

BRIEFING DETAILS

BRIEFING/DATE/TIME	8 April 2021 3.10pm to 4.22pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-201 - SPP-20-02086 – Blacktown, 170 Reservoir Road, Blacktown, Concept approval of a masterplan development for construction of 9 x 3-7 storey seniors housing buildings as well as approval to undertake physical work associated with Stage 1 and Stage 2 of the Masterplan.

PANEL MEMBERS

IN ATTENDANCE	Noni Ruker – Acting Chair Ken McBryde Roberta Ryan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Councillor Kathie Collins husband was a Director with Workers Club at the time the proposal was first considered and she is also a Member of the Workers' Club and would not participate in this matter. Councillor Moninder Singh is a member of Workers Club. Stuart McDonald advised that the Proponent is a recent client of SJB Planning. Clare Brown was involved in SCC. Abigail Goldberg, David Ryan, Gabrielle Morrish, Chris Quilkey, Kevin Gillies, Susan Budd and Julie Savet Ward participated in Site Compatibility Certificate Application for this matter.

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli, Manager Development Assessment Perry Bezzina, Coordinator Planning Assessment Jared Spies, Senior Development Assessment Planner
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- The six key issues raised in the 10 July 2020 Sydney Central City Planning Panel's Site Compatibility Certificate (SCC) have been addressed to the satisfaction of Council except for;

- vehicular access and movement,
- social impact assessment, and
- waste management.

Addressing these remaining issues are underway and awaiting further consideration through TfNSW and Council's specialist staff.

- Council has recently issued a request for information to the applicant.
- The overall bulk, scale and height of the proposal has reduced substantially from the first request for a SCC to the 10 July 2020 Sydney Central City Planning Panel issuing of a SCC. Contextual urban design considerations have been adequately considered in the design of setbacks, bulk, scale and height.
- The proposal has been initially considered by Blacktown's City Architect. Comments include;
 - Drawing DA0004 displays habitable rooms on the Indicative Basement 1 Plan. The City Architects Office advises that any habitable units should not be greater than 1m below ground level.
 - The lift access to the basement level units require residents to travel through the carpark as shown on drawing DA0004. It is recommended that front of house corridor access through lifts be utilised instead.
 - The central apartment rooms located on the ground floor behind the courtyard are positioned too close to the publicly accessible walkway. Refer to ADG Part 4H-1 to address acoustic privacy and provide adequate 3m separation of bedrooms from neighbouring buildings and walkways.
- A detailed report from the City Architect is being prepared.
- It was noted by the Panel that a senior living facility of this size is rare. The quality and quantity of services requires careful attention. The number of residents and dwellings is similar in size to a village and as such should provide quality public domain and enough on-site facilities and services. Noting that the site is not located in easy walking distance to local services and facilities.
- The panel noted the importance of ensuring onsite as well as off-site services to meet resident needs. This will require an agreement via a plan of management for the site that includes an on - demand bus service designed to ensure residents are well connected to local services.
- In particular the panel discussed the importance of ensuring that streets, courtyards, garden areas and the ground level of the buildings are designed to provide a wide range of spaces, places and activity areas commensurate with a seniors living facility, which enhances the quality of life of residents, visitors and staff. Consideration for some street-based retail may also be considered appropriate and activated frontages are important.
- The importance of bus transport access to surrounding local services also requires further consideration.
- The panel requests the City Architect look at the quality of 'streets' within the proposal to achieve appropriate transitions to surrounding land uses and to ensure internal 'streets' provide quality public domain areas commensurate with the distribution of seniors living uses at ground level.
- The panel requests Council's Social Impact Officer also review the above comments.
- The panel discussed the importance of most basements being fully underground and that this could be more fully achieved; noting the desirability for some natural daylighting and ventilation and the potential for innovative solutions for achieving this.
- The panel discussed consideration for:
 - more basement levels (2 levels) to reduce the extent of planting on structure, particularly in the courtyard areas,
 - basements to more closely align with building footprints, and
 - more opportunities for greater deep soil areas across the site.

This is of particular note between buildings E and D which has no deep soil zone separation and buildings A, B and H which has minimal deep soil zone separation.

- The panel notes the proximity of a potential Green Grid connection to Bungarribee Creek along the naturalized drainage channel and encourages landscaping to reflect the native plant species of the Creek.