

# **SITE COMPATIBILITY CERTIFICATE APPLICATION**

**BLACKTOWN WORKERS SPORTS CLUB**

**170 RESERVOIR ROAD, ARNDELL PARK**



MARCH 2018  
PREPARED FOR PAYNTER DIXON CONSTRUCTIONS



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# 1. INTRODUCTION

This report constitutes an application to the NSW Department of Planning and Environment (DPE) for a Site Compatibility Certificate (SCC) under clause 24 of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (the Seniors SEPP).

A SCC is required to be issued by the Minister prior to the lodgement of a DA with a local Council for seniors housing on land that is zoned primarily for urban purposes upon which specific development types are permissible, including existing registered clubs where the proposed senior's development is not permissible under the relevant environmental planning instrument.

The application relates to the site of the Blacktown Workers Sports Club (the Club), located at 170 Reservoir Road, Arndell Park, legally described as Lot 201 DP880404 (the subject site).

## 1.1. OVERVIEW

The subject site is zoned RE2 Private Recreation under *Blacktown Local Environmental Plan 2015* (the LEP). The RE2 zoning prohibits seniors housing in the form of independent living units (or 'self-contained dwellings' as they are defined in the Seniors SEPP) and residential aged care facilities (RACF). This SCC application has been made to demonstrate the site is suitable for seniors housing and upon which development consent can subsequently be sought through Council.

The site compatibility criteria that is required to be assessed are addressed in Section 6 of this report, and relate to:

- The natural environment.
- Impact on the likely future uses of the land.
- Availability of services and infrastructure.
- Impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing, approved or future uses of the land in the vicinity of the development.
- Clearing of native vegetation and the impact the proposed development is likely to have on the conservation and management of native vegetation.

This application seeks certification for seniors living on the site, incorporating the following indicative concept components:

- 800 self-contained dwellings.
- 160 residential aged care beds.
- Indicative residential floor space of 103,516sqm.
- Indicative non-residential floor space of 1,461sqm.
- Building height ranging from four storeys in the east of site to 14 storeys in the west.
- Basement car parking for a total of 880 vehicles, 829 car spaces for the self-contained dwellings and 51 car spaces for the residential aged care facility.

The SCC does not give development consent for the seniors living development, but rather provides a contextual assessment and certification that the future development of the site in the manner shown within this application is appropriate for the site and compatible with the surrounding context. Following the issue of the SCC, a DA will be lodged with Blacktown Council seeking consent for the construction of detailed building forms within the parameters assessed and approved by the SCC.

## 1.2. SUPPORTING DOCUMENTS

This report is accompanied by a range of plans and reports prepared by specialist consultants to provide a comprehensive analysis of the site, including:

- Architectural Concept Plans | Appendix A
- Social Infrastructure Assessment | Appendix B
- Traffic and Parking Assessment | Appendix C
- Flora, Fauna and Aquatic Assessment | Appendix D
- Flooding Assessment | Appendix E
- Stormwater Assessment | Appendix F
- Geotechnical Assessment | Appendix G
- Environmental Site Assessment | Appendix H
- Acoustic Assessment | Appendix I
- Heritage Assessment | Appendix J
- Electrical Services Statement | Appendix K
- Arborist Report | Appendix L
- Hydraulic Services Statement | Appendix M

## 1.3. BACKGROUND

The Club has undertaken a review of their landholdings and established there is an opportunity to diversify the uses on the site to allow for the continued financial viability of the Blacktown Workers Sports Club and associated operations.

The Club has a large parcel of land (identified as 'Site A' at Figure 1) that is currently under construction for a large outdoor recreation facility. There have been investigations into the development of the seniors living development (identified as 'Site B') subject to this application and based upon strong interest and enquiry from the Club's significant membership. The Club has some 54,000 members of which approximately 28,000 (or 52%) are over 55 years old.

To enable the development of Site B into the proposed Seniors Living Village, the Sporting Facilities (Site A) was required to be relocated to Site A. In order to facilitate the relocation, the Club submitted a Planning Proposal Request to Council to include 'recreational facility (outdoor)' as a permitted use on Site A. Council supported the Planning Proposal and the amendment to the *Blacktown Local Environmental Plan 2015* was gazetted on 26 May 2017.

A DA for the relocation of the sporting fields to Site A (that currently operates on Site B) was approved 15 November 2017 by Blacktown City Council and works are currently underway.

### 1.3.1. Existing SCC

A SCC for the site was issued by the DPE on 27 July 2016 for:

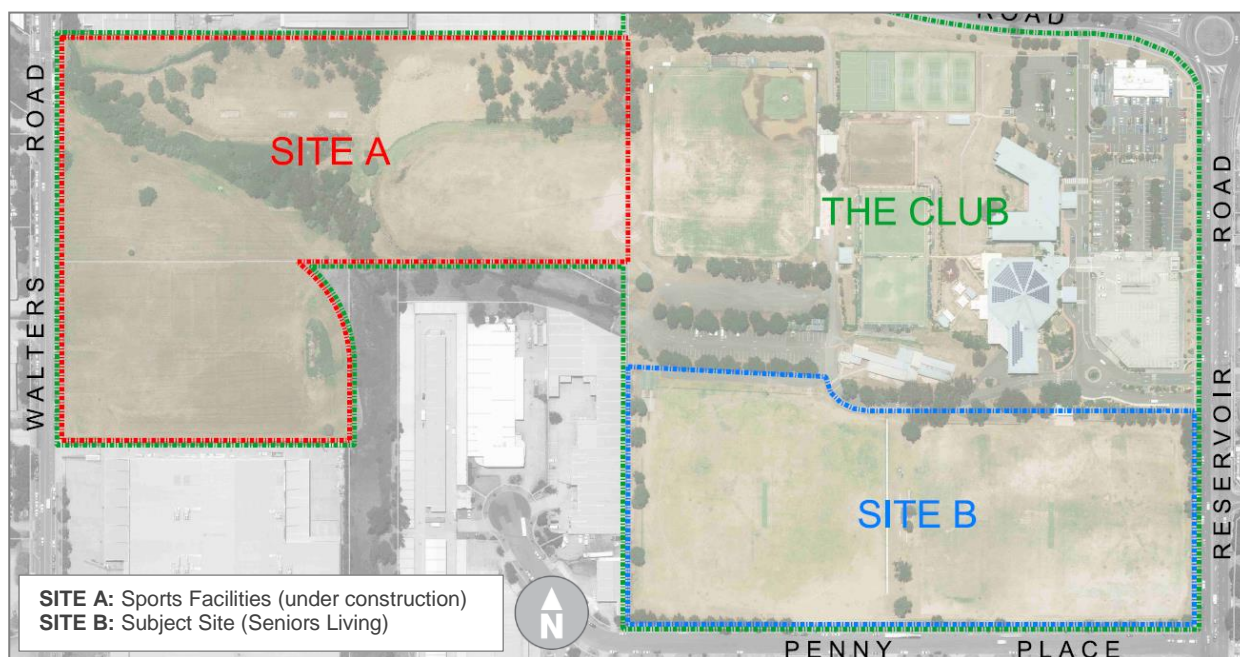
*Proposed seniors housing consisting of 12 buildings with 800 self-contained dwellings, 160 residential aged care facility beds and basement and ground level parking for 880 cars.*

The SCC certificate remains current for 24-months, and will cease to be current on 27 July 2018. Since the issue of the SCC, the Club has further refined their development concept and intend to lodge a Concept Development Application (DA) in accordance with section 4.22 of *Environmental Planning & Assessment Act 1979* (EP&A Act) with Blacktown City Council (Council) in 2018. As the current SCC will expire in July 2018, this application seeks a new SCC to be issued to enable Council to assess and determine the application with a valid SCC applying to the site.



The proposal as outlined in this application does not include any additional land than what was included in the existing SCC, and does not propose an increase in dwellings or gross floor area.

Figure 1 – Site Identification



Source: AJ+C

## 1.4. PROPOSED CHANGES TO THE ORIGINAL SCC SCHEME

The following table and figures provides a comparison of the original and proposed SCC schemes.

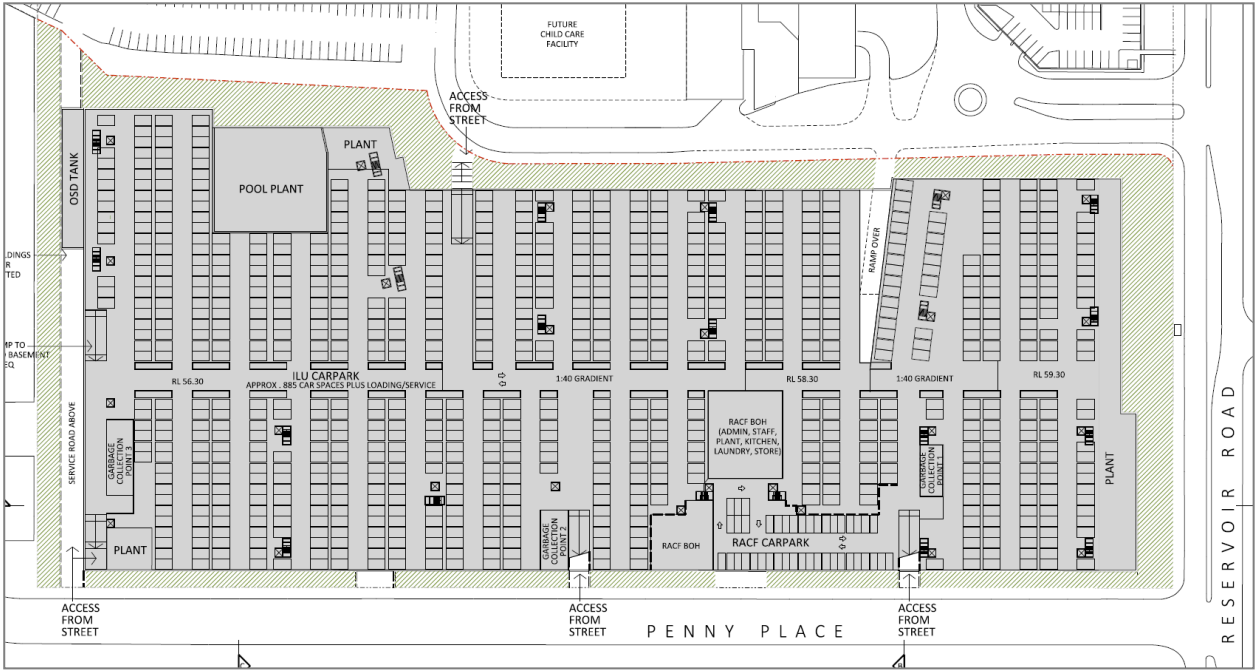
Table 1 – Comparison Table – existing and proposed SCC scheme

Component	Existing	Proposed
<b>Project Description</b>	Proposed seniors housing consisting of 12 buildings with 800 self-contained dwellings, 160 residential ages care facility beds and basement and ground level parking for 880 cars.	Proposed seniors housing consisting of 13 buildings with 800 self-contained dwellings, 160 residential ages care facility beds and basement and ground level parking for 880 cars.
<b>Self-contained dwellings</b>	800 self-contained dwellings	No change
<b>Residential aged care beds</b>	160 residential ages care facility beds	No change
<b>Floor space</b>	Indicative residential floor space of 103,516sqm.  Indicative non-residential floor space of 1,461sqm.	No change
<b>Number of buildings</b>	12	13
<b>Basement</b>	One consolidated basement	Seven individual basements to enable appropriate construction staging



Component	Existing	Proposed
Access	Three access points from Penny Place; one access point from the site internal road way.	Three access points from Penny Place. All basement access is gained via at grade circulation hardstand.
Parking	880 spaces	No change

Figure 2 – Basement Plan Comparison

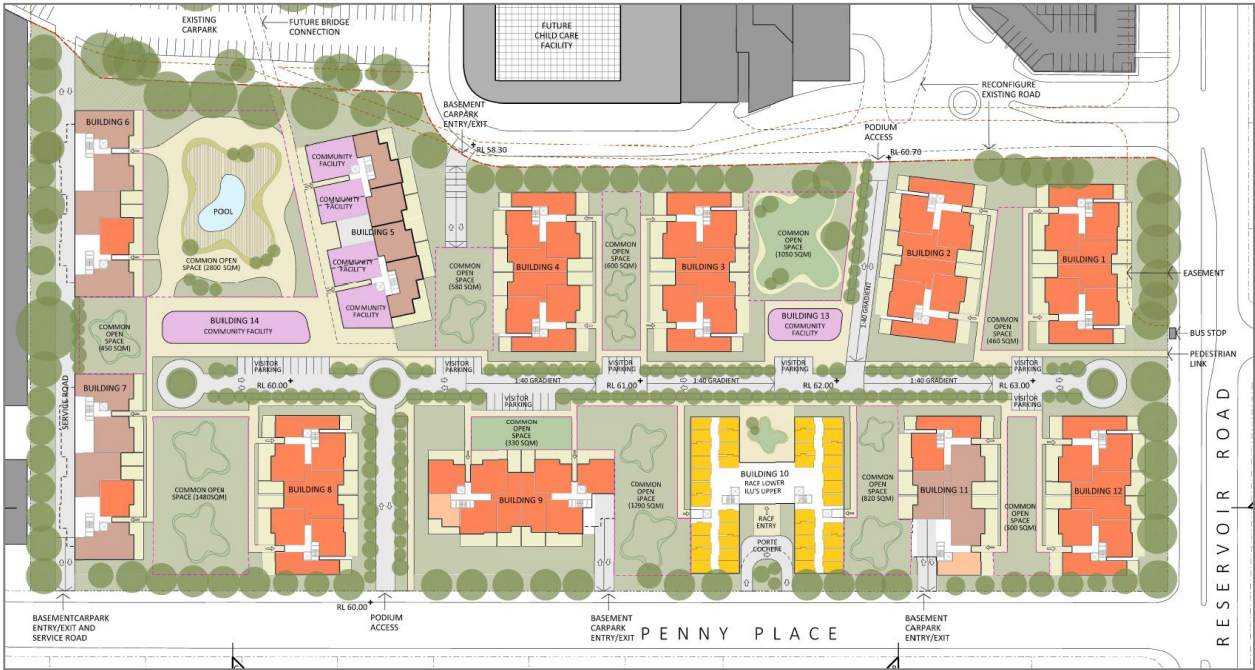


Picture 1 – Existing Basement Plan



Picture 2 – Proposed Basement Plan

Figure 3 – Ground Floor Plan Comparison

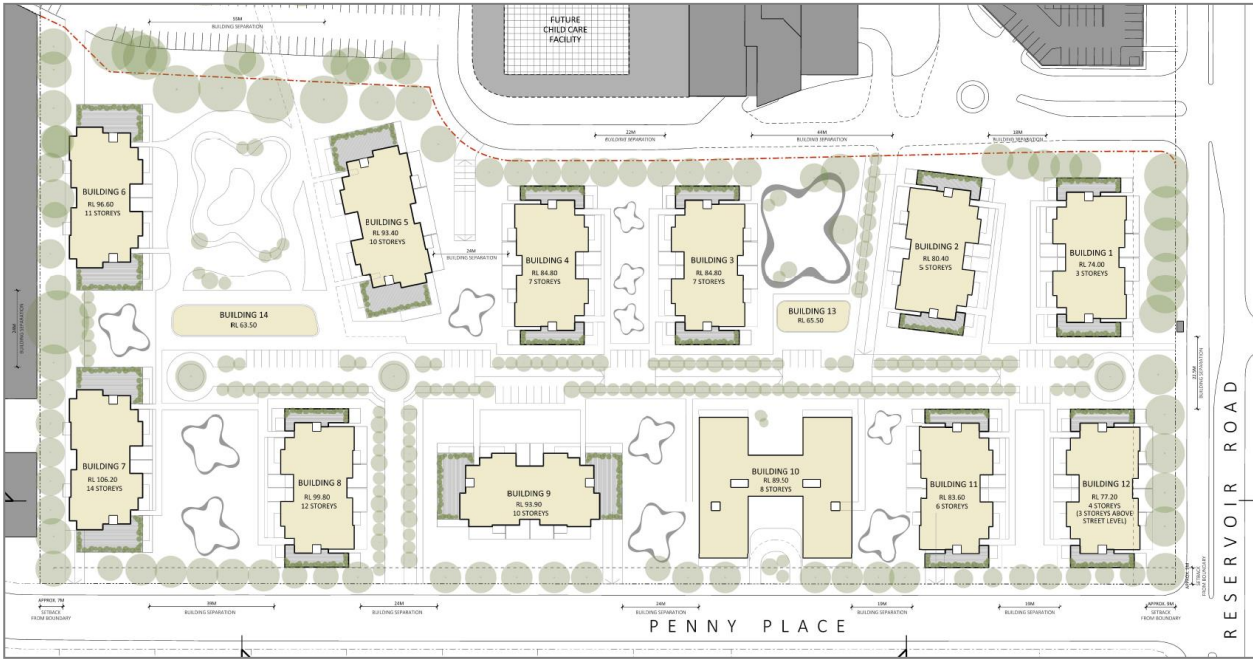


Picture 3 – Existing Ground Floor Plan

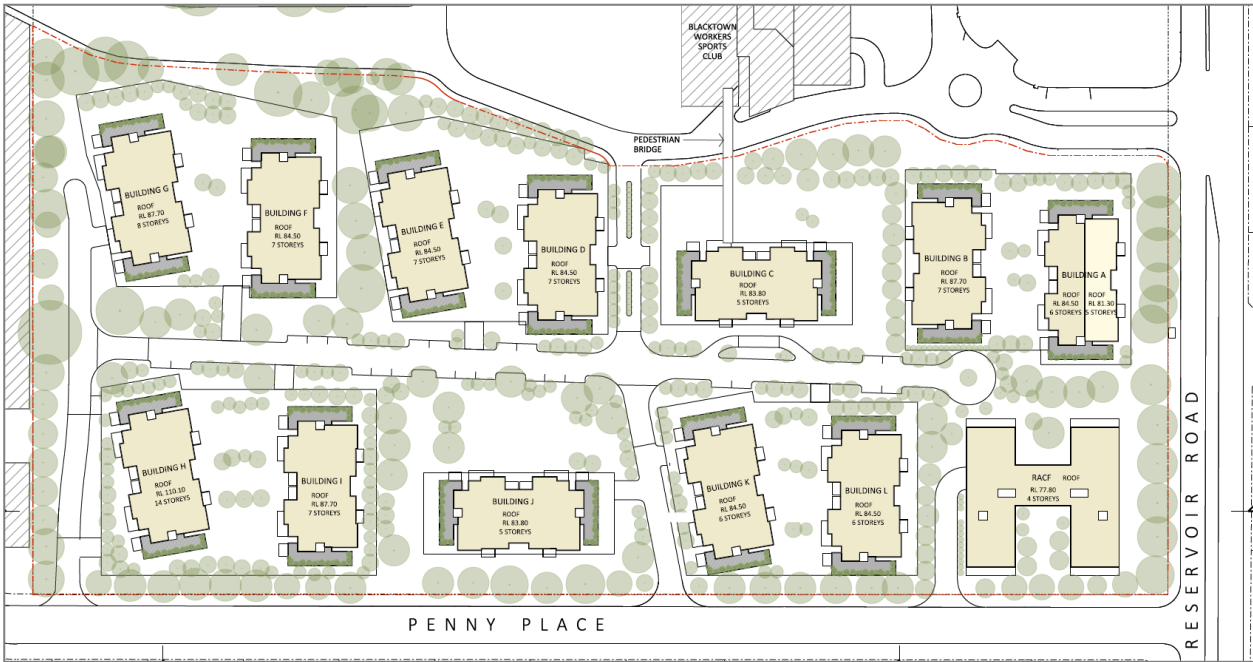


Picture 4 – Proposed Ground Floor Plan

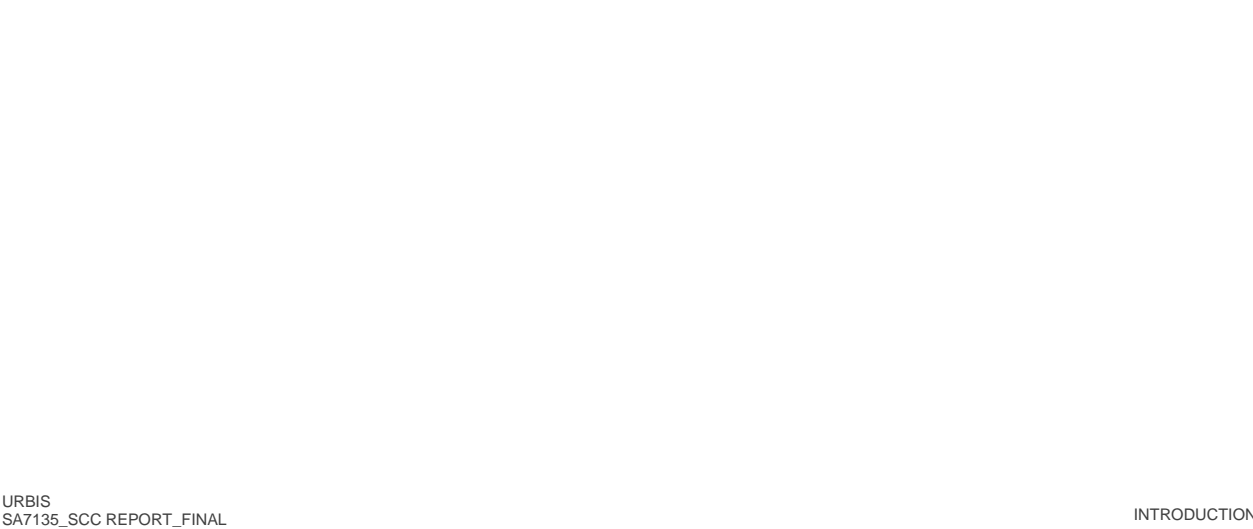
Figure 4 – Roof Plan Comparison



Picture 5 – Existing Roof Plan



Picture 6 – Proposed Roof Plan





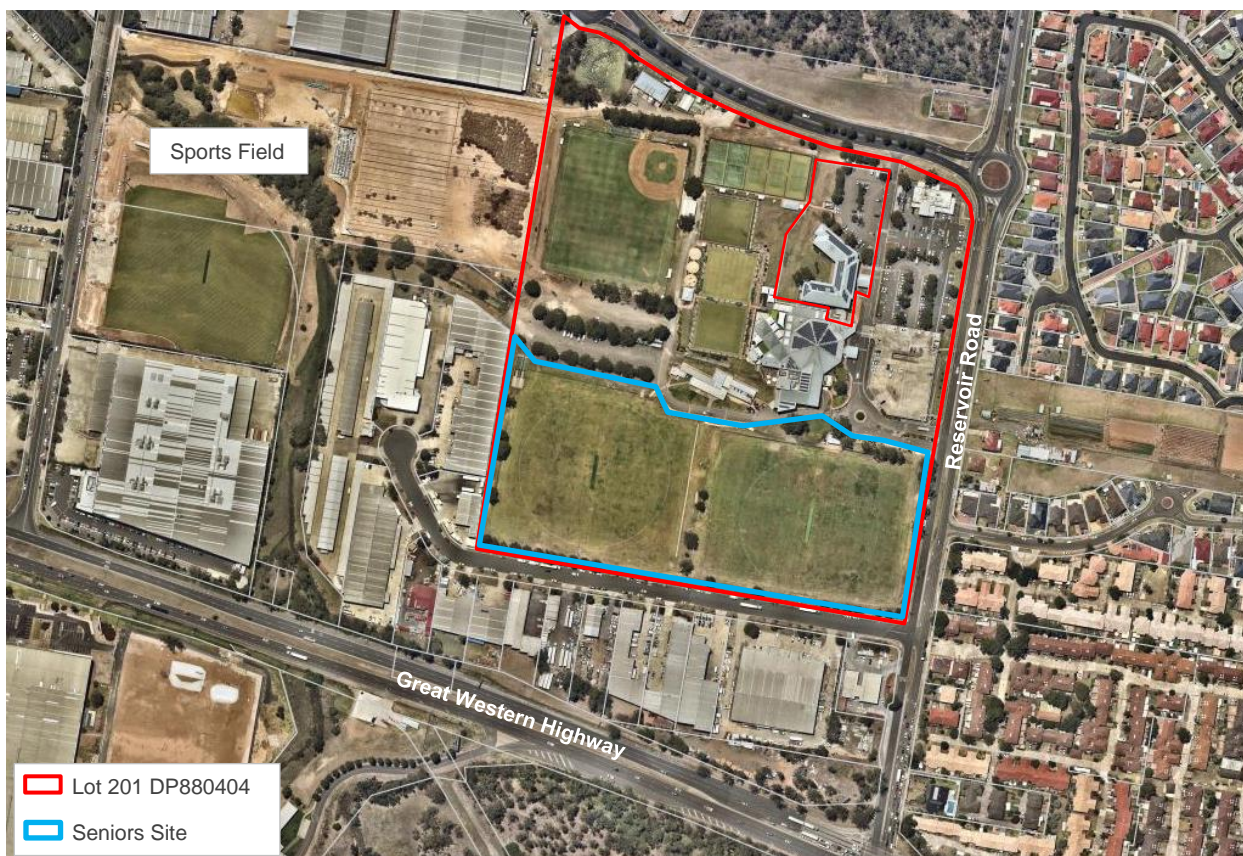
## 2. SITE LOCATION AND CONTEXT

### 2.1. THE SITE

The site:

- Is located at 170 Reservoir Road, Arndell Park;
- Is legally described as Lot 201 DP880404;
- Has a total area of 129,981sqm (the site area of the Senior Living Village, being Seniors Site on Figure 1, is 51,000sqm);
- Has frontages to Penny Place in the south, Reservoir Road to the east and internal Club roads in the north;
- Accommodates the Blacktown Workers Sports Club which includes a bistro, bars, lounges, other food and beverage operations and function rooms;
- Accommodates the Club's sporting facilities being the Harold Laybutt Sporting Complex which includes sporting and health facilities and large sports fields; and
- Has its main Club entrance is off Reservoir Road, with additional access via Holbeche Road in the north.

Figure 5 – Site Context



Source: Nearmap (date 18 January 2018)



Figure 6 – Existing Development On Site



Picture 7 – The Site - Looking West from Reservoir Road



Picture 8 – The Site – Looking North-West from Reservoir Road



Picture 9 – Existing Club Facilities to the North of Site - Looking North-West



Picture 10 – The Club Entrance – Looking South from Reservoir Road



Picture 11 – The Site – Looking West from the Club site



Picture 12 – The Site – Looking North-East from Penny Place

Source: Google Maps

## 2.2. LOCAL CONTEXT

The local context is summarised in the table below.

Table 2 – Local Context

Direction	Land Use
<b>North</b>	<ul style="list-style-type: none"> <li>• Directly to the north of the subject site is the Blacktown Workers Sports Club, Travelodge Blacktown and McDonald's restaurant.</li> <li>• Goodman Gateway Industrial Estate (209 Walters Road, Arndell Park) which contains a range of warehousing land uses is located in the north-west.</li> <li>• Further north is the suburb of Blacktown, with Evans High School, Walters Road Public School and St Dominic's Hostel, and low density residential neighbourhoods.</li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>• Directly south of site is the Blacktown Mitre 10 and a range of service type light industrial and commercial land uses. No heavy industry land uses are located within this area.</li> <li>• Prospect Reservoir is located to the south of the M4 Western Motorway.</li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>• Low density residential neighbourhoods characterise east of the subject site.</li> <li>• Housing along the eastern side of Reservoir Road is 1-2 storeys in scale on the adjacent side of Reservoir Road with the carriageway width of approximately 25m-30m</li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>• Directly to the west is a range of light industrial uses in the suburbs of Arndell Park and Huntingwood, including Storage King Blacktown.</li> <li>• Blacktown Workers Sports Club sporting facility is currently under construction.</li> <li>• Bungarabee Super Park which is characterised by vast open space is located further west and is bound by the WestLink M7.</li> </ul>



Figure 7 – Surrounding Development



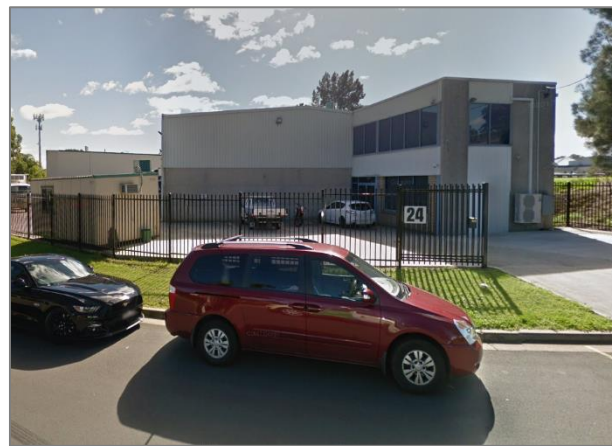
Picture 13 – Looking East – Residential Development Adjacent to Site



Picture 14 – Looking North-East – Petrol Station on corner of Reservoir Road and Penny Place



Picture 15 – Looking South – Commercial and Light Industrial Land Uses on Penny Place



Picture 16 – Looking North – Commercial and Industrial Site Adjoining Site in the West



Picture 17 – Looking South-West – Cnr Reservoir Road and Holbeche Road



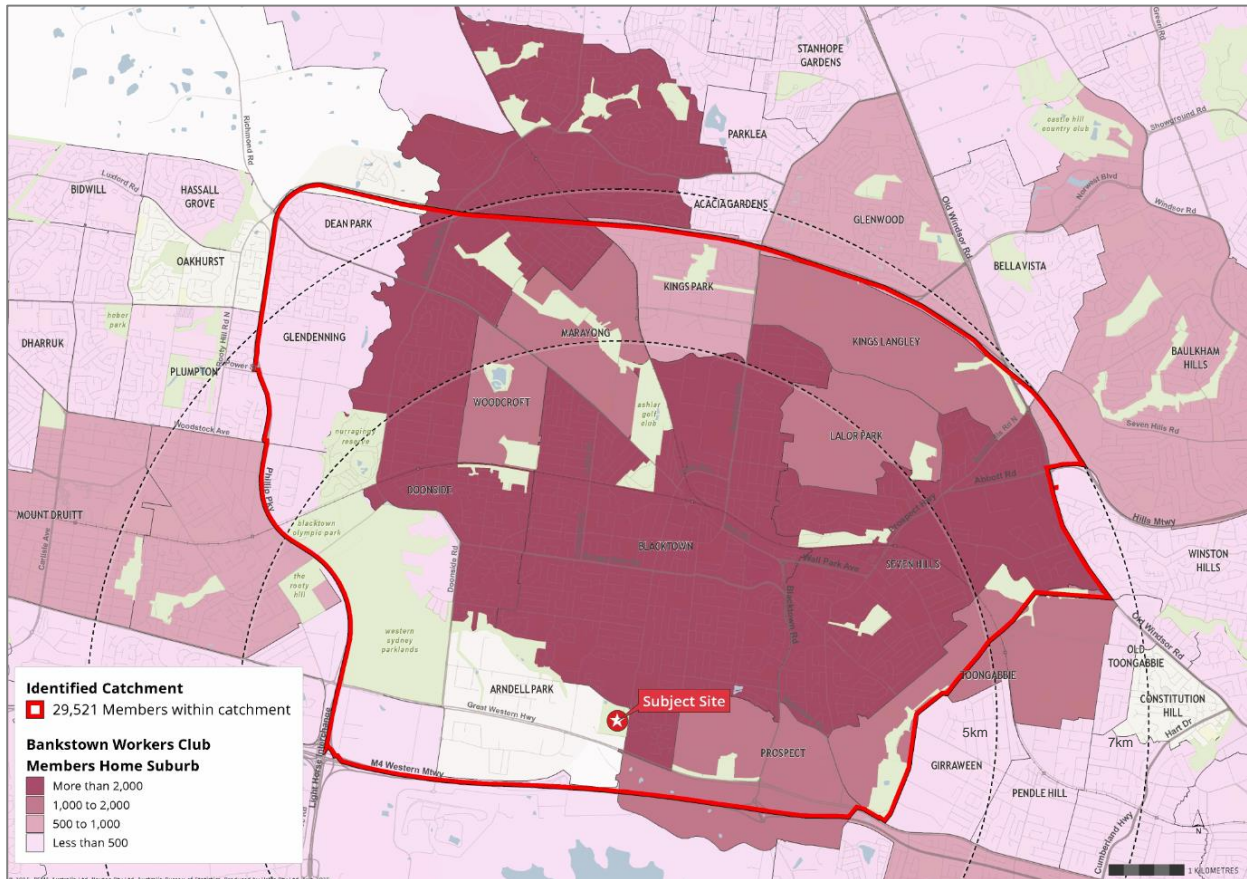
Picture 18 – Looking North – Reservoir Road

Source: Google Maps

The following provides the demographics related to the approximate primary 7km catchment area of the Club, although this could be considered a conservative estimate of the entire catchment. This data was gathered from membership information provided by the Club and the Australian Bureau of Statistics.

Figure 8 shows the suburbs where Club members reside. There is an approximate total of 54,000 members, of which 29,521 members live within the 7km catchment. Club members are concentrated in the suburbs of Blacktown, Doonside, Woodcraft and Seven Hills.

Figure 8 – Blacktown Workers Sports Club Membership – Suburbs of Residence

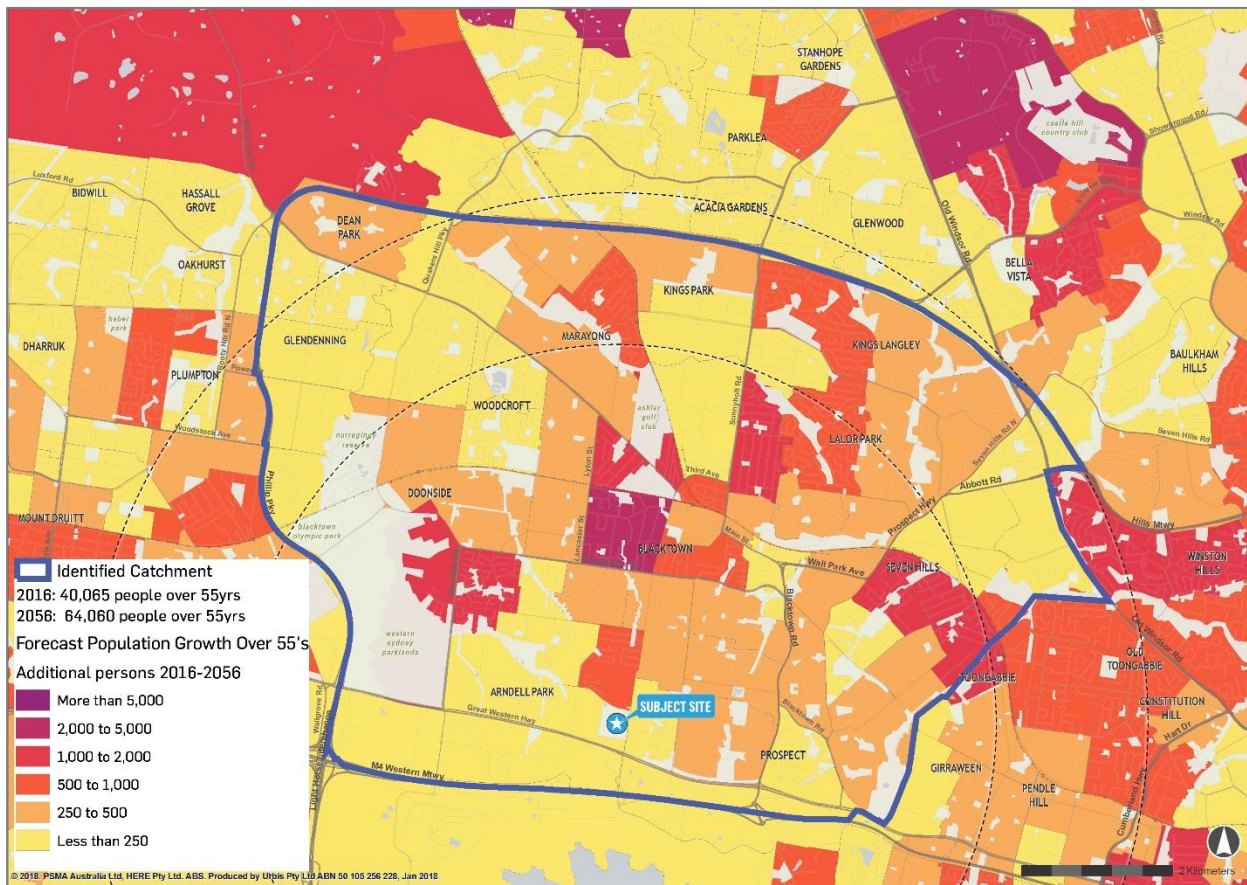


Source: Urbis GIS

Figure 9 overleaf shows the forecasted population growth for people over the age of 55 within the Clubs catchment area from 2011 to 2041. The suburbs that have large amounts of Club members (Figure 8) also display a trend of an aging population, particularly in the suburbs of Blacktown, Seven Hills and Lalor Park. This shows that the quantum of development proposed as part of this SCC application will meet an apparent demand within the catchment area of the Club.



Figure 9 – Forecast Population Growth Over 55's



Source: Urbis GIS

### 3. INDICATIVE CONCEPT

The Blacktown Workers Sports Club seeks to develop the site as a mix of seniors living (self-contained dwellings units and residential care facilities), complemented by existing and new ancillary facilities including child care, gymnasium and out/indoor sporting facilities.

Figure 10 – Proposed Concept Layout Plan



Source: AJ+C Architects

The indicative concept upon which this SCC application is based (which is the subject of further design development as part of the subsequent DA process) comprises the following elements:

- 800 self-contained dwellings.
- 160 residential aged care beds.
- Indicative residential floor space of 103,516sqm.
- Indicative non-residential floor space of 1,461sqm.
- Building height ranging from four storeys in the east of site to 14 storeys in the west.
- Basement car parking for a total of 880 vehicles, 829 car spaces for the self-contained dwellings and 51 car spaces for the residential aged care facility.

## 4. STRATEGIC PLANNING CONTEXT

The following provides a summary of the key and relevant strategic planning documents.

### 4.1. A PLAN FOR GROWING SYDNEY

In December 2014, the State Government released 'A Plan for Growing Sydney' (the Plan) which is the primary strategic planning document guiding land use decisions in Sydney. The Plan identifies the following relevant actions and directions:

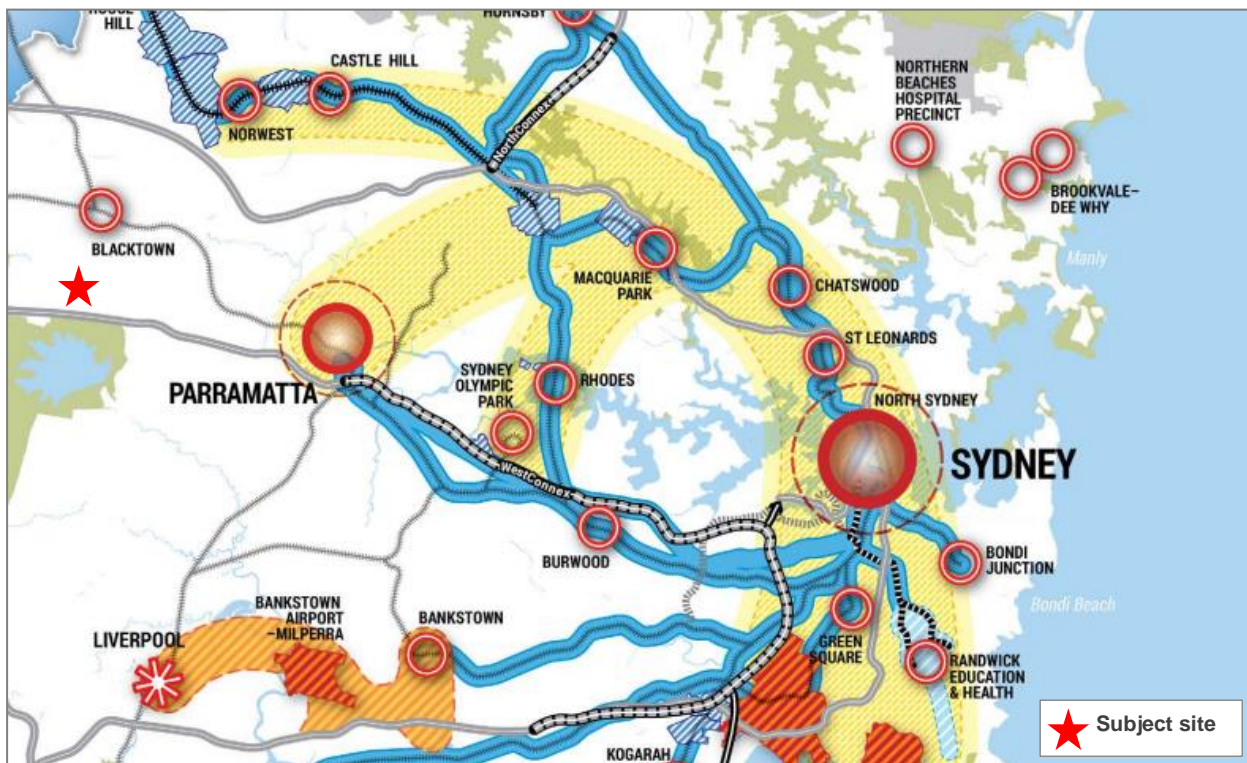
- **Direction 2.1:** Accelerate housing supply across Sydney:
  - Increasing housing supply and addressing housing affordability and choice.
  - Facilitate the delivery of an additional 664,000 dwellings over the next 20 years.

The proposal includes the provision of 800 additional self-contained dwellings for seniors and an additional 160 residential care facility beds for those who require specialised care. As such, the proposal increases the supply of housing choice for those in the later years of life, whilst facilitating the delivery of additional dwellings.

- **Direction 2.3:** Improve housing choice to suit different needs and lifestyles:
  - As the population ages, many people will choose to downsize their homes. Most people will prefer to remain in their communities.

The provision of a Seniors Living Village in close proximity to the community facilitates of the Club contributes to allowing local senior citizens to reside within the community and locality they are currently connected to. The Club has a membership base of 54,000 members of which 28,000 are over 55. It is also important to note that 29,521 (or 54%) of its members live in the suburbs considered to be in the approximate primary catchment of the site.

Figure 11 – Extract from A Plan for Growing Sydney



Source: NSW Government



### 4.1.1. West Central Subregion

Blacktown Local Government Area (LGA) is located in the West Central Subregion in the Plan. The subregion 'will be a significant focus for infrastructure investment and intensive growth over the next 20 years'. Relevant priorities raised in the Plan include:

- *Accelerate housing supply, choice and affordability and build great places to live.*
- *Work with Council to provide capacity for additional mixed-use development in Blacktown including services and housing.*

The proposal will increase housing supply and choice for the seniors of Blacktown LGA. Also, it is expected that the increase of housing supply designed particularly for seniors will put downward pressure on housing affordability.

## 4.2. DRAFT GREATER SYDNEY REGION PLAN

In October 2017, the Greater Sydney Commission released the 'Draft Greater Sydney Region Plan' which when finalised will replace A Plan for Growing Sydney as metropolitan Sydney's primary strategic planning document.

The Plan identifies the following relevant actions and directions:

- **Objective 10: Accelerate housing supply:**
  - *725,000 new homes will be needed to meet forecasted population demands by 2036*
  - *Provide a range of housing types, tenures and price points to provide for the needs of the community and different stages of life and household types.*
  - *Link the delivery of new homes with local infrastructure.*

The proposal provides for 800 seniors dwellings and a 160 bed residential aged-care facility which represents a significant contribution to housing supply and diversity in the Blacktown LGA and Greater Sydney. The site is well-situated in close proximity to a range of community services and local infrastructure and will enable older people to age in place.

- **Objective 12: Great places that bring people together**
  - *Prioritising a people-friendly public realm and open spaces as a central organising design principle.*
  - *Providing fine grain urban form, high amenity and walkability.*

The proposal provides a significant quantum of open space for the enjoyment of future residents, as well as being adjacent to the sporting facilities currently under construction and in close proximity to Bungaribee Park. The proposal will be further refined at the DA stage to ensure a high level of amenity is offered to residents and visitors.

## 4.3. REVISED DRAFT CENTRAL CITY DISTRICT PLAN

The revised Draft Central City District Plan was released in October 2017 and is one of six such plans covering the Greater Sydney Metropolitan Area. The Plan sets out priorities and actions relating to improving the productivity, liveability and sustainability of the District.

Key priorities and actions for the Central District which are relevant to the site's context and this SCC application include:

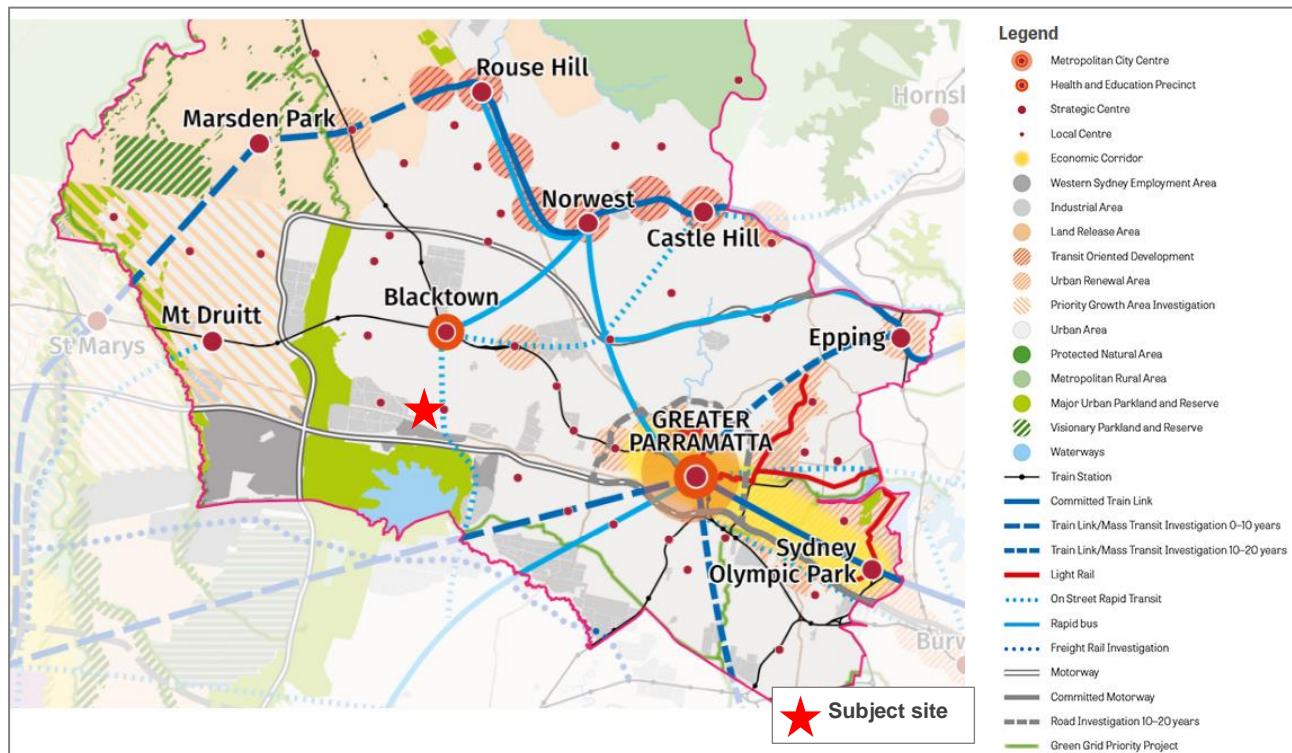
- Deliver inclusive places of people of all ages and abilities that support healthy, resilient and socially connected communities by:
  - Providing walkable places with active street life and a human scale
  - Co-locating schools, social, health, sporting, cultural and shared facilities.
- Deliver social infrastructure to reflect the needs of the community now and into the future.



The Plan identifies that an 183% proportional increase in people aged 85 and over and a 95% increase in the 65-84 age group is expected by 2036. The Plan envisages that compact housing types and medium density housing, as well as the design of walkable neighbourhoods will be necessary to support the growing elderly population. These housing types will create opportunities for older people to continue to live close to family, friends and established health and support networks.

The site presents an opportunity to create a master planned Seniors Living Village in Arndell Park which will facilitate the delivery of a medium density neighbourhood as envisaged by the Plan. The site is also well located adjacent to community infrastructure including the future Sporting Fields, health services and shared facilities.

Figure 12 – Central City District Overview



Source: Greater Sydney Commission 2018

## 4.4. OUR BLACKTOWN 2036

Our Blacktown 2036 is Blacktown City Council's principle Community Strategic Plan. Our Blacktown 2036 predicts that by 2036 Blacktown LGA's population will grow by 49% to have a population of 521,450 persons. Of this population, 77,250 people will be aged 65 or over, which represents a 176% increase.

This increase indicates that the 65+ age bracket is the fastest growing population group in Blacktown LGA, which will result in additional demand for seniors housing and services. The proposal to provide 800 self-contained seniors dwellings and a 160-bed residential aged-care facility will therefore support the objectives of Our Blacktown 2036 through its significant contribution to the provision of seniors housing within Blacktown LGA.

Refer to the Social Infrastructure Assessment Report at Appendix B for a full description of the Blacktown City Council Social Profile and the Ageing Profile.

## 5. STATUTORY FRAMEWORK

### 5.1. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING SENIORS AND PEOPLE WITH A DISABILITY) 2004

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the Seniors SEPP) permits development on certain land for housing for seniors and people with disabilities. Clause 15 of the SEPP allows seniors housing to be carried out with consent on land zoned primarily for urban purposes.

The type of Seniors Housing proposed by the development is defined as self-contained dwellings and residential care facilities, defined under the SEPP as:

**self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

**residential care facility** is residential accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

*not being a dwelling, hostel, hospital or psychiatric facility.*

Clause 23 of the Seniors SEPP includes special provisions for the development of seniors housing on land used for an existing registered club. This clause requires that the club use is distinctly separate from the senior's development, and that appropriate protocols are in place to manage misuse and abuse of gambling by senior's residents. As identified on the indicative concept plan, the seniors housing subject to the SCC application is separated from the Club. The detailed DAs to follow will be required to address detailed design matter and appropriate protocols to minimise harm associated with gambling.

Clause 24 requires that a site compatibility certificate (SCC) be obtained from the DPE for seniors housing on land that is used for the purposes of an existing registered club where the proposed development is not permissible under the relevant environmental planning instrument. As such, a SCC is required for the proposed development.

Clause 25(5)(b) lists criteria to be addressed in an application for a SCC. These criteria are addressed, in respect to the proposed development, in Section 6 of this report.

The contextual assessment and satisfaction of the various criteria under Clauses 24 and 25 of the Seniors SEPP within this SCC application provides the basis for a positive assessment of the proposed development that will be articulated in further detail in the relevant DA documentation required to be submitted to Blacktown Council following SCC approval.

### 5.2. STATE ENVIRONMENTAL PLANNING POLICY NO 65- DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

*State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) aims to improve the design quality of residential flat development in New South Wales, having regard to its economic, environmental, cultural and social benefits, including sustainability, the public domain, amenity and the changing needs of the population.

SEPP 65 applies to the residential accommodation component of seniors housing. Further detailed assessment of the proposal against SEPP 65 and the ADG will be undertaken at DA stage.

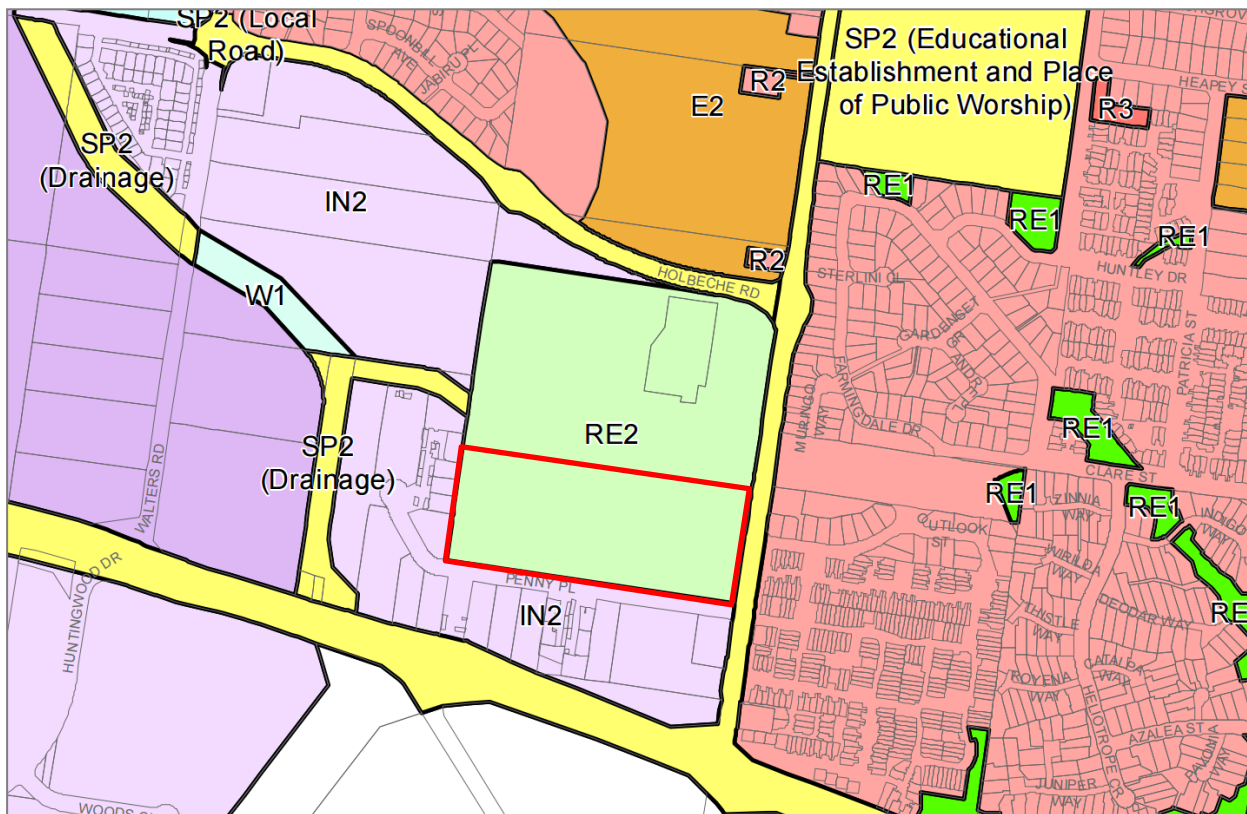
## 5.3. BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015

*Blacktown Local Environmental Plan 2015* (the LEP), prepared in accordance with the State Government's Standard Instrument template, came into effect in July 2015. The following assesses the proposal against relevant provision of the LEP.

### 5.3.1. Zoning

The site is zoned RE2 Private Recreation under the LEP. Seniors housing is not identified as a permissible use in the RE2 zone, and is as such prohibited on the site unless a SCC is granted.

Figure 13 – Blacktown LEP 2015 Zoning



The objectives of the RE2 Private Recreation zone are:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The proposal is consistent with the RE2 Private Recreation zone objectives for the following reasons:

- The indicative concept plan provides 9,550sqm of accessible private open space at ground level. This is in addition to the substantial supply of private open and recreational space as part of the sports field development on adjacent Club land.
- The provision of 9,550sqm of accessible private open space at ground level and a range of ancillary community uses on site provides a variety of settings in which recreational activities can occur.
- The provision of significant gardens and the retention of certain trees on site will enhance and protect the natural environment on site.

### 5.3.2. Building Height and Floor Space Ratio

There is no maximum building height or floor space ratio applicable to the subject site.

## 6. SITE COMPATIBILITY CRITERIA

Clause 25(5)(b) of the Seniors SEPP contains the 'heads of consideration' to be addressed in a SCC application. These are listed below:

*25(5) The Director-General must not issue a site compatibility certificate unless the Director-General:*

*(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:*

*(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.*

Each of these heads of consideration is addressed below, in respect to the proposed development.

### 6.1. THE NATURAL ENVIRONMENT

#### 6.1.1. Environmental Values

Ecological Australia has prepared a Flora, Fauna and Aquatic Assessment Report included in Appendix D, which finds:

- No threatened flora is present within the study area.
- Direct flora and fauna impacts resulting from the proposed indicative concept plan involves the removal of Eucalypts and Casuarina species, and removal/modification of exotic grassland. However, the planted Eucalypts and Casuarinas are considered to be of low ecological constraint given that the vegetation was originally planted as a landscape feature and not as part of a native vegetation community.

The report provides a range of recommendations in order to mitigate against the minor impacts identified above. This demonstrates that adequate solutions and mitigation measures are available at DA stage to provide a satisfactory environmental outcome. Hence, such an assessment provides satisfactory comfort to proceed with the SCC and subsequent DA.

The Arborist Report prepared by Australis Tree Management (Appendix L) finds that there are thirty-eight trees that have been selected for retention, of which four have high retention value. Individual tree protection zones will be established for all trees listed within the Arborist Report. Twenty-four trees have been proposed to be removed given the proximity to the proposed development. The proposal will include significant landscaping and 7,740sqm (approx.) of deep soil zones to enable the healthy growth of large trees. As such the removal of trees will be offset.



## 6.1.2. Natural Hazards

### Geotechnical

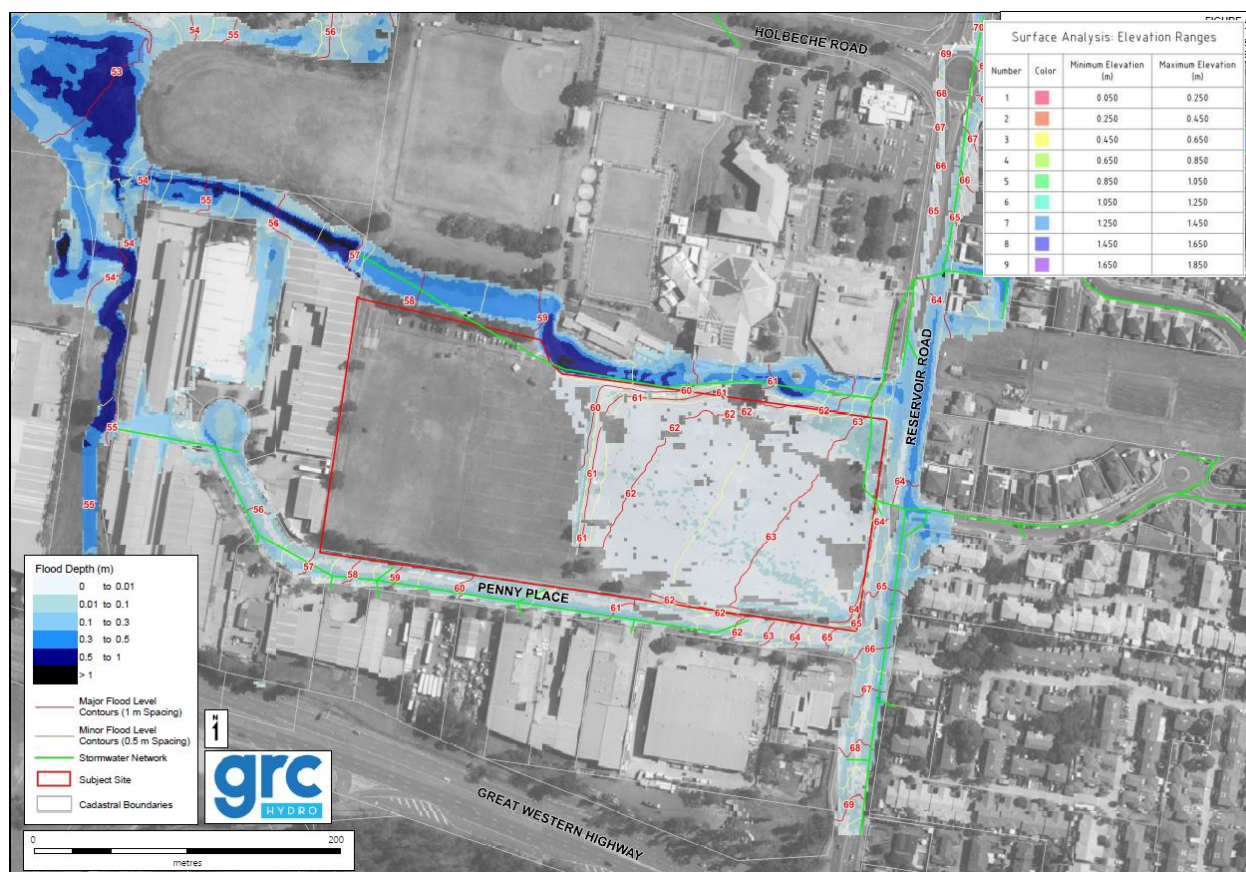
JK Geotechnics have assessed the site for geotechnical issues that may result from the proposal and have provided design and civil engineering recommendations in response. The Due Diligence Geotechnical Investigation report, attached at Appendix G, demonstrates the proposal can be designed and constructed to respond to the geotechnical constraints of the site.

### Flooding

GRC Hydro have modelled the existing one in 100-year flood levels for the site, which are generally contained within the existing road corridor to the north of site (refer to Figure 14). The Flood Assessment included at Appendix E finds:

- In the 100-year flood event, the subject site is affected by low hazard flooding ( $< 0.05\text{m}$ ), and any excess water will flow down the northern and southern flow paths parallel to Penny Place. The surrounding areas of high flooding will not affect flood egress from the site.
- Access to the site is possible during both the 100-year flood event and the PMF event, and as such evacuation of the site can occur during a flood event.
- The Seniors Living development can be achieved with risks kept at acceptable levels.

Figure 14 – Existing 1 in 100 Year Flood Depths



Source: GRC Hydro

### Stormwater

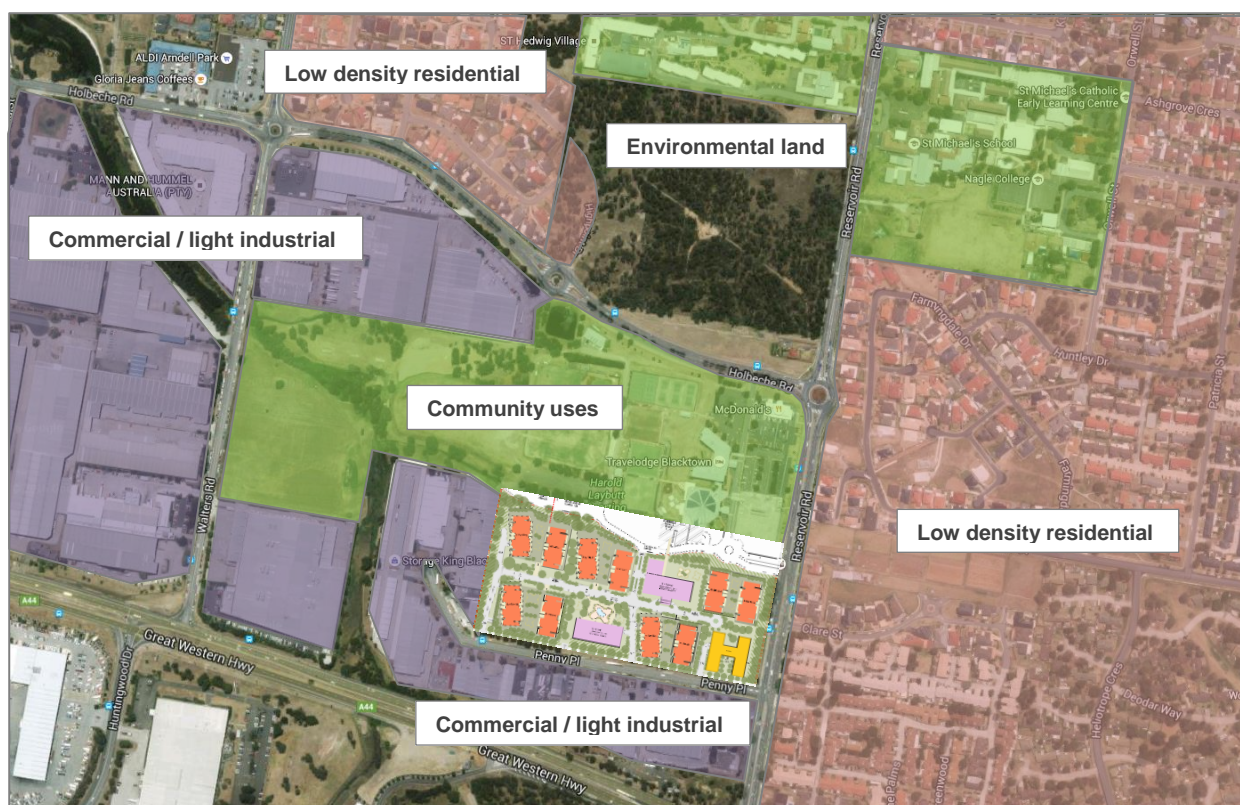
The Seniors Living development will increase the impervious areas of the site. As such, stormwater attenuation is required to manage the conveyance of stormwater on the site. Wood and Grieve Engineers have modelled the extent of the stormwater impacts and proposed that attenuation will be provided in the form of a number of underground concrete tanks. All stormwater runoff from the site will be treated prior to discharging from the site. Treatment will be constructed downstream of the stormwater attenuation systems to ensure all runoff is passed through the system prior to discharging into the creek.

Refer to the Stormwater Management Report at Appendix F.

### 6.1.3. Existing and Approved Uses Surrounding the Site

- The surrounding locality is characterised by low density residential uses to the east and further to the north, and large lot light industrial immediately to the south and west. The Blacktown Workers Sports Club with the provision of community related facilities and services are located to the north of site.
- The proposed seniors housing is compatible with the character of the area and at the interface with the low density residential area to the east. The proposal has a four storey (visible) height and a significant setback from the residential properties to the east, then steps up to fourteen storeys in the west where the less sensitive commercial and light industrial land uses are located.
- The commercial (warehousing and retail) and light industrial uses located to the west and south of site are not anticipated to adversely impact of the proposed Senior Living Village given:
  - The adjoining uses are of a nature that adverse environmental impacts (noise and odour) are unlikely to occur,
  - The masterplan is generally orientated to the north to capture the amenity of the community uses to the north and solar access, and
  - The masterplan will provide significant landscaping and soft screening on the western and southern boundary to delineate between the commercial and residential characters.
- There are no known relevant approvals within the immediate vicinity of the site that would be compromised by the proposed development.

Figure 15 – Existing and Approved Land Uses Surrounding the Site



Source: Google Maps, modified by Urbis

## 6.2. IMPACT ON THE LIKELY FUTURE USES OF THE LAND

### 6.2.1. A Plan for Growing Sydney

- A Plan for Growing Sydney does not identify any specific uses on the subject site or the land immediately surrounding.



- The proposal is consistent with the goal of the plan to increase housing choice and allows the local aging population who choose to downsize their homes to remain within the Blacktown area (see Direction 2.3 and further discussion at Section 4.1).

### **6.2.2. West Central Subregion**

- The West Central Subregion section within A Plan for Growing Sydney does not identify any specific uses on the subject site or the land immediately surrounding.
- The proposal is consistent with the priority to 'accelerate housing supply, choice and affordability and build great places to live'. The provision of 800 self-contained dwellings will improve the housing choice and affordability for seniors in the Blacktown area, whilst the quality, facilities and amenity of the proposed Seniors Living Village will afford future residents with an excellence place to live.

### **6.2.3. Revised Draft Central City District Plan**

- The revised Draft Central City District Plan does not identify any specific uses on the subject site or the land immediately surrounding.
- The proposal is consistent with the identification in the Plan that an 183% proportional increase in people aged 85 and over and a 95% increase in the 65-84 age group is expected by 2036. The Plan envisages that compact housing types and medium density housing, as well as the design of walkable neighbourhoods will be necessary to support the growing elderly population. These housing types will create opportunities for older people to continue to live close to family, friends and established health and support networks. The site presents an opportunity to create a master planned Seniors Living Village in Arndell Park which will facilitate the delivery of a medium density neighbourhood as envisaged by the Plan. The site is also well located adjacent to community infrastructure including the future Sporting Fields, health services and shared facilities.

### **6.2.4. Blacktown Local Environmental Plan 2015**

- A range of suitable land uses are permissible within the RE2 Private Recreation zone.
- As stated in Section 5.3.1 of this report, the proposal is consistent with the RE2 Private Recreation zone objectives for the following reasons:
  - The indicative concept plan provides approx. 9,550sqm of accessible private open space at ground level. This is in addition to the substantial supply of private open and recreational space as part of the sports field development on adjacent Club land.
  - The provision of 9,550sqm of accessible private open space at ground level and a range of ancillary community uses on site provides a variety of settings in which recreational activities can occur.
  - The provision of significant gardens and the retention of certain trees on site will enhance and protect the natural environment on site.
- It is considered that the proposed use of the site for independent senior's living units will have minimal significant impacts on the future use of the site or of surrounding sites.

### **6.2.5. Continued Use as a Club Site**

- The Blacktown Workers Sports Club has occupied the subject site since 1998, although the sports facilities have been on site since 1969. The Club has a membership of approximately 54,000 people, a large portion of who reside in the Blacktown area.
- The diversification of uses (including the provision of seniors housing) on the site is necessary to allow for the continued financial viability of the club.
- The club is committed to continuing to provide community facilities to its members and the wider community.
- The proposed seniors living component of the development, and the distinctly separate function of both the club use and the seniors housing will not result in any significant impact on the future use of the site for registered club and community uses.

## 6.3. THE AVAILABILITY OF SERVICES AND INFRASTRUCTURE (PARTICULARLY TRANSPORT, MEDICAL, RETAIL AND COMMUNITY)

The Social Infrastructure Assessment attached at **Appendix B** identifies the existing social infrastructure within the vicinity of the subject site and considers the extent to which existing provision in the surrounding catchment can cater for any additional demand, and how any on site provision may cater to future demand.

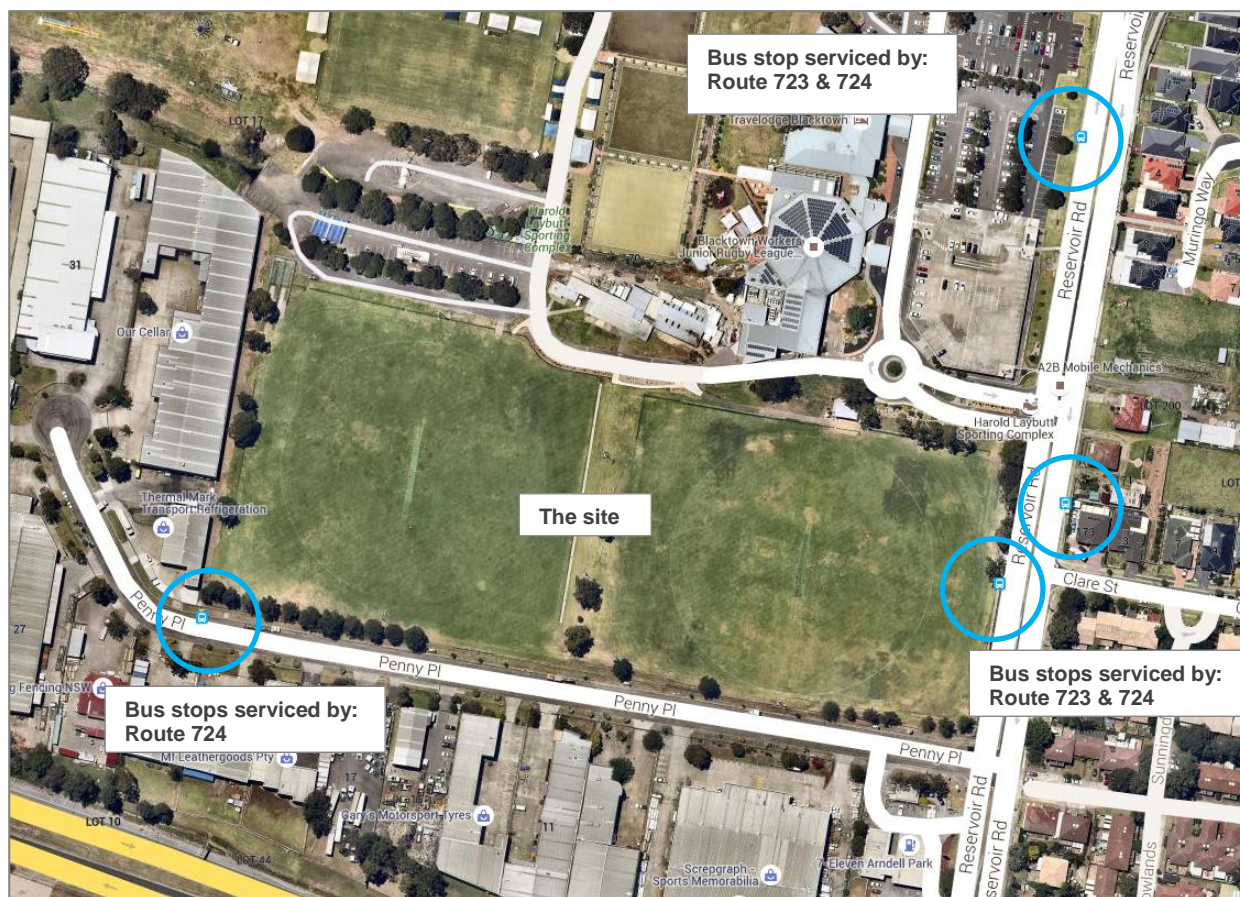
The following discussion captures the findings of the Social Infrastructure Assessment report.

### 6.3.1. Public Transport

The site is located within 400m of two bus stop on Reservoir Road and a bus stop on Holbeche Road, and provides access to two bus routes 723 and 724. Both bus routes connect the site to the Westpoint Shopping Centre, bus interchange and Blacktown Train Station.

Figure 16 shows the site in relation to the bus stops. Figure 17 and Figure 18 show the bus routes for routes 723 and 724 on a typical weekday. Figure 19 shows the return bus trip from Blacktown centre which stops at the bus stop to the south of site on Penny Place.

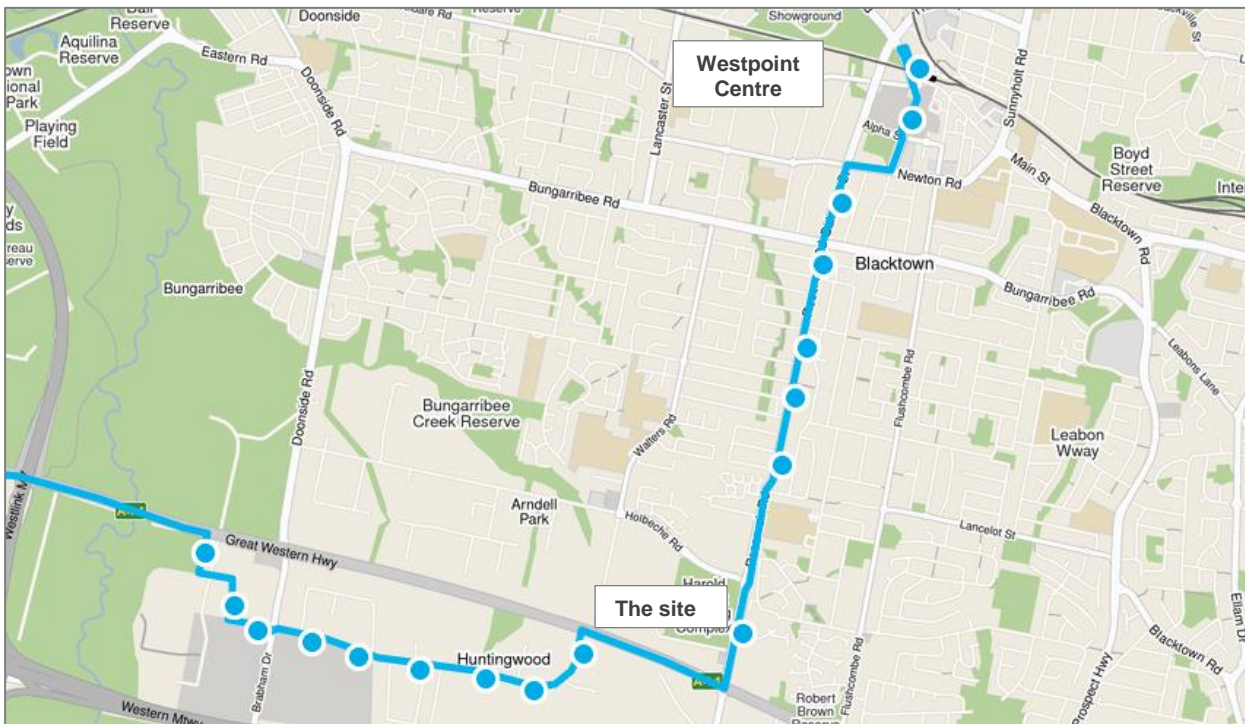
Figure 16 – Bus Stops Near Site



Source: Nearmap

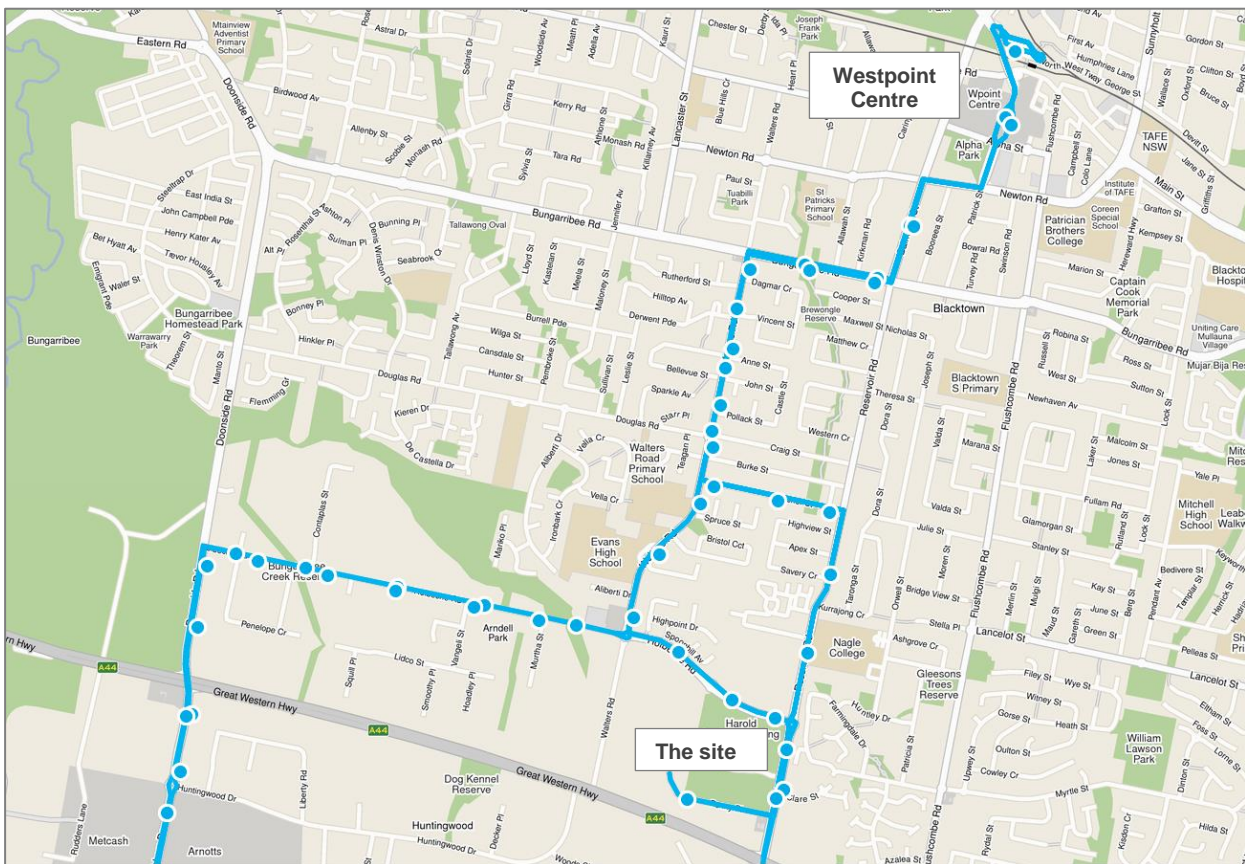


Figure 17 – Bus Route Map – Route 723



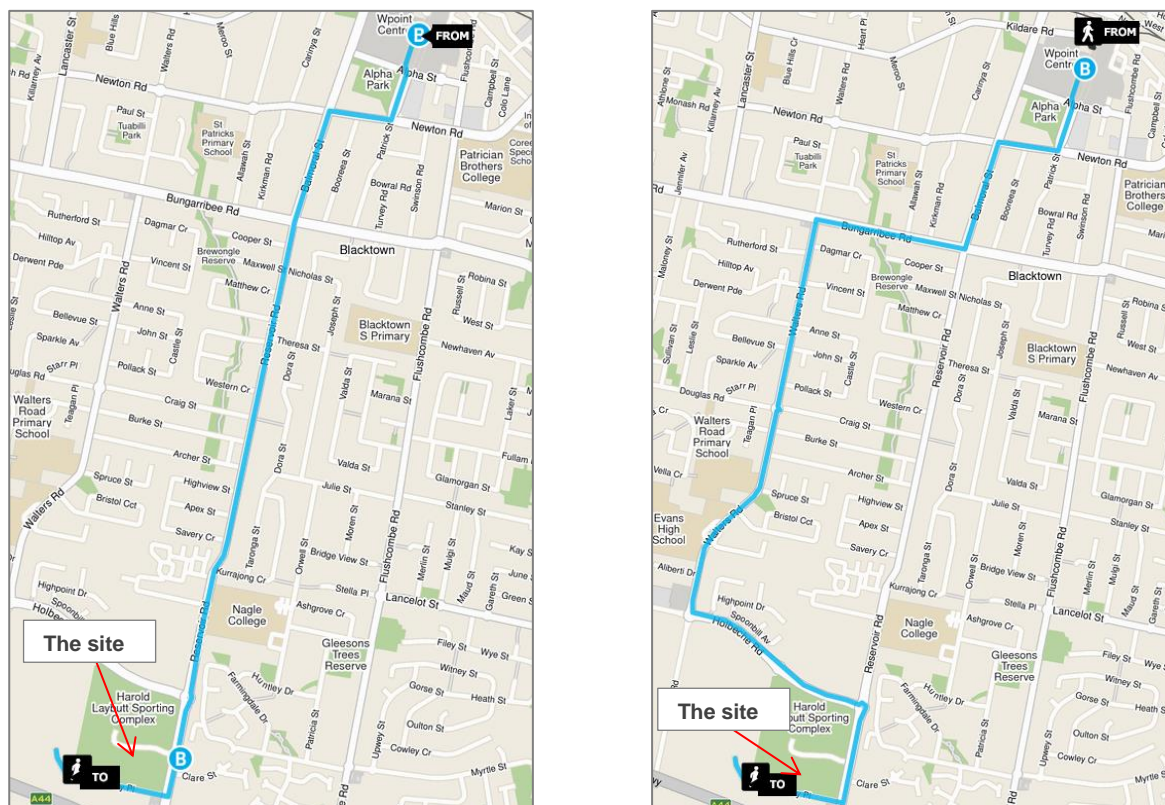
Source: Transport NSW

Figure 18 – Bus Route Map – Route 724



Source: Transport NSW

Figure 19 – Route 724 – Return Trip from Westpoint Shopping Centre



Source: Transport NSW

The table below provides the Monday to Friday bus schedule. The bus routes below provide accessibility to the range of services listed in **Section 6.3**.

Table 3 – Bus Routes Servicing the Surrounding Area

Bus Route	Schedule (Mon-Fri)	Timing
<b>723</b> Mt Druitt to Blacktown via Eastern Creek Business Park	AM: 5:26, 6:31, 6:52, 7:12, 7:33, 7:51, 8:09, 8:29, 8:49, 9:16, 9:34, 10:34, 11:34 PM: 12:34, 1:34, 2:34, 3:04, 3:36, 4:06, 4:26, 4:56, 5:16, 5:36, 6:16, 6:33, 7:05, 8:05	20 minutes in peak periods, hourly during midday periods
<b>723</b> Blacktown to Mt Druitt	AM: 5:15, 5:45, 6:15, 6:32, 6:52, 7:12, 7:31, 7:50, 8:10, 8:35, 8:53, 9:23, 9:45, 10:45, 11:45 PM: 12:45, 1:45, 2:23, 2:49, 3:31, 3:59, 4:19, 4:39, 4:59, 5:19, 5:39, 5:58, 6:28, 6:59, 7:58, 8:58	Arriving BWSC approximately 10-15 minutes.
<b>724</b> Blacktown and Arndell Park Loop	AM: 5:06, 5:36, 6:06, 6:23, 6:43, 7:03, 7:22, 7:41, 8:01, 8:23, 8:43, 9:13, 9:43, 10:43, 11:43 PM: 12:43, 1:43, 2:13, 2:43, 3:20, 3:48, 4:08, 4:28, 4:48, 5:08, 5:28, 5:48, 6:18, 6:48, 7:48, 8:48.	Arriving Blacktown Interchange approximately 15 minutes.
<b>724</b> Blacktown and Arndell Park Loop	AM: 9:42, 10:04, 11:04 PM: 12:04, 1:04, 2:35, 2:59, 6:47, 7:47, 8:17, 8:47, 9:27, 10:27, 11:27	Arriving BWSC approximately 60 minutes.

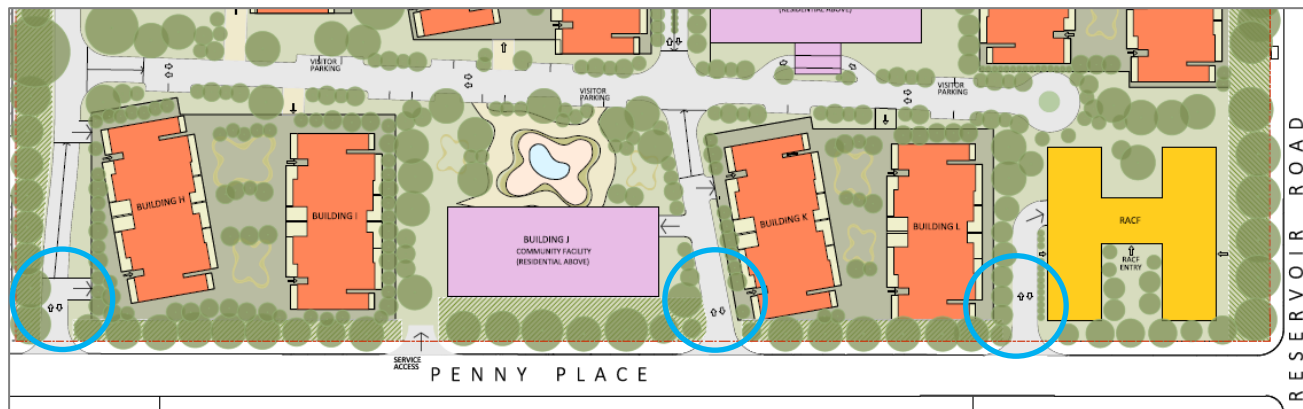


The bus routes above provide accessibility to the range of services detailed in Section 6.3.4 – Section 6.3.9.

### 6.3.2. Private Transport

All access into the proposed development is via Penny Place. Access to the basement carpark is highlighted in the Site Plan at Figure 20 below. Access to the ground level visitor parking is also via Penny Place.

Figure 20 – Site Plan Showing Private Vehicle Access



Source: AJ+C Architects, modified by Urbis

### 6.3.3. Roads

Traffix have undertaken a Traffic Impact Assessment of the proposed seniors living development. The senior living component is estimated to generate up to 112 vehicle trips during the AM peak periods and 176 vehicle trips during the PM peak periods. Traffix have completed a SIDRA analysis of estimated trips of the proposed development with existing intersection performance and finds:

*The results indicate that full development of BWSC will result in minimal increases in delays for all site accesses, with a Level of Service no worse than C experienced for any intersection with the exception of the Reservoir Road site access intersection.*

Due to the high volumes of continuous traffic on Reservoir Road past the site, delays may be experienced for motorists of approximately 2-3 minutes when undertaking a right turn manoeuvre from the club onto Reservoir Road. Traffix have undertaken an assessment of four upgrade scenarios, and conclude the signalisation of Reservoir Road site access will produce an excellent level of service and will benefit both the community and the residents of the seniors living development.

Refer to the Traffic Impact Assessment at Appendix C.

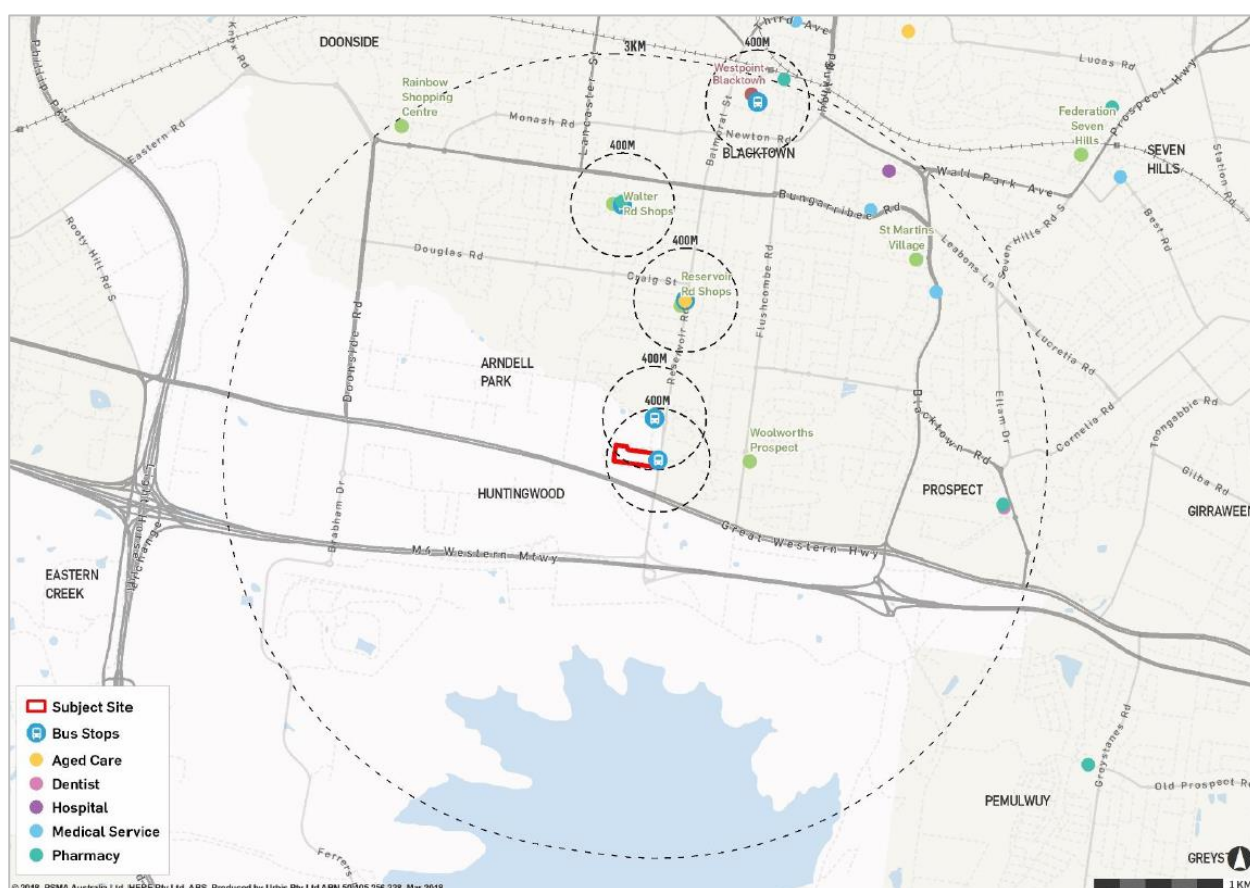
### 6.3.4. Medical Practitioners and Hospitals

- The majority of medical services are located within the Blacktown CBD, however there are some medical services within the Walter Road local centre.
- Blacktown Hospital is located at 18 Blacktown Road, Blacktown. Mount Druitt Hospital is also located in reasonable proximity to the site, 6.7km north west of the subject site, and Westmead Hospital is located 5km east of the subject site. Easy-Go Connect provide a hospital shuttle for a small fee to enable senior residents to attend appointments at Mt Druitt, Blacktown and Westmead hospitals.
- In early 2016 the NSW Government announced the completion of major construction works at Blacktown and Mount Druitt hospitals, as part of the \$312 million Stage 1 hospital redevelopment. The Stage 1 works at Blacktown Hospital included the redevelopment of a new inpatient building, additional beds, additional outpatient clinics, a new in-centre renal dialysis unit and comprehensive cancer care centre, additional cardiac catheterisation capability, as well as expanded medical imaging, pharmacy and pathology facilities. The Stage 1 works at Mount Druitt Hospital included additional beds, expansion of sterilising and oral health services, and a new urgent care centre.
- Works are currently underway at both Blacktown and Mount Druitt hospitals for Stage 2 works to expand a range of facilities. The completed and anticipated works will provide greater services to local residents and will be accessible via Easy-Go Connect.

- There are a range of medical services located in the Blacktown CBD and Westpoint Shopping Centre which are accessible via the 723 and 724 bus routes. The larger medical centres within the Blacktown CBD that are within 400m walking distance from the bus interchange are listed below:
  - Blacktown General Practice (MedWest) located within Westpoint Shopping Centre operates seven days a week and has ten doctors available to patients. They also have a cardiologist, orthopaedic surgeon, chiropractor, dietician, exercise physiotherapist, physiotherapist, podiatrist and psychologist available by appointment only.
  - Kildare Medical Centre located at 36 Kildcare Road has 25 doctors, a laparoscopic surgeon, orthopaedic surgeon and three specialist general surgeons, two dieticians, exercise physiologist, podiatrist, clinical psychologist, psychologist, speech pathologist and three physiotherapists on staff.
- The Westpoint Shopping Centre also provides other medical services (e.g. dental, optometry, hearing) at Australian Hearing, Blacktown Medical Imaging, Express Vision, Express Vision, HCF Dental Clinic, HCF Eye Clinic, Sydney Cardiovascular Centre and Westpoint Dental Clinic. Health insurance specific services are also provided within Westpoint Shopping Centre including HCF and Bupa.
- In addition to the medical services provided within Blacktown centre, the Walters Road Medical Centre is located within the Walters Road local centre and accessible via the 724 bus. This medical centre provides pathology, immunization, women's health, breast check, men's health, skin cancer, minor surgery, heart checks, counselling and weight management, chronic disease care plans and preventative medicine services.

Refer to the Social Infrastructure Assessment attached at Appendix B.

Figure 21 – Medical Facilities



Source: Urbis GIS

### 6.3.5. Shopping Centres and Supermarkets

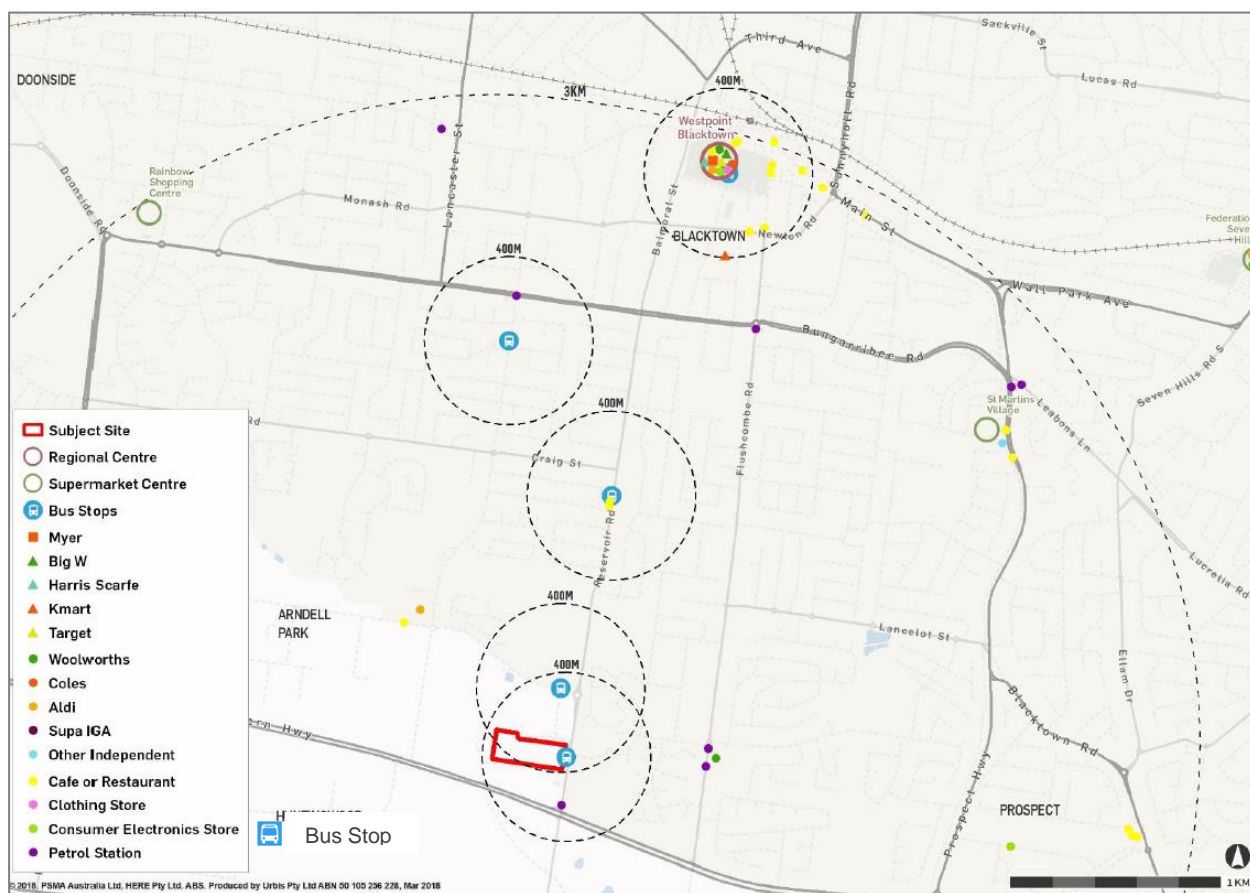
- There are no shopping centres or supermarkets located within a 400 metre radius of the site.
- There is a 7-Eleven Service Station located at the corner of Reservoir Road and Penny Place.



- Westpoint Shopping Centre, located 3.2km north of site, includes Woolworths, Coles, ALDI, Myer, Target, and 250 specialty stores and a Hoyts Cinema. The site is wheelchair accessible and also provides disabled parking.
- Woolworths Prospect is located 1km to the east of site.

Figure 22 shows the retail opportunities that surround the site. Refer to the Social Infrastructure Assessment attached at Appendix B.

Figure 22 – Retail



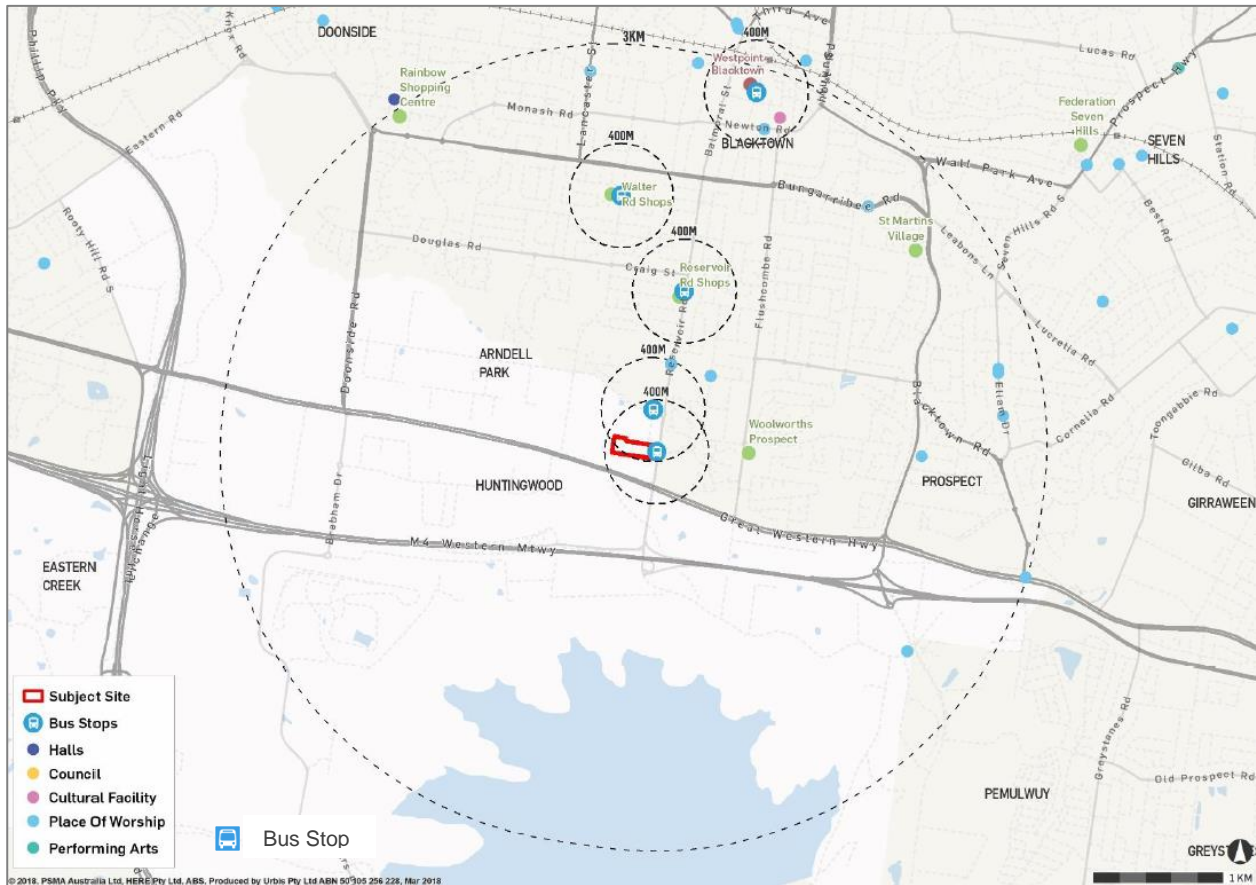
Source: Urbis GIS

### 6.3.6. Community Centres and Senior Citizens Clubs

- There are no senior citizens clubs within 400m of the subject site.
- BWSC provides a range of community related activities including entertainment and community events.
- The Blacktown Senior Citizens Centre is located on the corner of Kildare Road and Gribble Place, within Blacktown Centre, and has seating capacity for 130 people. Blacktown Council operates the Blacktown Seniors Club from the centre and organise regular meetings for seniors.
- A large number of places of public worship are in close proximity to the site as shown in the figure below.
- The proposal itself includes 1,461sqm of community facility floor space located around the proposed swimming pool facility. Confirmation of the exact community uses are to be examined at DA stage.

Figure 23 shows the community facilities that surround the site. Refer to the Social Infrastructure Assessment attached at Appendix B.

Figure 23 – Community Facilities



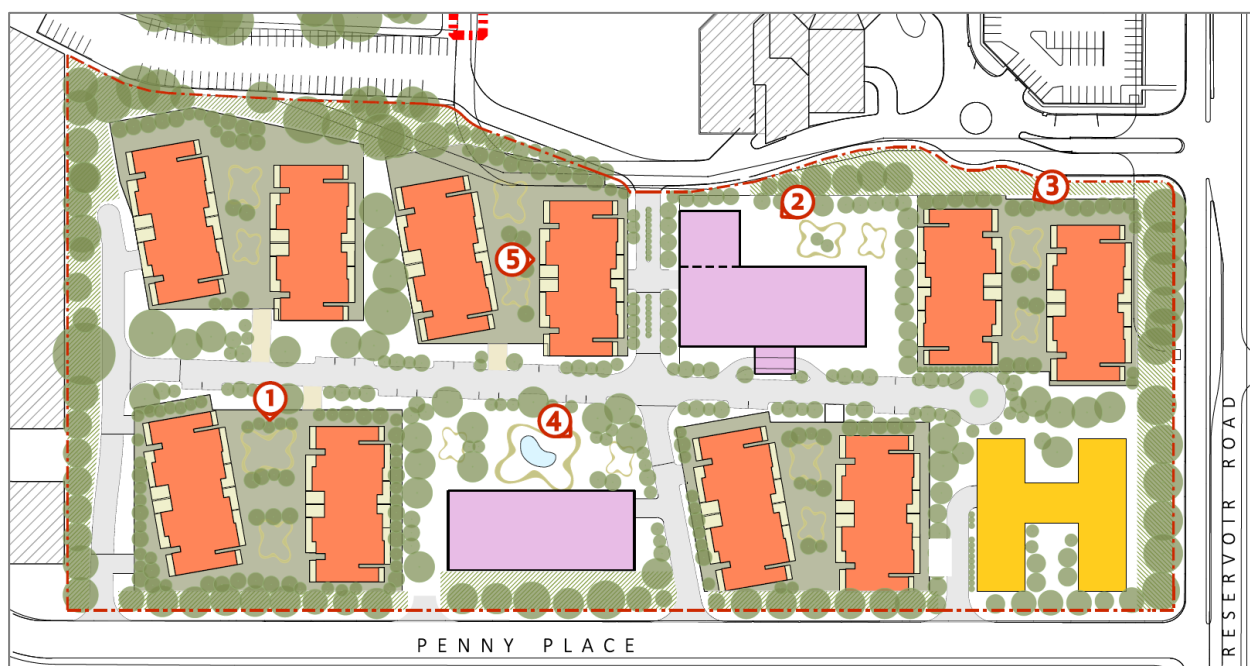
Source: Urbis GIS

### 6.3.7. Parks and Recreation Facilities

- The sports fields currently in operation on the subject site are to be relocated to the adjoining vacant land under ownership by the Club and will include the following facilities:
  - Rugby league fields,
  - Soccer fields,
  - Cricket pitches with associated practice nets,
  - Children's playground, and
  - Grandstand structures, including changing rooms, storage and amenities for players and spectators.
- There are also numerous parks and open spaces located within 3km of the subject site, as identified in the Social Infrastructure Assessment attached at Appendix B.
- Whilst there is limited parks and open space located within 400m, the seniors housing development will provide passive recreation opportunities for walking and cycling along Bungarribee Creek. There are also numerous parks and open spaces located within 3km of the subject site, including Alpha Park and Brewongle Green which are accessible via the 723 bus route, with stops adjacent to each park.
- The proposed development is located adjacent to the BWSC. The club offers functions rooms and bistro meals, as well as the opportunity to participate in sporting activities.

As stated earlier, the proposal includes approximately 9,550sqm of accessible communal open space. The figures below illustrate how this space will look.

Figure 24 – Site Plan Indicating Location of Example Photos



Picture 19 – Example of Proposed Internal Gardens

Source: AJ+C Architects



Picture 20 – Example of Proposed swimming Pool

### 6.3.8. Libraries

- There are no libraries located within a 400 metre radius of the subject site.
- The Max Webber Library is located at the corner of Flushcombe Road and Alpha Street in Blacktown CBD. In addition to book lending services the library provides CD, DVDs and magazines. It also offers books a variety of languages. Additionally, the library provides a home library services which includes delivery to nursing homes and aged care facilities. The library is wheelchair accessible and disabled parking is available for Mobility Parking Scheme permit holders.

### 6.3.9. Banks and Post Offices

- There are no banks or post offices located within a 400 metre radius of the subject site.
- Westpoint Shopping Centre has multiple banking services including ANZ, Aussie Home Loans, Bank of Queensland, Bankwest, Commonwealth Bank, Credit Union Australia, Lotus Foreign Exchange, NAB, St George Bank, Suncorp, and Westpac. All these banks are accessible via the 723 and 724 bus routes.
- The Bankstown Post Office is located at 22 Main Street, adjacent to the Blacktown Train Station. From the bus interchange, senior residents would need to walk north towards Main Street for approximately 210m.



### **6.3.10. Essential Services**

An Electrical Services Statement (Appendix K) and Hydraulic Services Statement (Appendix M) have been prepared to demonstrate the site is able to be adequately serviced by gas, water, sewer and electricity.

## **6.4. IMPACT ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES**

The subject site is currently classified as private open space and used for private recreation. The proposed Seniors Living Village will not compromise the supply of private open space in the area as the sports fields currently in operation on the subject site are to be relocated to the adjoining site to the north (Site A). The sports field is currently under construction. The proposal creates an opportunity to improve the provision and quality of open space and recreational uses in the vicinity of the site. All future residents will have access to the facilities and amenities provided as part of the sports fields relocation and upgrade.

## **6.5. IMPACT ON BULK, SCALE, BUILT FORM AND CHARACTER**

Indicative built form diagrams and perspectives have been prepared showing the future built form relationship between the proposed development and the existing uses of land in the vicinity of the site. This built form has resulted from a site analysis and has responded to the opportunities and constraints of the site and immediate area in a manner that demonstrates its compatibility with the existing uses of the area.

The proximity, impact and relationship of the proposed development with the following considerations have been carefully considered in the design of the proposed Seniors Living Village:

- Building locations and open spaces within and around the Club site.
- The detached dwellings to the east of the site (Reservoir Road interface).
- The relationship with the existing industrial land uses to the south and west of site.
- Existing and potential view and vistas.
- The site's relationship with other buildings within the broader area.

The proposed development's compatibility with the above matters is shown within the built form diagrams, however the following further describes why the proposal is both compatible and worthy of certification:

- The proposed development site is a large prominent site that offers flexibility in spatial master planning. This flexibility has allowed the development of the proposed concept plan for the site that can be amended before developing a detailed final concept plan. The detailed design of the new buildings at DA stage will ensure the buildings are designed in a way that creates a positive architectural expression for the site and the broader area.
- The character of the residential area on the adjacent side of Reservoir Road is low density with single and double storey detached housing. As shown in the figures overleaf, the proposed four storey building form at the Reservoir Road is sympathetic to the residential interface in terms of height, bulk and character.
- The proposed buildings located at Reservoir Road have a large distance between the closest existing residential property, resultant of a large building setback and width of Reservoir Road. Further, the proposal includes a significant setback with deep soil zones, enabling the setback to contain large trees and vegetation. These conditions mean the privacy of existing residents will not be compromised.
- The graduation of height from five storeys in the east to 14 storeys in the west means the existing residential character on Reservoir Road is not compromised. Further, this masterplan configuration is generally consistent with the concerns raised by Council's Senior Officers at the 12 August 2015 meeting.
- The proposal includes significant areas of landscaped open space at ground level. This provision will 'open up' the site visually when viewed from the surrounding residential areas. Further, the provision of a central corridor running the length of the site creates a view corridor to break up the mass and bulk of the collection of buildings.

- The proposed land use is compatible with the surrounding land uses, particularly the residential neighbourhood to the east of site.
- The proposed building envelopes are sited in a manner that allows adequate privacy between these buildings and adjoining buildings. Further design detail showing the amelioration of privacy impacts and compliance with privacy controls in the ADG will be provided with the DA.

The following contextual photomontages show the bulk, scale and character of the proposed development within the existing built environment.

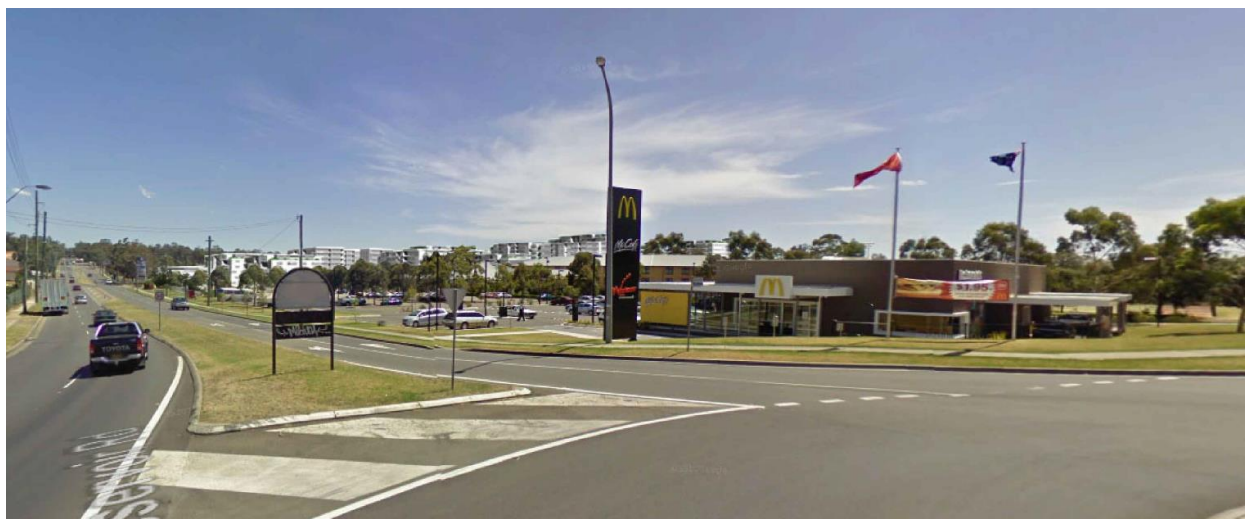
Figure 25 – View looking north on Reservoir Road



Source: AJ+C Architects

The above image looks north up Reservoir Road and shows the relationship between the three storey proposed development and the existing residential properties. The significant width of Reservoir Road, the large deep soil setback and the scale and character of the proposed Building A and Building RACF creates an appropriate interface that is sympathetic and appropriate with the existing residential land uses. The proposed development has a level of impact that is appropriate for the context of the site.

Figure 26 – View looking south on Reservoir Road



Source: AJ+C Architects

The image above illustrates the proposed development within the existing built environment looking south from the corner of Reservoir Road and Holbeche Road. The image illustrates the graduation in height of the proposed built form and scale from the smaller buildings at the sensitive residential interface to the taller buildings located at the rear of site in the less sensitive industrial area.

When viewed from key public places surrounding the site the level of impact of the proposed development is appropriate for the existing built environment.

## 6.6. CLEARING OF NATIVE VEGETATION

- The proposed Seniors Living Village will not involve the clearing of native vegetation.
- A Flora, Fauna and Aquatic Assessment undertaken by Eco Logical Australia (Appendix D) did not identify any threatened native vegetation species or ecological communities within the development site.
- The restoration of the riparian corridor, approved as part of the separate DA for the relocation of the sports fields, will have a positive impact, with a reduction in weeds and a fully structured riparian community. Deep rooted trees will aid in the uptake of nutrients from groundwater.

## 6.7. ADDITIONAL ISSUES TO CONSIDER

### 6.7.1. Land Contamination

Environmental Investigation Services (EIS) conducted an investigation of the site, which included an review of previous reports prepared for the site, a desktop review of historical information, and preparation of a conceptual site model (CSM). The purpose of the investigation was to determine if the site had areas of environmental concern and if the site could be made suitable for the development seeking certification.

Refer to the Stage 1 Environmental Site Assessment report at Appendix H for a full description of the results of the site investigation. In summary:

*The site can be made suitable for the proposed master plan development provided the following recommendations are implemented to address the data gaps and to better manage/characterise the risks:*

- *Undertake a Preliminary Stage 2 ESA to address the data gaps identified in **Section 9.5**;*
- *Prepare a Salinity Management Plan (SMP) for the proposed development; and*
- *Prepare a Remediation Action Plan (RAP) for the proposed development. The RAP should include a Unexpected Finds Protocol (UFP) for the earthworks at the site.*

Further contamination testing and the above recommendations will be undertaken at development application (DA) stage. Subject to fulfilling the above recommendations, the site is suitable for the Seniors Living Village.

### 6.7.2. Acoustic Impact

Acoustic Logic assessed the impact of surrounding existing and future land uses on the proposed development:

- *External noise impacts on the proposed Senior Living Apartments / RACF can be adequately controlled satisfy the internal noise requirements of the Department of Planning's Development Near Rail Corridors and Busy Roads (Interim Guideline) and Australian Standard AS2107:2000, as outlined in section 5.1. Detailed acoustic treatments will be determined at DA stage.*

In summary, the circumstances of adjoining land-uses and also the sources of potential noise impacts can be effectively managed in order for the future residents of the proposed Seniors Living Village to enjoy acoustic amenity. Refer to the Acoustic Report at Appendix I.

### 6.7.3. Heritage

Ecological Australia assessed the heritage significance of the site through a review of existing heritage reports, an AHIMS search, a search of relevant heritage databases and a site inspection. The assessment found:

- *The study area (both Site A and Site B) has been determined to have low potential for intact subsurface Aboriginal archaeological deposits due to high levels of historic and recent disturbance.*
- *No further Aboriginal archaeological assessment is required.*

The Heritage Report is attached at Appendix J.



## 7. CONCLUSION

This application for a SCC under Clause 24 of the Seniors SEPP relates to the site of the Blacktown Workers Sports Club, located at 170 Reservoir Road, Arndell Park, legally described as Lot 201 DP880404.

The indicative concept upon which this SCC application is based (which is the subject of further design development as part of the subsequent DA process) comprises the following elements:

- 13 buildings ranging in height from four storeys (at Reservoir Road) to 14 storeys (in the west).
- 800 self-contained dwellings. All seniors dwellings will be built to fully comply with AS1425 Design for Access and Mobility and AS4299 Adaptable Housing.
- 160 residential aged care facility beds.
- A total floor space of approximately:
  - 97,984sqm self-contained dwellings.
  - 5,532sqm residential care facility.
  - 1,461sqm community facilities.
- One level of basement car parking at different stages accommodating resident and visitor car parking with a total of 880 spaces.

An Indicative Concept Plan of the proposed Senior Living Village accompanies this report at Appendix A and supports the compatibility of the land use, density and built form of the proposal for which this application seeks.

The required Criteria as stipulated in the Seniors SEPP have been assessed in this report, and it has been demonstrated that the site is appropriate for the following reasons:

- An analysis of the existing flora, fauna and aquatic species on site has demonstrated that adequate solutions and mitigation measures are available at DA stage to provide a satisfactory environmental outcome. Further, given the site is currently large expanses of exotic grass and the proposal includes significant landscaping and deep soil zones, the resulting development will be an improvement in terms of flora and fauna.
- Initial site investigations have shown that any natural hazards affecting the site (such as geotechnical conditions, flooding and stormwater events) can be appropriately managed and the site is suitable for the proposed seniors use.
- The site is well placed to accommodate uplift in development yield, being ideally placed within the Blacktown LGA in close proximity to the Blacktown Workers Sport Club. The site is well serviced by public transport, which links the site to Westpoint Shopping Centre, bus interchange and Blacktown Train Station. The site will have adequate car parking provision and access the surrounding road network and no intersection upgrades are required, as stated in the Traffic Impact Assessment.
- The range of existing and future services and facilities will be available to adequately sustain a seniors living development in this location for future senior residents.
- The redevelopment of the club site to include a seniors housing component will not have any adverse impacts on the current or likely future uses of the site and surrounding areas.
- The proposed built form, scale and character is appropriate in the context of the existing development and the level of impact is also appropriate. Further detail regarding the specific design and architectural expression of the proposed buildings is to be finalised at DA stage.

Further to the criteria set out by the Seniors SEPP, the proposal has planning merit for the following reasons:

- The proposal is based upon strong interest and enquiry from the Club's significant membership of 54,000 members, of which 28,000 (or 52%) are over 55. It is also important to note that 29,521 (or 54%) of its members live in the suburbs considered to be in the approximate primary catchment of the Club.

- The proposed development is consistent with a number of strategic planning documents including A Plan for Growing Sydney, the revised Draft Central City District Plan the West Central Subregion, Blacktown City 2030 and Blacktown City Ageing Profile 2012+. This shows the appropriateness of the development within the NSW strategic planning framework.
- The proposal will not be adversely impacted on by existing and future acoustic impacts.
- The proposal is capable of compliance with the key controls of SEPP 65 and the ADG.

This report has demonstrated that the proposed redevelopment of the Blacktown Workers Sports Club land for seniors housing, meets the relevant 'heads of consideration' under Clause 25 of the Seniors SEPP. It is therefore considered that the Minister's consent can be granted to the issue of a Site Compatibility Certificate allowing a DA to be lodged with Council.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



# **APPENDIX A      ARCHITECTURAL CONCEPT PLANS**

# **APPENDIX B      SOCIAL INFRASTRUCTURE ASSESSMENT**

# **APPENDIX C      TRAFFIC AND PARKING ASSESSMENT**



# **APPENDIX D      FLORA, FAUNA AND AQUATIC ASSESSMENT**

# **APPENDIX E      FLOOD ASSESSMENT**

# **APPENDIX F      STORMWATER ASSESSMENT**



# **APPENDIX G      GEOTECHNICAL ASSESSMENT**

# **APPENDIX H      ENVIRONMENTAL SITE ASSESSMENT**

# **APPENDIX I      ACOUSTIC ASSESSMENT**



# **APPENDIX J      HERITAGE ASSESSMENT**

# **APPENDIX K      ELECTRICAL SERVICES STATEMENT**

# **APPENDIX L      ARBORIST REPORT**

**APPENDIX M      HYDRAULIC SERVICES STATEMENT**





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