

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

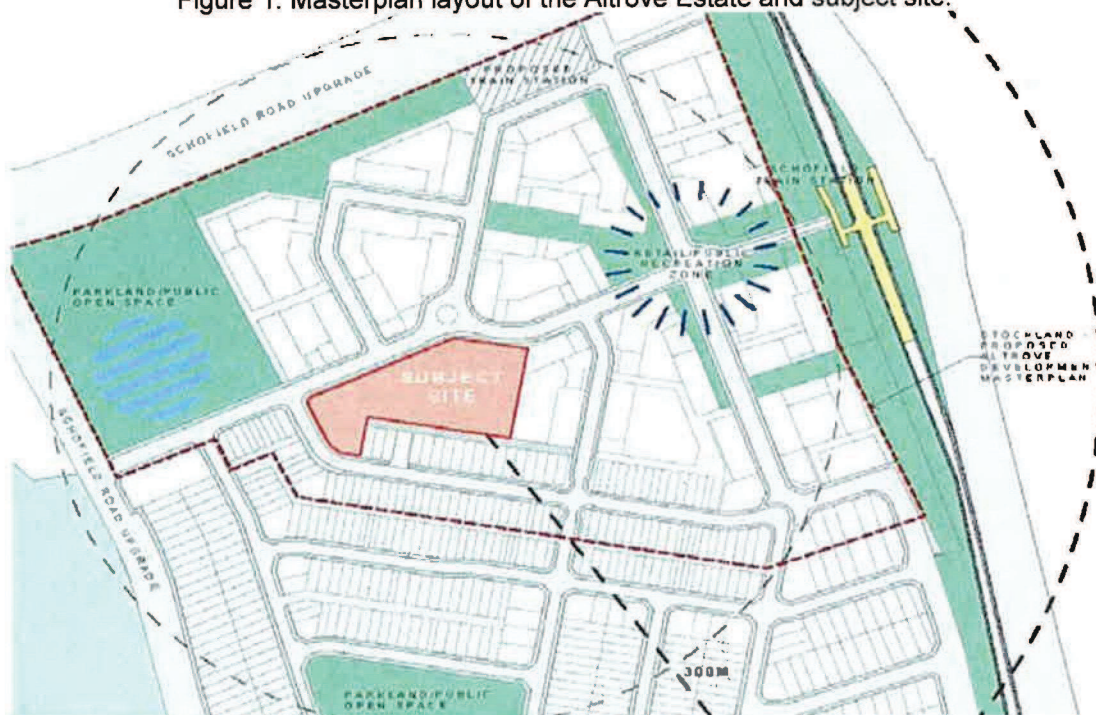
**SITE:** Altrove Boulevard, Schofields – Lot 164 DP 1218925

**APPLICANT:** JR & Co. (Urban) on behalf of Stockland Development Pty Limited

**PROPOSAL:** The area is currently characterised as a rural farm landscape setting, though it will experience rapid change with the establishment of a new urban community with residential, retail, commercial, open space and community land uses. Stockland are developing the wider Altrove Estate, Schofields NSW. The site (and location) has an approved Indicative Layout Plan (ILP) under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

Figure 1 shows the site for this Site Compatibility Certificate is a proposed Seniors Living Housing Complex providing 152 self-contained apartments across a complex of 4 buildings, in the style of a residential apartment building development.

Figure 1: Masterplan layout of the Altrove Estate and subject site.



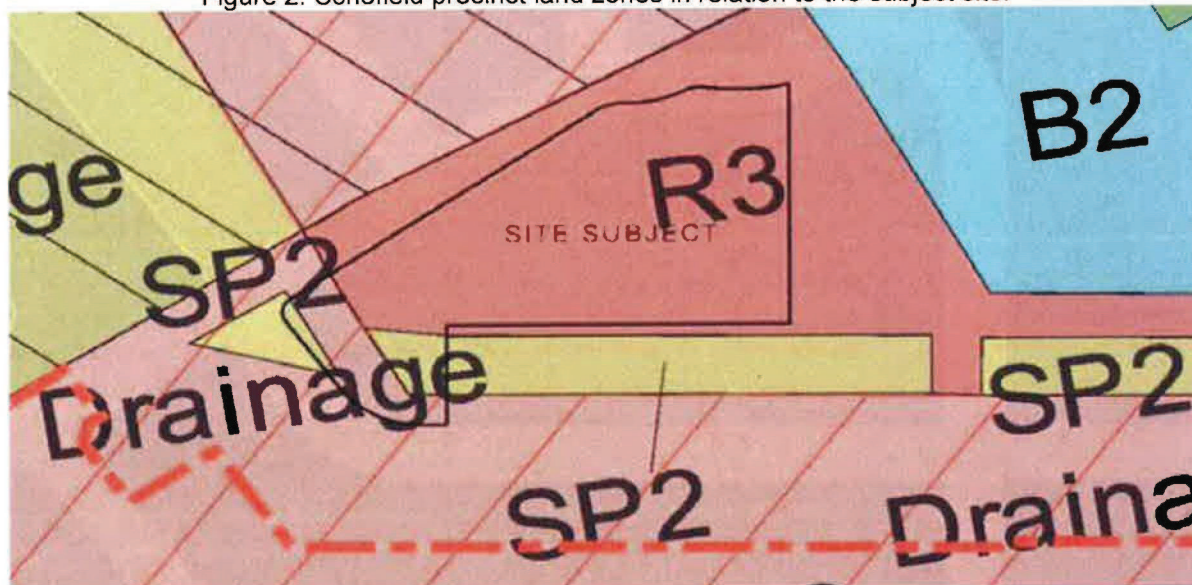


## PERMISSIBILITY STATEMENT

The purpose of the Site Compatibility Certificate is to permit Seniors Housing as a land use activity on the SP2 Infrastructure land area.

Figure 2 shows the majority of the site is zoned R3 Medium Density Residential, but two portions of the site are currently zoned SP2 Infrastructure (drainage). The Land Reservation Acquisition map identifies the SP2 Infrastructure zones as local drainage. Land adjacent to the site is zoned R2 Low Density, R3 Medium Density, B2 Local Centre and SP2 Infrastructure.

Figure 2: Schofield precinct land zones in relation to the subject site.



## DEPARTMENT COMMENT

Although the proposed seniors housing development is not permissible within zone SP2 Infrastructure zone, the site may be considered for a Site Compatibility Certificate under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP), as the subject land adjoins land zoned primarily for urban purposes, fulfilling clause 4(1).

## SUITABILITY OF THE SITE FOR MORE INTENSIVE DEVELOPMENT

The Secretary must not issue a certificate unless of the opinion that the site of the development is suitable for more intensive development (clause 24(2)(a)). It is considered that the site is suitable for more intensive development as:

- it is located within the proposed urban area Altrove Estate, Scholfields Precinct within Sydney's North West Growth Centre;
- there are no environmental constraints that would preclude the development of the site for seniors housing;
- it will provide social benefit in providing a housing product that will give local residents the opportunity to access appropriate forms of housing as their needs change over time; and
- the development, as proposed, would contribute to meeting the needs for seniors housing in the north west of Sydney.



Alternate methods of stormwater management will be required as a condition of the site compatibility certificate to ensure that the area currently delineated as SP2 Infrastructure (drainage) is no longer required for drainage purposes. Stormwater management is addressed in greater detail later in this report.

The proposed Altrove Estate development will make available a mix local facilities, services and infrastructure in the vicinity of the site and given the future prevailing mix of land uses in the area, the site is suitable for more intensive development.

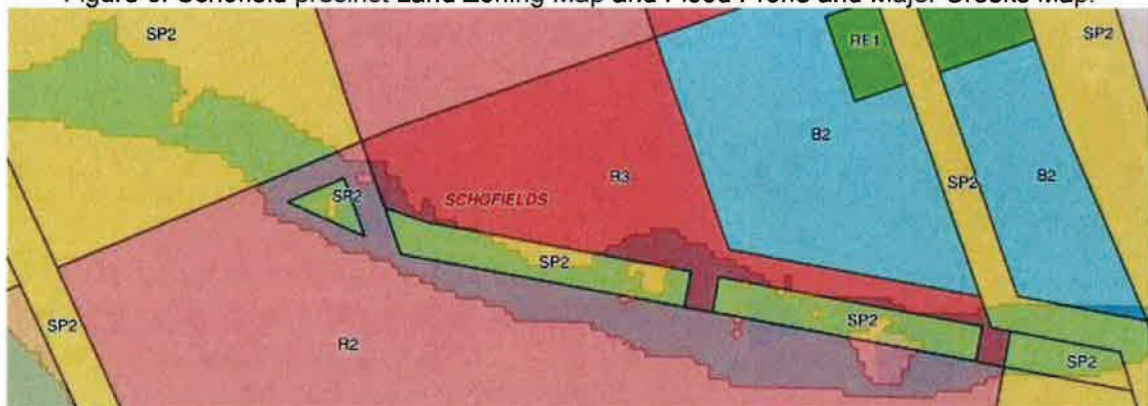
### **COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES**

The Secretary must not issue a certificate unless of the opinion that the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the following criteria.

#### **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))**

Figure 3 shows the SP2 Infrastructure (drainage) land follows an area of flood prone land identified within the Flood Prone and Major Creeks Land, North West Growth Centre, Development Control Map Sheet DVC\_005, under the Growth Centres SEPP. The SP2 Infrastructure land in question is identified in the applicants proposal as a trunk drainage swale, running east west across the proposed Altrove Estate.

Figure 3: Schofield precinct Land Zoning Map and Flood Prone and Major Creeks Map.



Legal Advice provided to Stockland presented by Corrs Chambers Westgarth states the western corner of the site is flood prone land and that it is reasonable to conclude that it is not environmentally sensitive land. The Department's review of the Seniors SEPP provisions, the classification of Flood Prone Land mapped in the Growth Centres SEPP against the definition in the Floodplain Development Manual (2005) concludes that this site is not environmentally sensitive land, and the Seniors SEPP can therefore apply.

No other significant environmental values, resources or hazards have been identified in relation to the site including, protected vegetation land, riparian protection area, heritage, Terrestrial Biodiversity.

#### **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)).**

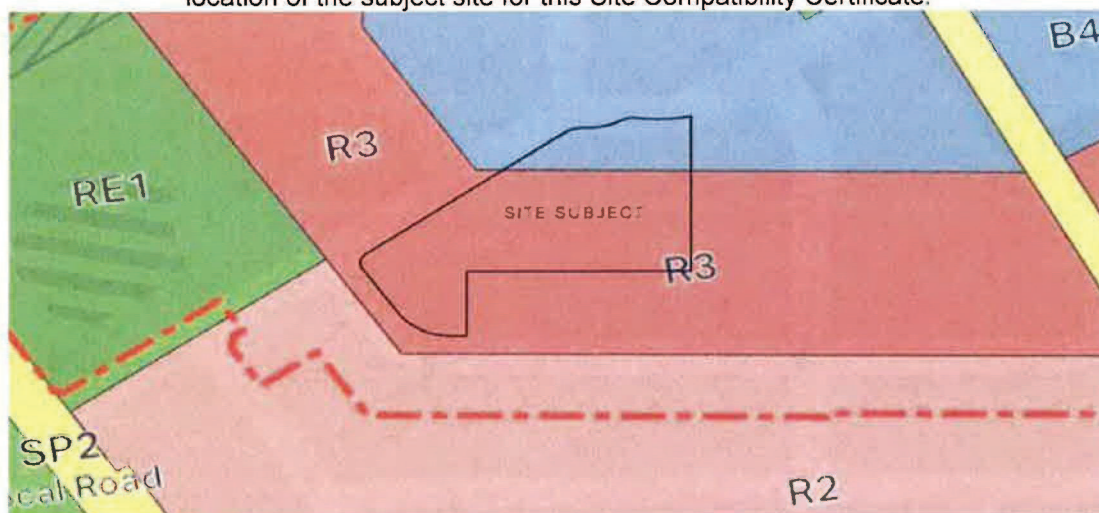


The site is within the proposed urban area Altrove Estate, Scholfields Precinct, located in Sydney's North West Growth Centre and therefore it is unlikely the future use of the land would be rural or other uses that would be in conflict with the proposed seniors housing.

ADW Johnson are commissioned by Stockland to prepare a Water Management Plan for the Altrove Estate. Development Applications are currently with Council for engineering works to alter the stormwater management of the site. The Indicative Layout Plan (ILP) for the site included a trunk drainage swale but the objective of the development application is to replace this with a pit and pipe drainage system, as it is a more cost and maintenance effective choice. If Council grant consent to the application, the land identified in the ILP as SP2 Infrastructure (drainage) will no longer be required.

A separate planning proposal has been presented to Council and is yet to be assessed. The proposal seeks to amend the ILP and amend the zones that apply to the site. The SP2 Infrastructure (drainage) land is proposed to be re-zoned R3 Medium Density Residential (Figure 4).

Figure 4: The draft map which proposes the removal of SP2 Infrastructure (drainage) zone and the location of the subject site for this Site Compatibility Certificate.



The proposed seniors housing development is seen as compatible with the likely future residential use of the surrounding land as:

- the proposed development will contribute to housing and housing diversity and is residential in nature; and
- there are no environmental constraints precluding the proposed development.

**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)).**

Location and Access to Facilities

The site is in close proximity to the following shopping centres which include the services specified in clause 26 of the Seniors SEPP.



The site is located within 400m walking distance of the Schofields Rail Station and an accessible pedestrian path will be provided. Adjacent to Schofields Rail Station there is a small parade of shops including a Woolworths Supermarket. A local / neighbourhood centre will eventually neighbour the site, although this is not anticipated in the short term. However, rail services to Blacktown provide access to a range of services including banks, commercial retail and medical centres within 400m of Blacktown station.

All necessary civil and servicing infrastructure will be provided by Stockland as part of the establishment of the wider Altorve Precinct. In this regard, the applicant has held initial consultation with the required service authorities including:

- Electricity - Endeavour Energy;
- Water – Sydney Water, (potable and waste water);
- Telecommunication – NBN Co; and
- Gas – Jemena.

**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 SP2 Infrastructure (drainage) zoned land may no longer be required if the current development application for a pit and pipe system is approved.

However, until either the current development application to replace the trunk swale is determined, or the planning proposal for the broader site is progressed, it is a condition of the compatibility certificate that any development application for seniors housing on the site must provide an alternate stormwater management system to the satisfaction of Council.

**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 site is located within an area of intense future development within the larger green field Schofields Precinct, North West Growth Centre. The seniors living housing complex will not have a negative impact with respect to bulk, scale and character of future uses of land as a new urban area.

The seniors living housing complex has been prepared to reflect development standards of the Growth Centres SEPP and the Growth Centre Development Control Plan including:

- Building height - 16 metre height limit;
- Floor Space Ratios - 1.66:1; and
- Building setbacks - 6m to site boundaries.



The development application to alter the stormwater management system from a trunk drainage swale to a pit and pipe will further support their future planning proposal to the re-zone the SP2 Infrastructure land to R3 medium density.

As the seniors living proposal is consistent in scale with the desired future character of the area, the final built form may be appropriately dealt with as part of the development assessment process.

**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))**

There is no proposed clearing of native vegetation.

**COMMENTS FROM BLACKTOWN CITY COUNCIL**

In their response, Blacktown City Council noted the following:

- Council opted not to comment on the application as they are separately considering a request by Stockland to prepare a planning proposal which incorporates the site (formally lodged 7 December 2016).
- The planning proposal seeks to amend the Indicative Layout Plan (ILP) for the Altrove Estate, including a new stormwater management strategy which will remove the need for SP2 zoned land on the subject site, and wider Altrove Estate.
- Council noted however that they need to be satisfied that there is an alternative stormwater drainage strategy and this is being considered as part of the planning proposal.
- Council also notes that they are currently considering a development application (lodged by Stockland) to alter the storm water management system from a trunk swale to a pipe and pitt system.

**DEPARTMENT COMMENT**

The Department acknowledges the complexity of considering a development application specifically related to replacing trunk swale to a pitt and pipe system, as well as a planning proposal for the broader Altrove Estate, on top of this application for a Site Compatibility Certificate.

However, the development application and planning proposal do not preclude the issuing of a Site Compatibility Certificate on this site. Should the development application be refused, and the planning proposal not supported, there remains the merit for Seniors Housing on this site, subject to the applicant providing Council with a satisfactory alternate stormwater strategy.

**CONCLUSION**

The proposed development will contribute to meeting the need for seniors housing in this locality and there are no significant constraints to more intensive development as outlined below.

- The site is located in proximity to land developed for housing purposes and is suitable for more intensive development.
- The impacts of proposed development have been considered against the likely future uses and deemed to be consistent.



- Location and access requirements as set out in Clause 26 of the State Policy have been addressed and satisfied.
- Traffic and access arrangements can be adequately managed at the development application stage.
- The proposed bulk and scale of the building is considered suitable for its location and for the locality.
- Subject to the application of the recommended condition, adequate stormwater management will be provided to support the proposal.
- There are no environmental constraints to the proposed development, such as drainage and flooding, open space, and vegetation issues.

As such, it is recommended that a site compatibility certificate be granted.

## RECOMMENDATION

It is recommended that the Executive Director, Regions as the delegate for the Secretary:

- **notes** the assessment report (Tab A) and its appendices;
- **notes** the Site Compatibility Certificate application (Tab B);
- **considers** the written comments received from Blacktown City Council, concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) (Tab C);
- **forms the opinion** that:
  - the site is suitable for more intensive development;
  - the site of the proposed development, for the purposes of seniors housing, is compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b) of the State Policy; and
  - the site of the proposed development is compatible with the permitted use 'seniors housing' on effected SP2 infrastructure zones, only if it satisfies the imposed requirements in the certificate.
- **determines** the application for a Site Compatibility Certificate by issuing a certificate (Tab D) for Lot 164 DP 1218925, Altrove Boulevard, Schofields: and
- **signs** the letters to the applicant (Tab E) and Blacktown City Council (Tab F), advising of this determination.

  
 Catherine Van Laeren  
 Director, Sydney Region West

21/12/16

 18 January 2017  
 Stephen Murray  
 Executive Director, Regions  
 Planning Services

**Approved/Not Approved/Noted**

Contact Officer: Stuart McIntosh  
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