

DATE OF DEFERRAL	29 March 2022
PAPERS CIRCULATED ELECTRONICALLY	14 March 2022
PANEL MEMBERS	Roberta Ryan (Chair), Ken McBryde, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 14 March 2022.

MATTER DEFERRED

PPSSCC-201 - Blacktown - SPP-20-02086 - 170 Reservoir Road, Arndell Park - Concept approval of a staged masterplan development for construction of 9 x 3 to 7 storey seniors housing buildings including a residential aged care facility comprising 480 self-contained dwellings, 160 residential aged care facility beds, 628 basement car parking spaces and 2 community centres. The development application 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 roads, pedestrian pathways and landscape embellishment works.

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until an amended Social Impact Assessment is prepared by an independent qualified person because the social impact assessment provided was inadequate to predict and analyse the extent and nature of the likely social impacts of the development given the size of the development and the number of people that would be housed at the proposed development.

The Panel agreed that the proposed development placed an unnecessary reliance on the adjoining licensed club for social benefits, such as bus services and entertaining and that it was more appropriate to view the proximity of the licensed club as additional or bonus services that would be available to some future occupants. As an indication, the Panel observed that the proposed development provided no internal facilities such as the provision of day-to-day goods for residents, entertaining facilities such as a coffee shop and that outdoor recreation facilities were not maximised by the absence of roof top recreation areas.

The Panel agreed that the proposed development should provide sufficient social facilities within the proposed development to cater for the future population including consideration of the likely cultural and demographic characteristics of that population that can only be determined through a rigorous social impact assessment.

The social impact assessment should address the staged nature of the proposed development and indicate through amendments to the plans where any additional facilities will be located. The provision of any additional services is to be provided as well as the frequency of any such services.

The Panel expects revised information as referred to above be submitted to Council within 6 weeks from the date of this deferral record. Council is requested to update their assessment within 2 weeks of the receipt of revised information.

When this information has been received, the panel will determine the matter electronically. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was unanimous-

PANEL MEMBERS	
Roberta Ryan (Chair) 	Ken McBryde 
Graham Brown 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-201 - Blacktown - SPP-20-02086
2	PROPOSED DEVELOPMENT	Concept approval of a staged masterplan development for construction of 9 x 3 to 7 storey seniors housing buildings including a residential aged care facility comprising 480 self-contained dwellings, 160 residential aged care facility beds, 628 basement car parking spaces and 2 community centres. The development application 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 roads, pedestrian pathways and landscape embellishment works.
3	STREET ADDRESS	170 Reservoir Road, Arndell Park
4	APPLICANT/OWNER	Paynter Dixon Constructions Pty Ltd/ Blacktown Workers Club Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• State Environmental Planning Policy (State and Regional Development) • 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) • 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017 • State Environmental Planning Policy (Housing for Seniors or People with a • Disability) 2004 • State Environmental Planning Policy No. 65 – Design Quality of • Residential Apartment Development • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 20 January 2022 • Written submissions during public exhibition: 74 • Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 8 April 2022 - o <u>Panel members</u>: Noni Ruker (Chair), Ken McBryde, Roberta Ryan - o <u>Council assessment staff</u>: Judith Portelli, Perry Bezzina, Jared Spies

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report