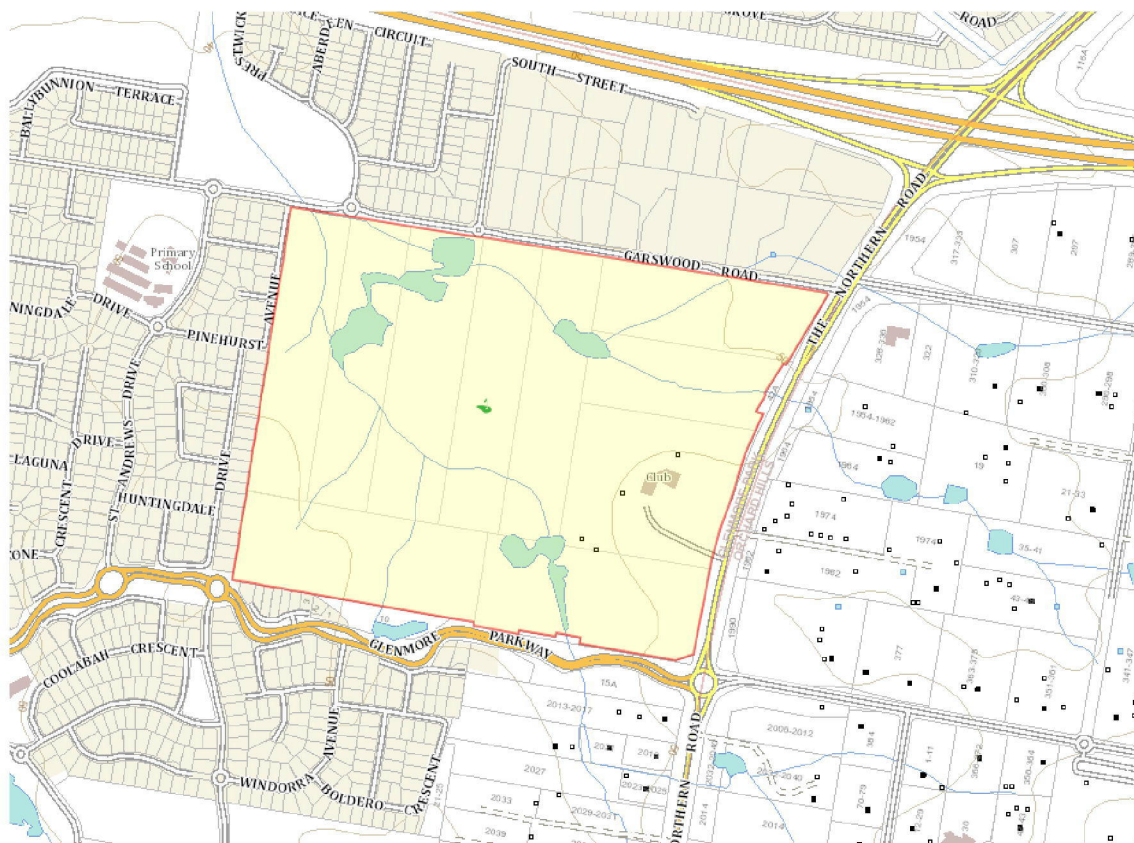


Figure 1 – Subject site
Source: SIX Maps

2.1 Site Description

A description of the site is provided in the following table.

Table 1 – Site Description	
Item	Description
Legal description	<ul style="list-style-type: none">• Lots 199, 120, 121, 122 and 123 of DP2576• Lots 103, 104, 105 and 106 of DP1224482• Lot 1 DP218872 <p>(The proposed modifications relate only to those lots in bold.)</p>
Total site area of Penrith Golf Course (i.e. the above 10 allotments)	Approx. 45.46ha
Seniors housing development site area	Approx. 2.179ha
Topography	The site generally slopes down to the southwest and includes several trees, which are predominantly located between the existing fairway alignments.
Adjoining development	<p>The seniors housing development site is surrounded by the golf club building to the north and by golf course lands to the north and west. The Northern Road bounds the development site to the east, and Glenmore Parkway generally bounds the development site to the south.</p> <p>The overall golf club land is surrounded by Glenmore Park residential uses to the west, north west and south west. Other surrounding uses are primarily rural in nature.</p>
Transport	The Northern Road bounds the site to the east. The Northern Road is a Classified Road and links to the Western Motorway approximately 300m to the north. The Northern Road is serviced by public transport, notably bus routes 794 and 789.

2.2 Local Context

The site is located approximately 5km south of the Penrith CBD. The site is part of the local government area of the City of Penrith and is within the suburb of Glenmore Park, which is dominated by detached housing and is serviced by the Glenmore Park Shopping Centre, located east of the intersection of Camellia Avenue and Glenmore Parkway. The centre includes a Woolworths as well as banks, office space, medical centre and general retail.

3 Proposed Modifications

This modification application seeks the following modifications to consent DA17/0237:

- (1) Revert the eastern landscaped area to golf course lands;
- (2) Minor amendments to the driveway layout, including:
 - (2a) Relocate the driveway leading to Building D so that it runs north-south directly opposite the entry to Parking Area 2 (required due to amendment (1) above);
 - (2b) Provide vehicle access between the driveway and aisles of Parking Area 2 (as per the existing situation); and
 - (2c) Provide vehicle access between the driveway and the southwestern service entry of the existing clubhouse (as per the existing situation).

The location of the proposed modifications are marked in the figure below. For further detail refer to the architectural plans and landscape plans prepared by Jackson Teece (submitted under separate cover).



Figure 2 – Landscape masterplan
Source: Jackson Teece

4 Planning Assessment

This section provides an assessment of the proposed development against key relevant planning provisions.

4.1 Environmental Planning and Assessment Act 1979

The proposed modification is being made under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act), which reads as follows:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

[...]

The subject application would result in minimal environmental impact. The proposed modifications primarily involve minor changes to the road layout that would have no notable impacts on the overall form or function of the development. The reversion of the eastern landscaped area to golf course lands would have no adverse visual impacts (and in fact would likely reduce visual impacts, given that the approved landscaping in this area including some hardstand area and landscaping structures such as pergolas). Overall the consent authority can be satisfied that the modifications would result in minimal environment impact and, accordingly, can be assessed under Section 4.55(1A).

The subject application would not change the land use, height, FSR or any other fundamental feature of the development. The application proposes only minor changes to the approved road layout to improve circulation. Therefore, the consent authority can be satisfied that the proposed modification would result in substantially the same development as that approved and, accordingly, can be assessed under Section 4.55(1A).

4.2 Environmental Planning Instruments

4.2.1 SEPP (Housing for Seniors or People with a Disability) 2004

The approved seniors housing development was assessed under the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP).

The proposed modifications do not result in any inconsistency with the Seniors SEPP. The key issues of amenity and streetscape and accessibility are discussed below.

Clause 33 – Neighborhood Amenity and Streetscape

The proposed changes to the road layout do not notably affect the development's relationship to the surrounding area. The relocated driveway still connects to the new internal access road alignment undertaken as part of the Northern Road upgrade.

Clause 38 – Accessibility

The proposed modifications involve a slight change to the footpath route to the new bus stop along The Northern Road. An "Accessible Journey to Bus Stop" drawing has been prepared by Site Image confirming that the gradient of the new pathway complies with the controls of Clause 26(2)(a)(i)-(iii). Specifically, the gradient of the relocated footpath is no greater than 1:24, which is well below the required average of 1:14.

4.2.2 Penrith Local Environmental Plan 2010

The site is subject to the provisions of Penrith Local Environmental Plan 2010 (LEP). The proposed modifications do not result in any inconsistency with the LEP. The approved land use, height and FSR are not proposed to be changed.

4.3 Development Control Plans

4.3.1 Penrith Development Control Plan 2010

The site is subject to the provisions of Penrith Development Control Plan 2010 (DCP). The key relevant provisions of the DCP have been reviewed, and it has been found that the proposed modifications do not result in any inconsistency with the DCP. The issue of waste vehicle access is discussed in Section 5.2 below.

5 Environmental Assessment

This section provides an assessment of the potential environmental impacts of the proposed development. Overall, no significant impacts have been identified.

5.1 Landscaping

The reversion of the eastern landscaped area to golf course lands would result in no notable visual impacts. In fact, the reversion would likely result in a *reduction* in visual impacts, as the previously approved landscaped area included some hardstand (footpaths) and pergola structures. Under the proposed modification the area would remain as golf course land with no hardstand/built form as per the existing situation.

This change would also not result in any notable reduction in residential amenity. Residents would still be able to enjoy the significant recreational and communal areas within the seniors housing site.

5.2 Vehicle movement

The proposed modifications to the driveway layout and access points would raise no traffic issues. The traffic flow would generally remain as per the approved scheme, albeit with improved circulation to the club house and Parking Area 2.

Swept path diagrams have been submitted (under separate cover) demonstrating that a 12.5m-long heavy rigid vehicle can access the golf club's loading dock and a 10.5m-long waste collection vehicle can access the waste storage area.

5.3 Pedestrian movement

The proposed modifications involve relocation of the footpath to the bus stop. The footpath is now proposed to run alongside the internal access road. The gradient of the footpath complies with the requirements of the Seniors SEPP as discussed as Section 4.2.1 above.

6 Summary Assessment and Conclusion

The table below provides a summary assessment of the proposed development against Section 4.15 of the EP&A Act 1979.

Table 2 – Section 4.15 Assessment Summary		
Clause	Provision	Assessment
(1)	Matter for consideration – General In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	The development has been assessed against the relevant EPIs (including Seniors SEPP Penrith LEP 2010), and it has been found that the DA does not contravene any relevant clause.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified that consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable.
(iii)	Any development control plan, and	The development has been assessed against the relevant provisions of the Penrith DCP 2010, and it has been found that the development results in no inconsistencies with the DCP.
(iv)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	No planning agreement has been entered into.
(v)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	There are no prescribed matters that would relate to this application.
(b)	The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The environmental impacts of the development have been considered, including residential amenity, visual impacts, vehicle access and pedestrian access, and it has been found that the development would have minimal impacts.
(c)	The suitability of the site for the development,	The development is a minor modification to an approved development, and the site remains

Table 2 – Section 4.15 Assessment Summary

Clause	Provision	Assessment
		suitable for the overall seniors housing development as originally assessed.
(d)	Any submissions made in accordance with this Act or regulations,	No submissions have made at this stage. The proponent will address any submissions received during public exhibition if required.
(e)	The public interest.	The development is considered to be in the public interest and would result in substantially the same development as that approved and would have no notable environmental impacts.

Based on the above, it is considered the proposed development is generally consistent with controls and would result in no notable adverse environmental impacts. Therefore, we recommend that Council approve the proposed development.