

Supplementary report to the Sydney Central City Planning Panel

Panel reference: PPSSCC-201

Development application

DA number	SPP-20-02086	Date of lodgement	24 December 2020
Applicant	Paynter Dixon Constructions Pty Ltd		
Owner	Blacktown Workers Club Ltd		
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 with resident facilities over 1 shared basement level, new internal roads, pedestrian pathways and landscape embellishment works.		
Street address	170 Reservoir Road, Arndell Park		
Notification period	16 February to 2 March 2021	Number of submissions	74 71 in support, 3 objections

Assessment

Panel criteria

Section 7, SEPP
(State and Regional
Development) 2011

- Capital investment value (CIV) over \$30 million (This development application has a CIV of \$79 million)

Relevant section 4.15(1)(a) matters

- 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

Original report date

20 January 2022

Panel meeting date and deferral

Panel meeting held on 29 March 2022

The Panel deferred the determination of the application until the applicant provided:

- an amended social impact assessment prepared by an independent qualified person
- amended plans that provide additional rooftop communal open space and onsite facilities.

This report date 18 May 2022

Report prepared by Jared Spies

Recommendation Approve, subject to conditions listed in attachment 3.

Attachments

1. Applicant's amended social impact assessment
2. Applicant's amended plans
3. Draft conditions of consent (amended)
4. Original report

Checklist

Summary of section 4.15 matters

Have recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? Not applicable

Conditions

Have draft conditions been provided to the applicant for comment? Yes

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1 Executive summary

- 1.1 This supplementary report is the second report on this proposal. This report considers additional information submitted by the applicant in response to the Panel's deferral of the development application on 29 March 2022. This additional information includes a social impact assessment prepared by Hill PDA, an independent consultant engaged by the applicant. The applicant has also submitted amended architectural plans
- 1.2 The key issues that need to be considered by the Panel relate to the matters raised in its deferral outlined in Section 2 below and addressed in detail in Section 3 of this report.
- 1.3 Assessment of the amended plans and documentation against the relevant planning framework and consideration of matters by our technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.4 The application is therefore satisfactory when evaluated against Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).
- 1.5 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 3.

2 Previous Panel consideration of DA

- 2.1 The Sydney Central City Planning Panel met on 29 March 2022 to consider this development application and it made the following decision:

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 coffee shop and that outdoor recreation facilities were not maximised by the absence of rooftop 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.

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.

- 2.2 A copy of the original report is at attachment 4.

3 Assessment of applicant's amended social impact assessment and plans

3.1 Independent social impact assessment

- 3.1.1 An independent social impact assessment prepared by Hill PDA, dated April 2022, was submitted on 28 April 2022 in response to the Panel's comments (at 2 above).
- 3.1.2 The social impact assessment was reviewed by our Coordinator Social Planning who found that the assessment did not adequately address the Panel's concerns and additional information was requested on 3 May 2022.
- 3.1.3 In response, Hill PDA updated and resubmitted a final social impact assessment on 11 May 2022. This final social impact assessment was reviewed by our Coordinator Social Planning who concluded that it satisfactorily addresses the Panel's reasons for deferring determination of the application.
- 3.1.4 The assessment examines the potential social impacts that could arise during construction and operation phases of the development. These potential social impacts are listed on page 11 in Attachment 1.

A social risk matrix approach has been applied to rate these impacts having regard for the level of the impact, the likelihood of the impact occurring and the significance of the impact. Hill PDA concludes that the potential negative impacts of the development can be successfully managed with the implementation of mitigation measures detailed below and that the development would have an overall benefit to the socio-economic environment.

- 3.1.5 The proposal will now provide a combined coffee shop and small convenience store of approximately 55 m² that will incorporate not only a resident and visitor meeting place, but also a location where resident services can be offered in Stage 1 (Building C). This resident services area will initially be managed by 3 to 4 site management and concierge staff that will:
 - maintain a limited supply of essential goods for sale to residents
 - aid residents to order grocery items online, if required
 - receive grocery deliveries from local supermarkets on behalf of residents and alert the resident of their arrival or deliver the groceries to the resident's dwelling
 - provide general assistance to residents on any matter to ensure their wellbeing.

The coffee shop will provide a meeting place for residents and visitors and allow integration with the surrounding community also.

- 3.1.6 The applicant has agreed to provide a dedicated bus service to/from Blacktown city centre for exclusive use of the village residents. This bus service will not be related to the bus service of Blacktown Workers Club and will operate twice daily, Monday to Saturday. This service would enable residents who are unable or unwilling to use public transport or drive to access the many services available in Blacktown. The circuit that the bus service will travel will include stops at Blacktown Megacentre, Blacktown Hospital and Westpoint Blacktown. To meet increasing demand as the development grows, the frequency will be adjusted through a follow-on circuit as required i.e. the bus will follow a second circuit after arriving back at the village from the first circuit.
- 3.1.7 The 750 m² community centre to be completed as part of Stage 1 is intended for resident's activities and entertainment. This community centre was already part of

the original proposal, but has been amended slightly to include a café and convenience store. The operator of the village will develop a program of activities that reflect residents' interests and the diversity of their cultural backgrounds. The community facility will comprise:

- a kitchen/servery to provide tea, coffee and light refreshments
 - a 200 m² lounge/social area that provides a flexible space that can be used for a wide variety of uses and for a range of group sizes. For example, uses could include formal and informal meetings, classes, visiting entertainers, games, religious services, calendar events and celebrations, movie nights
 - a function room which will be a multi-functional space that is capable of being used for allied health practitioners as well as yoga, pilates and other services that the residents may seek to have at the site.
 - male/female toilet
 - a 64 m² gymnasium fitted out with a selection of age-appropriate gym equipment
 - a 67 m² craft room fitted out with state-of-the-art finishes and surfaces that can be easily cleaned
 - a 244 m² swimming pool with male/female change room and pool storage area suitable for aqua-aerobics, hydrotherapy and recreation
 - a 55 m² café and convenience store that will be converted into additional community space when Stage 4, Building D is completed.
- 3.1.8 Additional consulting rooms for visiting medical, allied health and personal services practitioners (eg. hairdressers) have now been provided in the ground floor of Building D in Stage 4. The concept plans have been amended accordingly.
- 3.1.9 Rooftops in Stage 1 of the proposal will continue to be used for solar panels and equipment to meet energy efficiency objectives. A garden and BBQ facilities are proposed for the Stage 2 rooftop, as well as BBQ facilities in the village green.
- 3.1.10 A purpose-built coffee shop/convenience store has been included in Building D (Stage 4) for use of the residents.
- 3.1.11 With regards to staging, the submitted drawing DA0002-A indicates the respective stages of the project from Stage 1 through to Stage 7.
- Stages 1 and 2 will be constructed and occupied first. The social facilities that will be made available to the village with these stages are discussed in 3.1.5, 3.1.6 and 3.1.7 above.
- The timing for construction and occupation of subsequent stages will be subject to market demand. The provision of social facilities in future stages has been nominated to reflect the anticipated order of staging of development. The only exception to this would be Stage 7, which as a Residential Aged Care Facility being subject to Commonwealth funding will largely be driven by demand factors outside of the progressive occupation of the remainder of the site. As a consequence, the demand may well be met from outside of the development allowing construction of this stage earlier than other stages of the site.
- Stage 3 consists of Building G which will be similar in form to building H and which will similarly provide for a BBQ area on ground floor and at roof level.
- Stage 4 consists of Building D which introduces an expansion of social and community uses on the site. Drawing DA0006-C has been amended in line

with the comments of the Planning Panel to specifically nominate provision of allied health/medical consulting rooms and a coffee shop/small convenience store. The remainder of the ground floor of Building D will be utilised for communal functions of the village including function spaces, craft rooms, yoga/pilates studio, men's shed and billiard room.

Being a demand driven development, significant research will need to be undertaken prior to each stage. This research and data will accompany the future staged development applications to ensure that the ground floor space of Building D is used with the best interests of the residents in mind.

- Stage 5 consists of Building F which will be similar in form to Building H and will similarly provide for a BBQ area on the ground floor and at roof level.
- Stage 6 which consists of Building E is the largest of the building developments and will only be developed after completion of the communal centre in Building D.

3.2 Amended plans

3.2.1 Amended architectural plans were provided on 28 April 2022.

3.2.2 Rooftop communal open spaces have now been added to buildings E, F and G on Plan DA0001. This represents an increase of 435 m² of rooftop communal open spaces across the development. However, the social impact assessment does state that the requirement for these rooftop communal open spaces must still have regard to certain key factors when designing each subsequent building to determine exactly what benefit the introduction a rooftop garden for that particular building will be.

The key factors that will influence the decision over implementation of these future roof garden spaces include:

- the loss of space for energy generating solar panels
- influence of increased wind levels to these spaces at higher elevations
- communal vegetable growing spaces
- increased insulation to the respective building through the soil and vegetation
- ease of access to the respective roof garden
- proportion of social space to site area
- proportion of planted area to hard surface area

A condition of consent has been included that requires future staged development applications for buildings E, F and G to address these key issues when providing the required rooftop communal open spaces in the locations indicated on the amended plans.

3.2.3 Consulting rooms for visiting medical, allied health and personal services practitioners have now been included on the ground floor of Building D on Plan DA0006.

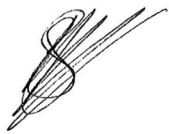
3.2.4 The resident services area in Stage 1, Building C (described in 3.1.5 above) has now been included on Plan DA2100 Issue F as part of the coffee shop and convenience store.

4 Conclusion

- 4.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

5 Recommendation

- 1 Approve SPP-20-02086 for the reasons listed below, and subject to the conditions listed in attachment 3.
 - a There is a high demand for seniors living within the Blacktown local government area and surrounding local government areas, so it is in the public interest [Section 4.15(e) of the Environmental Planning and Assessment Act 1979].
 - b It is considered that there will be no adverse impacts on the natural or built environment in this area from this development [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].
 - c The site is considered suitable for the proposed development [Section 4.15(c) of the Environmental Planning and Assessment Act 1979].
- 2 Council officers to notify the applicant and submitters of the Panel's decision.



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