

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The applicant, Paynter Dixon Constructions Pty Ltd, seeks approval for a concept development application submitted under clause 4.22 of the Environmental Planning and Assessment Act 1979 for staged construction of a 9 x 3 to 7 storey seniors housing development including a Residential Aged Care Facility comprising:
- 480 self-contained dwellings
 - 160 residential aged care facility beds
 - 686 basement car parking spaces
 - 2 community centres; 1 within the ground floor associated with buildings C and D, and 1 associated pool facility within Building C
 - indicative network of internal private streets
 - public and private communal open space and through-site links
 - earthworks and tree removal, landscaping, public domain improvements including new public open space and through-site links.
- 1.2 The 7 planned stages of the development are detailed at section 5.3 of the covering assessment report.
- 1.3 The applicant also seeks approval to undertake Stage 1 and Stage 2 of the concept plan, which involves earthworks and tree removal to facilitate the development of 4 x 3 to 5 storey senior housing buildings over 1 shared basement level, new internal private roads, pedestrian pathways and landscape embellishment works.

2 Traffic and parking

- 2.1 A Traffic impact assessment report prepared by Transport and Traffic Planning Associates dated July 2021 accompanies the application.
- 2.2 The report describes the road network serving the site, the prevailing traffic conditions and transport services available. It assesses the proposed vehicle access arrangements and potential traffic implications, the adequacy of the proposed car parking provision, the suitability of the proposed internal circulation and servicing arrangements, and the suitability of the provisions for pedestrian access and circulation.
- 2.3 The report concludes that there will be no adverse traffic and parking implications provided that traffic signals are installed at the Reservoir Road and the Blacktown Workers Sports Club (the club) access intersection prior to the occupation of Stage 3. It also concludes that the proposed parking provision will be adequate and that the proposed vehicle access, internal circulation and servicing arrangements will be suitable and will adequately provide for the related vehicle movements.
- 2.4 For stages 1 and 2, the intersection of Reservoir Road and the existing club entry road will be modified by extending the median strip to prevent a right turn exit while ensuring that the largest vehicles travelling southbound are still able to turn right into the club entry from Reservoir Road. This is in line with the requirements of Transport for NSW. The existing right turn lane at the club exit onto reservoir Road will be removed and replaced with appropriate curb and paving. A pedestrian refuge will also be installed with associated

fencing along the central median to the south of the Reservoir Road/club access road intersection

3 Landscaping and communal open space

- 3.1 A landscape masterplan prepared by Turf Design Studio dated December 2020 accompanies the application.
- 3.2 The landscape designs provide concept landscaping for building setbacks, common open space areas and public open space areas.
- 3.3 Over 30% of the site is to be dedicated to landscaping in setback areas, deep soil zones, planter boxes and green roofs.
- 3.4 Deep soil planting will be provided in Stage 1 at 31.6% of the site area or 4,663 m² and in Stage 2 at 31.4% of the site area or 1,758 m².
- 3.5 Landscaping adjacent to or within communal open space areas will also be provided in planter boxes or lawns, and a green roof will be provided for Building H in Stage 2.
- 3.6 Landscaping of the deep soil zones and planter boxed will include trees and understorey planting incorporating a wide variety of species.

4 Accessibility

- 4.1 A statement of compliance relating to access for people with a disability prepared by Accessible Building Solutions dated 16 December 2020 accompanies the application.
- 4.2 The statement assesses the proposals ability to achieve compliance with the access provisions of the Building Code of Australia, the Access to Premises Standard and State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The statement concludes that the proposal can achieve compliance with the abovementioned provisions.
- 4.3 Accessibility is achieved in stages 1 and 2 as detailed in the statement of compliance such as:
 - 4.3.1 Access (pedestrian and wheelchair) has been provided from the main pedestrian building entry to units on all levels by means of a lift. Access has also similarly been provided to communal open space on the ground floor and the basement level containing the accessible car parking spaces. Access has been provided from the main pedestrian entry to the site boundary by means of a pathway/ramp.
 - 4.3.2 All doorways and entries have been designed to AS1428.1 Design for access and mobility clearances. External walkways have been designed to comply with AS1428.1. All walkways will have a barrier or continue for a further 600 mm in a different material on each side.
 - 4.3.3 The individual units either comply or are capable of compliance with the relevant bathroom, bedroom, toilet, kitchen, laundry and garbage accessibility requirements.
 - 4.3.4 Adequate wheelchair turning spaces have been provided in accessways.
 - 4.3.5 Unisex accessible toilet facilities are proposed in the common areas of the development.

5 Crime prevention

- 5.1 A Crime prevention through environmental design report prepared by Think Planners dated 17 December 2020 accompanies the application.

- 5.2 The report describes how the proposal achieves the crime prevention through environmental design principles through natural surveillance, lighting/technical supervision, territorial reinforcement, environmental maintenance, activity and space management and access control.
- 5.3 The report concludes that the design of the proposal incorporates crime prevention through environmental design measures that will improve the safety of residents and diminish opportunities for crime. The report recommends measures to be implemented to mitigate potential crime risk associated with the development.
- 5.4 Stages 1 and 2 of the development will achieve crime prevention through environmental design principles through the provision of community centres at the ground floor associated with Building C, which will contribute towards activating the internal common areas and pedestrian pathways.
- 5.5 Sight lines from the public spaces are generally to the external outer edges of the proposed buildings, lobby spaces and driveway entrances. The site lines are clear and are not blocked by landscaping. Landscaping provides for designation of spaces without creating concealment areas.
- 5.6 A series of entry and exit points to the buildings with living areas and balconies at the upper levels are designed to overlook the street networks, the Blacktown Workers Sports Club building and grounds, as well as the internal communal open space area.
- 5.7 The apartments are orientated toward the street at the upper levels with ground floor units designed to sleeve and activate the ground floor areas. These spaces, in combination with the communal areas provide numerous opportunities for passive surveillance of public spaces to act as a deterrent for criminal activity.
- 5.8 Concealment opportunities are limited and appropriate lighting will be provided to publicly accessible areas.
- 5.9 Security systems will be provided within the basement to prevent unauthorised access to the private basement parking areas.
- 5.10 Common areas, furniture and landscaping will be well lit and maintained.

6 Contamination

- 6.1 A detailed site investigation prepared by Trace Environmental dated 10 December 2018 accompanies the proposal.
- 6.2 The investigation found that the site can be made suitable for the proposed land uses following implementation of a remediation action plan that outlines the remedial requirements for the asbestos impacted fill material at the site and validation of residual material at the site.
- 6.3 Site remediation and validation will be completed as each stage of the development is carried out and will be detailed in the relevant remediation action plan for each stage.

7 Waste management

- 7.1 A waste management plan prepared by Dickens Solutions dated March 2021 accompanies the application and outlines the waste management strategies to be undertaken during construction of the development.
- 7.2 An operational waste management plan prepared by Elephants Foot Recycling Solutions dated 13 July 2021 accompanies the proposal and outlines the waste management requirements during the operational phase of the development.
- 7.3 For stages 1 and 2, waste management will operate as follows:
 - 7.3.1 A single waste chute will be installed in the core of each building with residential access on each level. Residents will wrap or bag their general waste before

placing in the chute. The general waste will discharge from the chute into 1100 litre mobile garbage bins on linear track systems in the basement level, which will then be compacted with a ceiling-mounted compactor. Residents will be able to deposit their commingled recyclables into the 240 litre bins provided in each chute room on each level. As the recycling bins fill on each level, it will be the building caretaker's responsibility to exchange the full bins with the empty bins.

- 7.3.2 Council will nominate a day for the collection of general waste and recyclables. Prior to collection, the building caretaker will be responsible for transporting the 1100 litre and 240 litre bins from each chute discharge room to the waste collection room with a bin tug and trailer. An extra 1100 litre bin will be placed under the chutes while the other bins are being serviced. In addition, the building caretaker will be responsible for transporting the 240 litre bins from each level to the waste collection room which is located in the basement under building C in Stage 1.
- 7.3.3 On collection day, a Council waste vehicle will enter the site from Reservoir Road and park in the new designated loading bay to be constructed on the existing club entrance road. Once the bins are serviced from the waste collection room, the waste vehicle will exit the site in a forward direction. The building caretaker will then return the bins to resume operational use.
- 7.3.4 Bulky goods storage areas will be available for residents to use at the basement level of each core lift. The building caretaker may assist transporting bulky goods where needed. It is the building caretaker's responsibility to arrange bulky waste collection dates with Council. Prior to collection, it is the caretaker's responsibility to transport all bulky goods from the intermediary storage areas to the main bulky goods collection room adjacent to the waste collection room. This may be accomplished with a tug and trailer or designated vehicle. On collection day, a Council vehicle will enter the site from Reservoir Road and park in the designated loading bay. Once the items are loaded, the vehicle will exit the site in a forward direction.

8 Acoustics

- 8.1 A noise impact assessment prepared by Acoustic Logic dated 2 December 2020 accompanies the proposal.
- 8.2 The report:
- provides an external noise impact assessment of the proposed development and recommends acoustic treatments to ensure that a reasonable level of amenity is achieved within the site for future occupants
 - identifies potential noise sources generated by the site and determines noise emission goals and any required acoustic treatments/management controls for the development to meet the requirements of Council and the NSW Environmental Protection Authority guidelines
 - assesses noise emissions associated with truck deliveries to the loading dock of the residential aged care facility and makes recommendations to ensure compliance with the relevant noise emission requirements.
- 8.3 For stages 1 and 2, which are the closest to Reservoir Road, the following recommendations are provided for glazed windows and doors:
- 8.3.1 In Building A, living/bedrooms facing east towards Reservoir Road require 10.38mm laminated glazing and acoustic seals. Living/bedrooms facing north, west or south require 6.38mm laminated glazing and acoustic seals.

- 8.3.2 In Building B, living/bedrooms facing north, west or east require 6.38mm laminated glazing and acoustic seals. Living/bedrooms facing south require 6mm float glazing and acoustic seals.
- 8.3.3 In Building C, apartment bedrooms facing north and east require 6.38mm laminated glazing and acoustic seals while apartment living rooms will require 6mm float glazing and acoustic seals. Living/bedrooms facing south and east require 6mm float glazing and acoustic seals. All facades of the community facility will require 6mm float glazing and acoustic seals.
- 8.3.4 In Building H, living/bedrooms facing east towards Reservoir Road require 10.38mm laminated glazing and acoustic seals. Living/bedrooms facing north or south require 6.38mm laminated glazing and acoustic seals. Living/bedrooms facing west require 6mm float glazing and acoustic seals.

9 Fauna and flora

- 9.1 A Flora, fauna and aquatic assessment report prepared by Ecological Australia dated 14 December 2020 accompanies the proposal.
- 9.2 The report assesses the ecological impacts of the proposal and concludes that it is unlikely to have a significant effect on threatened species, populations, ecological communities or their habitats.
- 9.3 For stages 1 and 2, earthworks will be limited to their site area. This will require the removal of 9 trees while 11 trees will be retained and protected during site works.

10 Geotechnical investigation

- 10.1 A Geotechnical investigation report prepared by Trace Environmental dated 20 June 2018 accompanies the proposal.
- 10.2 The report assesses the existing ground conditions and geotechnical design requirements for the proposal. The report concludes that the ground conditions are generally suitable for the development subject to the recommendations outlined in the report relating to earthworks, foundations, retaining walls, pavements and drainage measures.

11 Social impact

- 11.1 A Social impact assessment prepared by Think Planner dated 17 December 2020 accompanies the proposal. It identifies and analyses the potential positive and negative social impacts associated with the proposal.
- 11.2 The assessment provides recommendations to mitigate the potential negative impacts associated with the development in terms of loss of sport fields, traffic noise, construction noise and noise during occupation, privacy, overshadowing, human health, safety and streetscape character.
- 11.3 The assessment concludes that the proposal will not lead to any significant negative social impacts and will rather deliver a long-term positive impact by increasing housing to cater for the aging population in this region.

12 Flood impact

- 12.1 A Flood impact assessment prepared by GRC Hydro dated July 2021 accompanies the proposal.
- 12.2 The assessment defines the existing flood situation for the subject site in the 1% Annual Exceedance Probability and Probable Maximum Flood events, assesses the flood impacts of the proposed development and determines the compliant level for entrances into the

development. It also summarises applicable flood provisions from the NSW Government's Floodplain Development Manual and provides recommendations for the development.

- 12.3 The assessment concludes that the various aspects of the site's flood affectation indicate a relatively low flood risk based on:
- 12.3.1 overall context of the flooding. The subject site is impacted by very shallow (less than 0.05 m) overland flow only. Water that is in excess of the existing drainage system capacity will flow down the northern and southern flow paths. Flooding at the subject site in the 1% Annual Exceedance Probability event is minor in extent
 - 12.3.2 the development type being a seniors' independent living village
 - 12.3.3 evacuation opportunities. Clearly the subject site, being located in a relatively small urban catchment, has no effective warning time. However, the development, as proposed, will have its lowest habitable floor levels above the Probable Maximum Flood level. Evacuation in place is the default response. If egress is required, however, this will be possible even in the Probable Maximum Flood event. This can be safely undertaken via Penny Place and Reservoir Road
 - 12.3.4 depth of flooding. Egress at all times will be available, even for small cars, in the 1% Annual Exceedance Probability and Probable Maximum Flood events
 - 12.3.5 flood level impacts. Flood level impacts will be contained within the site and will not increase flood levels on neighbouring lots.
- 12.4 For stages 1 and 2, stormwater runoff will be directed to a temporary swale to the immediate west of stages 1 and 2 that will divert runoff northwards to the existing club road that already has stormwater pits that drain to Bungarribee Creek. Stormwater will at no point drain towards Penny Place. The basement and basement entry driveway have also been designed to be above the 1% Annual Exceedance Probability flood level.