

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

#### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DECISION</b>	10 July 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish and Chris Quilkey
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Kathie Collins and Mohinder Singh advised that as Members of the Blacktown Workers Club they are conflicted and unable to participate in the meeting.

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSCC-108 - LGA – Blacktown - SCC\_2019\_BLACK\_001\_00 –170 Reservoir Road, Arndell Park (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

By circulation of papers the panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☒ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ to refuse to issue a site compatibility certificate, because the application:
  - ☐ has not demonstrated that the site is suitable for more intensive development
  - ☐ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The panel authorises the Chair to issue the Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The decision was **unanimous**.

#### REASONS FOR THE DECISION

The application has demonstrated that the site is suited for the purposes of a serviced self-care seniors housing development and residential aged care facility as it generally complies with the relevant criteria of the Seniors Housing SEPP, adjoins land which is zoned for urban purposes, and has potential for access to public transport and services for future residents.

The Panel notes that there is an inconsistency with the access requirements in the Seniors Housing SEPP for residents returning on bus services from Blacktown. The bus stop for these services is more than 400m walking trip from this stop to the site, despite the bus stop being opposite the subject site on the other side of Reservoir Road, as a pedestrian or signalised crossing is not present.





However, as a number of key services will be onsite as required for 'serviced self-care housing', including a Club shuttle-bus service, and as outgoing bust trips will have good pedestrian access to public transport, this issue is not considered to be adequate grounds for refusal of the SCC.

It is recommended the following requirements be applied to the SCC to ensure that outstanding issues are addressed 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 allows 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 with the adjoining IN2 land in order to mitigate noise and adverse amenity impacts. Consider setbacks, landscaping, acoustic and light-spill treatments and screening to assist 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.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Gabrielle Morrish	 Chris Quilkey

## SCHEDULE 1

1	PANEL REF – LGA – DEPT REF.	PPSSCC-108 - LGA – Blacktown - SCC_2019_BLACK_001_00
2	SITE ADDRESS	170 Reservoir Road, Arndell Park (Lot 201/DP 880404)
3	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.
4	APPLICATION MADE BY	Think Planners on behalf of the Blacktown Workers Sports Club
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Site compatibility certificate application documentation</li> <li>• Assessment report from Department of Planning and Environment</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• Panel Record of Decision (1 April 2019)</li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Site inspection:</b> Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspections individually. Clr Chris Quilkey undertook a site inspection on 9 July 2020.</li> <li>• <b>Briefing with Department of Planning, Industry and Environment:</b> 9 July 2020, 1.00pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish and Chris Quilkey</li> <li>○ Department of Planning, Industry and Environment staff in attendance: Mark Yee and Ian Bignell</li> </ul> </li> <li>• <b>Papers were circulated electronically between 26 June 2020 and 10 July 2020.</b></li> </ul>