

**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Site Compatibility Certificate**

The Sydney Central City Planning Panel has determined the application made by Think Planners on behalf of the Blacktown Workers Sports Club on 7 October 2019 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Chair
Sydney Central City Planning Panel**

Date certificate issued: 10 July 2020

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)) and cannot be varied during its currency to cover additional land.

SCHEDULE 1

Site description: 170 Reservoir Road, Arndell Park (Lot 201/DP 880404).

Development description: Construction of a Seniors Living Development containing 480 serviced self-care housing apartments and a 160 bed Residential Aged Care Facility. The development would be completed over 12 buildings with basement car parking for 7 of the buildings.

Planning Panels Secretariat

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SCHEDULE 2

Requirements imposed on determination:

It is recommended the following requirements be applied to the SCC to ensure that outstanding issues are addressed by the Applicant at the DA stage:

- **Vehicular access:** engage with both TfNSW and Council prior to lodgement of the DA in relation to arrangements regarding vehicle access to the site. This should identify whether any signalised intersections are required.
- **Access to public transport:** identify how the development will address Clause 26 of the Seniors Housing SEPP.
- **Ecological corridor:** consider whether trees planted on site could provide an ecological corridor to allow for the movement of native fauna as the site is near land zoned E2 Environmental Conservation.
- **Contamination:** the site should be validated by an accredited site auditor with the associated Site Audit Statement to be submitted with the DA.
- **Interface between seniors housing and light industrial uses:** review the interface of development on the subject site with the pre-existing adjoining IN2 land. Seek to mitigate potential amenity impacts on future residents (such as noise, light spill, traffic, parking and the like), emanating from the reasonable expected use of the IN2 land, in order to minimise potential future land use conflicts that could impact on the ongoing use and development of the IN2 zone consistent with the objectives of that zone. Consider building design, location and orientation, setbacks, landscape and other screening, acoustic and light-spill treatments and the like, in this regard.
- **Site topography:** review the design response to the site topography to avoid subterranean units and above ground parking, as well as excessive building bulk and height.

The Panel notes that Council is also seeking an updated:

- Social Impact Assessment; and
- Waste Management Plan.