



**Report to the Secretary on an application for a Site Compatibility Certificate (SCC)
State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004 (the SEPP)**

SITE: 170 Reservoir Road (Part Lot 201, DP 880404), Arndell Park (Tab 4 Location Map).

APPLICANT: Paynter Dixon

PROPOSAL: Proposed seniors housing consisting of 12 buildings with 800 self-contained dwellings, 160 residential aged care facility beds and basement and ground level parking for 880 cars (Tab 1 – proposal). Note that proposal says 930 car parks but has been revised to 880.

LGA: Blacktown

PERMISSIBILITY STATEMENT

The site is zoned RE2 Private Recreation in Blacktown LEP 2015 and seniors housing and dwelling houses are prohibited.

The application has been lodged under 'Clause 25(1)(b) for the purposes of Clause 23 Development on land used for the purposes of an existing registered club' of the SEPP (Housing for Seniors and People with a Disability) 2004.

The SCC is triggered by clause 24(1)(a)(iii), as the development is on land that is used for the purposes of an existing registered club.

The site compatibility certificate must be certified by the Secretary of the Department under clause 25(4)(a) before a development application can be determined by Council. The proposal and Council's response have demonstrated that:

- appropriate measures will be put in place to separate the club from residential areas including providing separate vehicular and pedestrian access as well as noise amelioration measures (Clause 23(1)(a));
- a protocol will be put in place to manage the relationship between the proposed development and gambling facilities (Clause 23(1)(b)); and
- the site is suitable for more intensive development and compatible with the surrounding environment (Clause 24(2)(a) & (b)).

CLAUSES 24(2) AND 25(5) of the SEPP

A site compatibility certificate must not be issued unless the Secretary:

- (a) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the General Manager of the council within 21 days after the application for the certificate was made; and*
- (b) is of the opinion that:*
 - (i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,*
 - (ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,*
 - (iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,*
 - (iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,*
 - (v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,*
 - (vi) if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation.*

Comments from Council (clause 25(5))

- Blacktown City Council provided comments on the proposed development on 9 June 2016 (Tab 3 - Council letter). Council raised no objection to the proposal. Council did however, provide comment about issues to be clarified through the development application process. These include:
 - Traffic – all vehicular access is to be from Reservoir Road combined with the Blacktown Workers Sports Club and controlled through traffic lights provided by the development. In addition the number of car parking spaces are to comply with the seniors housing SEPP and basement car parking access is to be from internal roads.
 - Services – there needs to be consultation with the Western Sydney Local Health District about the capacity of local services.
 - New sports fields – these are to be developed prior to demolition of the existing fields as Council has no spare fields for the sports using these facilities.
 - Public transport – clarification that the community and public transport systems have or can provide the capacity required by the development.

- Interface with existing development – ensure that the eastern end of the development is in keeping with the two storey housing on the eastern side of Reservoir Road.
- Acoustic Report – Council would like this updated in the DA to include the impacts of the proposed sports stadium and noise from surrounding industrial and traffic.

Comment – The proponent has advised (17 June 2016) that these matters have been or can be addressed through the DA.

- Council also agreed with the proponent that:
 - traffic generated by the proposal can be accommodated within existing road network capacity;
 - there is a need for seniors housing in the LGA and in this location;
 - it supports the inclusion of a small medical centre and convenience retailing on site;
 - it supports the provision of community facilities on site including open space, passive recreation opportunities, library, entertainment venues, sports centre of excellence and a child care centre;
 - the proposals for improved on site and local access including paths, ramps, welcome pack and shuttle services;
 - the proponent has offered to contribute to the upgrade of local reserves;
 - compliance consistent with SEPP 65 – Design Quality of Residential Apartment Development; and
 - the development does not involve the clearing of native vegetation subject to clause 12 of the Native Vegetation Act 2003.

Suitability of Site for More Intensive Development (clause 24(2)(a))

The site of the proposed seniors housing development consists of 51,000m² of a larger lot – 170 Reservoir Road (Part Lot 201, DP 880404 total area 129,981m²), Arndell Park.

The site of the proposed development is considered to be suitable for more intensive development for the following reasons:

- it adjoins low density residential areas across Reservoir Road to the east and immediately adjoins light industrial development to the south and west. The height of buildings has been stepped back from an 'apparent' three storeys in the east adjoining Reservoir Road to taller buildings in the west of 14 storeys where it adjoins light industrial;
- it will have minimal impact on other adjoining land uses as it is well setback within the site and separated from residential areas by Reservoir Road (over 40m);
- it is well located to access a range of services and facilities as well as the Blacktown City Centre which is 3km away and well connected by bus services. In addition a range of community and recreation facilities will be provided on site; and
- there are few environmental constraints on site and development has avoided hazards including flooding.

Compatibility with the Surrounding Environment and Surrounding Land Uses
(clauses 24(2)(b) and 25(5)(b))

- 1. The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land in the vicinity of the proposed development (clause 25(5)(b)(i))**

The subject land is approximately 51,000m² in area.

The site adjoins Reservoir Road which separates it from the established suburban areas of Blacktown by about 30m.

To the west and south of the site is light industrial development which by its nature of commercial (warehousing and retail) and light industrial is unlikely to adversely impact on the seniors housing proposal. In addition the proposed developed is faced towards the north and has landscaping and soft screening on its southern and western boundaries.

Modelling has shown that the area of the seniors housing development is not affected by flooding.

The subject land is almost completely cleared of vegetation, and is currently playing fields which will be relocated elsewhere on the club site. Of the trees planted as landscaping for the recreation playing fields, 38 will be retained for landscaping purposes and 24 removed. Reports show there is no threatened flora on the site. Additional deep soil plantings will be undertaken as part of landscaping improvements.

There are no natural features or hazards that would make the site unsuitable for seniors housing development.

- 2. The impact that the proposed development is likely to have on the uses that, in the opinion of the Secretary, are likely to be the future uses of that land (clause 25(5)(b)(ii))**

The land is currently zoned RE2 Private Recreation and this proposal is consistent with the objectives for that zone and its development will ensure the ongoing viability of the Blacktown Workers Sports Club, relocate and improve sporting fields as well as providing an additional 10,360m² of private open space.

'A Plan for Growing Sydney' does not identify the site for any specific future uses. The proposal is consistent with that plan's priority to '*accelerate housing supply, choice and affordability and build great places to live*'.

- 3. The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision (clause 25(5)(b)(iii))**

The applicant has demonstrated that the site is able to be serviced by all necessary utilities including gas, water, sewer and electricity.

The subject land is 3.1 km from Blacktown City centre. Based on the information provided by the proponent, the development will be reliant on outside services to support its residents.

The development will be relying on the existing medical services in the area, mainly in Blacktown centre to support the needs of residents. However, the provision of an ancillary medical centre on site is being examined as part of the subsequent development application, which is promoted and supported by Council.

The site is within 400m of two bus stops that provide access to Blacktown centre, bus terminal and railway station 10-15 minutes away and on 20-30 minute service intervals. Blacktown Workers Sports Club also provides a shuttle service to its main club in the Blacktown centre with up to 20 services per day and these will be available to new residents.

A local convenience store is located adjacent to the site and a major super market within 1km at Prospect. Blacktown centre will provide other higher level retail, financial and community facilities. In addition the inclusion of a small retail/convenience outlet on the site will be investigated as part of the development application, also supported by the Council.

It is considered that adequate infrastructure and services are available to support the proposal.

4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development (clause 25(5)(b)(iv))

The existing sporting fields on the site will be relocated and improved in a new location within the Blacktown Workers Sports Club land and connected to and available to the residents of the new seniors housing. There will be no loss or reduction in quality of open space and playing fields in the area. There will be improvements as new fields and supporting facilities will adopt current standards to improving the experience and amenity for participants and spectators.

5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development (clause 25(5)(b)(v))

The combined building footprint of the 12 proposed structures will cover 36% of the 5.1ha site, representing a floor space ratio of 2:1. The remainder of the site will be landscaped open space. The landscaping will include 7,750m² of deep soil area, the retention of 38 existing mature trees and landscaped setbacks on all sides ranging from 5m to 9m.

The front (eastern) side of the site will interface with low density residential properties with a 30m separation across Reservoir Road. Factoring in the fall of the site away from the road, the two buildings in this location will have an actual or perceived height of 3 storeys or 10.6m (the maximum height of buildings permissible in the adjoining low density residential area is 9m). The properties adjacent to the other three boundaries of the site contain large floor plate buildings (light industrial and sports club) which are not

incompatible with the building footprint or the increased height (graduating up to 14 storeys to the west) of the proposed development.

The 12 residential buildings have been arranged in two rows on either side of a central 23m corridor that creates an uninterrupted view line to break up the mass and bulk of the buildings. Building separations range from 19m to 39m and it has been agreed with Blacktown Council that all buildings will be designed to be compliant with SEPP65.

The separation from sensitive residential land uses by Reservoir Road; gradational increase in building height across the site from 3 storeys to 14 storeys; boundary setbacks; view corridors; building separation; landscaping; and design that is consistent with SEPP65 will combine to minimise the impacts of bulk and scale on surrounding land uses.

6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation (clause 25(5)(b)(vi))

The proposal does not involve clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003.

CONCLUSION

The information provided by the proponent is sufficient to allow assessment of the impact of the development especially in regard to the key issues relating to the suitability of the site for this form of development.

An assessment of the proposal based on the information provided indicates that this site is suitable for the development proposed. The site is located within a larger site that includes a club and sporting fields and is directly bordered by light industrial development and has road separation from low density suburban areas and a conservation area.

The proposal will not be out of place or conflict in land uses or scale of development with existing adjoining and adjacent land uses.


RECOMMENDATION

It is recommended that the Deputy Secretary, Planning Services as a delegate of the Secretary:

- **notes** this report;
- **considers** the written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the General Manager of Blacktown City Council after the application for the certificate was made as set out in this report and provided at (Tab 3);
- **forms the opinion** that the site of the proposed development is suitable for the proposed intensity of development;
- **forms the opinion** that the proposed development for the purposes of seniors housing is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);

- **forms the opinion** that the proposed development for the purposes of seniors housing is compatible with the surrounding land uses; and
- **determines** the application for a site compatibility certificate under clause 25(4)(a) by issuing a certificate (Tab B) for part Lot 201 DP 880404, 170 Reservoir Road, Arndell Park, NSW.

 4 July 2016
Stephen Murray
Executive Director, Regions


Marcus Ray
Deputy Secretary
Planning Services
21/07/2016

Approved / Not Approved / Noted


20/6/16
Contact Officer: Linda Davis
Acting Director Regions, Southern
Phone: (02) 4224 9455 Mobile: 0417262035