



27 March 2018

Department of Planning and Environment
Sydney Region West
10 Valentine Avenue
Parramatta, NSW, 2150

RE: SCC Application – 1939 The Northern Road, Glenmore Park

Dear Chantelle Chow,

Please find enclosed the cheque for the Site Compatability Certificate (SCC) application for 1939 The Northern Road, Glenmore Park, also known as 'Penrith Golf Course'.

As previously discussed, we seek understanding from the Department in relation to the time-constraints associated with this application and kindly request the timely assessment of this SCC application to enable Penrith City Council to proceed with the determination of a Development Application for the abovementioned site (DA17/0237).

If you have any questions regarding the contents of this letter, please feel free to contact me on 8073 4677.

Yours sincerely

A handwritten signature in black ink, appearing to read "Adam Coburn".

Adam Coburn



22 March 2018

Department of Planning and Environment
Sydney Region West
10 Valentine Avenue
Parramatta, NSW, 2150

Attn: Ann-Maree Carruthers, Director, Sydney Region West

Dear Ann-Maree,

This letter has been prepared on behalf of Sunshine Investment Property Group, the proponent of this Site Compatibility Certificate Application (SCC) for Seniors Housing at 1939 The Northern Road, Glenmore Park, also known as Penrith Golf Course (the 'site').

We write to inform the Department of the importance of this SCC application in supporting Council's determination of a current Development Application for the site and kindly seek understanding of our particular circumstances.

Two previous SCCs have been issued for the subject site for Seniors housing, however both certificates have expired. The latest Site Compatibility Certificate (ref.15/16476) was issued on 23 February 2016 to support a revised proposal for the site. This Certificate was issued for:

"Development proposal for a self-care seniors living development with a maximum of 160 dwellings, at a maximum of four storeys in height & "bus enhancement for residents to provide a bus stop and links to nearby centres."

We note that this Certificate was amended by the Department through an addendum, dated 13 January 2017, to correct an incorrect lot reference.

On 27 March 2017, a Development Application for "Seniors Housing Development comprising 160 Self-Care Apartments, Related Facilities, Basement Car Parking & Associated Works" (DA17/0237) was lodged with Penrith City Council.

The development application is still under assessment and has not been determined. Accordingly, the latest SCC has lapsed during the assessment period and Council have advised us that a new application for a SCC is required to enable them to proceed to determination of the subject Development Application.

We understand that Council will finalise the assessment and determine the Development Application within 6 weeks of the date of this letter.

In consideration of the anticipated timeframe, we seek the timely assessment of this SCC application, as it is critical to support the determination of the subject Development Application.

We seek understanding from the Department in relation to the time-constraints associated with this matter and kindly request the processing of this SCC application to be undertaken at the earliest convenience.

Level 7, 91 Phillip Street, Parramatta, NSW, 2150 | **ABN:** 37 1488 46806

T: 02 8073 4677 | **F:** 02 8079 6656

E: info@mecone.com.au | **W:** mecone.com.au

If you have any questions regarding the contents of this letter, please feel free to contact me on 8073 4677.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Adam Coburn', with a stylized flourish at the end.

Adam Coburn



Planning

SEPP (HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

A site compatibility certificate is required under section 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Sunsine Property Investment Group C/- Mecone

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

Lvl 7, 91

Street name

Phillip Street

Suburb or town

Parramatta

State

NSW

Postcode

2150

Postal address
(or mark 'as
above')

PO Box or Bag

Suburb or town

AS ABOVE

State

Postcode

Daytime telephone

(02) 8073 4677

Fax

Email

acoburn@mecone.com.au

Mobile

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

STREET ADDRESS

Unit/street no.

1939

Street or property name

THE NORTHERN ROAD

Suburb, town or locality

GLENMORE PARK

Postcode

2745


Local government area

PENRITH

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION


Lot 1 DP 218872, Lots 14, 15 & 18 DP 128940, Lots 16-17 DP 871803, Lots 119-123 DP 2576

 **Attach**—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

See attached report.

 **Attach**—copy of proposed site layout.**PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP****B1 THE PROPOSED SITE**

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes? ☐ Yes ☒ No


OR

1.2. Is the subject site land adjoining land zoned primarily for urban purposes? ☒ Yes ☐ No

 **Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site? ☐ Yes ☒ No

 **Attach**—copy of development control table.**OR**

1.4. Is the land being used for the purposes of an existing registered club? ☒ Yes ☐ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—*Land to which Policy does not apply?*

- | | |
|---|---|
| ▪ Environmentally sensitive land (Schedule 1). | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land that is zoned for industrial purposes (except Warringah LGA). | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ▪ Land to which Sydney Regional Environmental Plan No. 17—Kurnell Peninsula (1989) applies. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

SECTION B1 — SUMMARY CHECK

Continue to fill out this application form **only** if you have answered:

- ☒ Yes to questions 1.1 and 1.2, **and**
- ☒ Yes to questions 1.3 and 1.4, **and**
- ☒ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

- 2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No
- 2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to **either** question 2.1 **or** question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- the land is used for the purposes of an existing registered club ☒ Yes ☐ No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to **all** subsections in question 2.3, your proposal does not require a site compatibility certificate.

SECTION B2 — SUMMARY CHECK

Continue to fill out the application form **only** if you have answered:

- ☒ No to **both** question 2.1 and question 2.2, **and**
☒ Yes to **any** subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

B3 TYPES OF SENIORS HOUSING

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- | | | | |
|--|---|----------------------|---|
| ▪ A residential care facility | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="text"/> | Beds |
| ▪ A hostel | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="text"/> | Dwellings |
| ▪ Infill self-care housing (urban only and not dual occupancy) | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="text"/> | Dwellings |
| ▪ Serviced self-care housing | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="text"/> | Dwellings |
| ▪ A combination of these | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="text"/> | Beds <input type="text" value="160"/> Dwellings |

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- for people with a disability? ☐ Yes ☐ No
- in combination with a residential care facility? ☐ Yes ☐ No
- as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☐ Yes ☐ No

If you answered **no** to **all** questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, please **attach** documentation to describe the development proposal, its context and strategic justification.

C1 DEVELOPMENT PROPOSAL INFORMATION**1. CONTEXT**

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses
- Description of surrounding environment:
 - built form
 - potential land use conflicts
 - natural environment (including known significant environmental values and resources or hazards)
- Access to services and facilities and access (clause 26):
 - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
 - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities
- Open space and special use provisions (if relevant)
- Agricultural capability of the site and adjoining land if the proposal affects land not zoned primarily for urban purposes
- Type, values and significance of native vegetation on site, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003. (nb: separate Guideline available for further information)

2. PROPOSAL

The proposal can be presented through photos, maps and written evidence

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses
- proposed extent of native vegetation clearing, if land is not located in an urban LGA or urban zone listed under Schedule 1 of the Native Vegetation Act 2003

3. STRATEGIC JUSTIFICATION

Brief description of the proposed development—10 pages limit

- Relationship with regional and local strategies
- Public interest reasons for applying for seniors housing in this locality
- Adequacy of services and infrastructure to meet demand

4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS

Attach evidence of pre-lodgement consultation

- Evidence of consultation

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

The site has been developed for recreational purposes. The proposed development will complement the existing use. Refer to Report for further discussion.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

No known utility capacity constraints exist. Infrastructure and public transport services exist to service the existing residential population. The site is well connected to services at Glenmore Park Town Centre and the Penrith CBD. Refer to Report for further discussion.

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 OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

There will be minimal impact on land zoned open space as the indicative development will be located adjoining the existing clubhouse footprint. Increased opportunity for landscaping around the development will increase the overall amenity of the land. Refer to Report for further discussion.

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.

The proposed bulk, scale, built form and character will not have an adverse impact on the existing, approved or future uses of the land in the vicinity of the development. Refer to Report for further discussion.

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 (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003).

N/A - Land is listed in Schedule 1 (Part 3 - Urban Areas) of the Native Vegetation Act 2003.

C3. ADDITIONAL COMMENTS

PART D — CHECKLIST, PAYMENT AND SIGNATURES**D1 APPLICATION CHECKLIST**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

- Map and detailed description of land ☒
- A copy of proposed site layout ☒
- A copy of zoning extract or other evidence ☒
- A copy of development control table ☒
- Proposal information—context, proposal and strategic justification ☒
- Additional information for statements against site compatibility criteria (optional) ☒

I have addressed the following SEPP site compatibility matters in section C2 of the form.

☒ Yes ☐ No

1. Existing environment and approved uses ☒
2. Impact on future uses ☒
3. Availability of services and infrastructure ☒
4. Impact on open space and special uses provision ☒
5. Impact of the bulk and scale of the proposal ☒
6. Impact on conservation and management of native vegetation ☒

I have provided three hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No**D2 APPLICATION FEE**

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5000.

Number of beds or dwellings

160 dwellings

Estimated project cost

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)



In what capacity are you signing if you are not the owner of the land

TOWN PLANNER

Name(s)

ADAM LABATTS MELONE

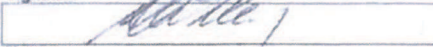
Date

6/8/15 21/3/18

D4 LAND OWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature



Name

STEPHEN CRITCHLEY

Date

22/7/2015

Signature



Name

ROBERT JENSEN

Penrith Golf Club, Glenmore Park


Site Compatibility Certificate Application

On behalf of
Sunshine Property Investment Group
March 2018



Project Directors

Adam Coburn



21 March 2018

Planner

Alan Chen

This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Directors.

Contact

Mecone

Level 7, Phillip Street
Parramatta, New South Wales 2150

info@mecone.com.au
mecone.com.au

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1 Executive Summary

Introduction

Mecone has been commissioned by Sunshine Property Investment Group to request a Site Compatibility Certificate (SCC) under *SEPP (Housing for Seniors or People with a Disability) 2004* for part of the Penrith Golf Club ("the site"). The proponent controls part of the site, which is currently owned by the Penrith Golf Club. The site comprises the following lands:

- Lot 1, DP 218872;
- Lot 14, 15, and 18 DP 128940;
- Lot 16 and 17, DP 871803; and
- Lot 119 – 123, DP 2576.

Two previous SCCs were issued for the site on 4 March 2010 and 23 February 2016. Both certificates have now expired, albeit a Development Application (DA17/2037) was lodged with Penrith City Council before the expiry of the SCC, and is currently under assessment by Council.

The first SCC was issued to support the development proposal for *"four apartment buildings with approximately 120-150 self contained dwellings"*.

The second SCC was issued to support a Development Application for *"a self-care seniors living development with a maximum of 160 dwellings, at a maximum of four storeys in height"*. The Development Application (DA17/0237) is currently under assessment by Council. An addendum to the SCC, dated on 13 January 2017 was issued to address a minor error within the SCC relating to an incorrect Lot description.

Both Site Compatibility Certificates can be found in **Appendix 1 & 2**.

The preparation of the original concept plans for the site by Mode Design can be found in **Appendix 3** of this application.

Site Context and Assessment

The site is located approximately 2.75km east of the Glenmore Park Town Centre, and 4.5km from the Penrith CBD and public transport interchange. The site is zoned 'RE2 – Private Recreation' under *Penrith Local Environmental Plan 2010*, with the current use being as a golf course, with a club house and associated infrastructure also on site.

The proposal is for development to occur on the eastern edge of the site, where the current clubhouse is located. The site is currently serviced by utilities, with capacity remaining in existing utilities infrastructure for further development. There are no known heritage items on the site.

Proposal

Mode Design prepared the indicative concept plans for the subject site. The concept site will provide seniors living in the form of 145 units and 15 town houses. The concept plan envisages the built form including between five (5) and seven (7) four storey unit blocks and six (6) clusters of 2 storey townhouses, located adjacent to the existing footprint of the clubhouse.

The site will be accessed from The Northern Road. It is noted that the nearest existing bus stops to the site that are serviced by regular services (Route 794 and Route 799 to Penrith and Glenmore Park). Additionally, Route 789 currently provides one AM and one PM service on weekdays, providing services from the Northern Road to Penrith and Orchard Hills. While none of these currently meet the location

requirement of clause 26(b) of the Seniors SEPP, all three routes satisfy the frequency requirement.

Recent discussions with Roads and Maritime Services NSW (RMS) have indicated that due to the planned future upgrade of The Northern Road (Stage 3), there is potential for Routes 794 and 789, both of which currently pass the site, to be expanded in the future. Further, it is considered likely that the Club would be willing to provide a suitable bus interchange for residents should the envisaged concept plan be developed.

SEPP Compatibility Criteria

As required by *SEPP (Housing for Seniors or People with a Disability) 2004*, the proposal addresses each of the six compatibility criteria.

Criteria 1 – Natural Environment, Existing and Approved Uses of Land in the Vicinity

As the land has been developed as a golf course, the site is already highly disturbed, with little native environmental value to retain on the site. Where known significant environmental values, resources and/or hazards have been identified, they are set away from the proposed building footprint in the concept plan. Refer to **Section 2.2** of this report for further details relating to the site.

Given much of the surrounding development is small and medium lot low density residential dwellings of Glenmore Park, the development of seniors housing on the site is considered to be compatible with existing and approved uses of land, and would provide a much needed form of housing in the area.

Criteria 2 – Impact on Future Uses

The site has already been fully developed for recreational purposes, and the impact of the proposed development on this use is considered to be complementary. A minor redesign of the golf course would be required to accommodate the proposed development, which would not substantially affect future use of the recreational area. No conflicts between the seniors housing development and the golf course are anticipated.

Criteria 3 – Services and Infrastructure Provision

There are currently no known capacity constraints on local services or utility infrastructure in the area. Essential utilities are available from The Northern Road, and infrastructure and public transport services also exist to service the existing residential population.

The site is well located to services at Glenmore Park Town Centre, and the Penrith CBD. If the proposed development were to proceed, it is considered that the demand generated would warrant a new bus stop closer to the site, which has been flagged by the RMS, and would assist in improving site accessibility.

Criteria 4 – Impact on Open Space

The indicative developable site is to be adjacent to the existing building footprint of the clubhouse. As a result of the development, there would be minimal impact on land zoned open space or special purposes, with a minor redesign of the golf course required to accommodate the new development.

Further, development of the site will create an opportunity to increase landscaping around the building footprint, which will improve the overall amenity for future residents, as well as community users of the golf course.

Criteria 5 – Impact of Bulk, Scale and Form of Development

The proposed bulk, scale, built form and character of the development will have minimal impact on the existing and approved uses of the site, or future uses of land in the vicinity of the development. The proposed concept plan demonstrates that while the height of the proposed unit blocks is taller than surrounding development, the buildings will be largely obscured by existing and new landscaping, and will be sufficiently setback from The Northern Road to allow an uninterrupted view of the Blue Mountains to the west of the site.

Criteria 6 – Impact of clearing of any native vegetation

No clearing of native vegetation is required that would be subject to the requirements of Section 12 of the *Native Vegetation Act 2003*.

Strategic Justification

The proposed development is consistent with the relevant directions relating to the Western Sydney and Blue Mountains Regional Action Plan (NSW State Plan) and the Greater Sydney Region Plan, with the proposed development also permissible under clause 17 of the Seniors SEPP should the Minister issue a site compatibility certificate for the site. It is considered that the proposed development is likely to be well received in the local community, with increasing demand for seniors living housing in the Penrith LGA.

Further, it is considered that this proposal supports state strategic planning frameworks, including the Planning Priority of the *Greater Sydney Region Plan* and *Western City District Plan*, where it is recognised that a diversity of housing types, including seniors housing, can contribute to creating more liveable neighbourhoods.

The site is fully serviced by essential utilities, and has the capacity to be within walking distance of existing public transport services.

Conclusion

An environmental assessment has been undertaken in Section 2 of this report, supported by additional consultant studies in order to demonstrate that the proposed seniors living development will be consistent with local and state planning directions, and will provide for a highly sought after form of accommodation for the Penrith area. The proposal is consistent with the SEPP Compatibility Criteria, and has previously been subject to two Site Compatibility Certificates for a similar seniors living concept. As such it is requested that the Minister issue a new site compatibility certificate for the proposed development that is currently undergoing assessment by Council.

2 Introduction

2.1 Purpose

Mecone has been commissioned by Sunshine Property Investment Group ("the site") to request a Site Compatibility Certificate under *SEPP (Housing for Seniors or People with a Disability) 2004* for a part of the Penrith Golf Club land. Supporting the application, Mode Design has prepared an indicative concept plan.

The purpose of this report is to demonstrate that a new seniors living development is compatible with the local environment, and achieves the key objectives of the *SEPP (Housing for Seniors or People with a Disability) 2004*.

2.2 Background

The site has previously been subject to two Site Compatibility Certificates (Ref. 09/04426 & Ref.15/16476), which were issued on 4 March 2010 and 23 February 2016 respectively, which both recognised that the site was suitable for more intensive development, and that development for the purposes of seniors housing was compatible with the surrounding environment. There has been no policy shift either at a state level or local level since the 2016 SCC was issued, which would prevent the current SCC application from being issued.

The site is located on The Northern Road, Glenmore Park and is bounded by Garswood Road to the north and Glenmore Parkway to the south. The site has views of the Blue Mountains to the west, and semi-rural properties to the east. Dwelling houses to the north-east and south-east of the site are sited on large lots, resembling semi-rural ranches. From all other directions (north-west, west, and south-west) the immediate context of the site is suburban residential, with small and medium lot low-density housing the main land use.

3 The Site

3.1 Site Locality

The subject site, where the seniors living development is proposed, is within the parcel of lots owned by The Penrith Golf Course, comprising club house and other associated structures already existing elsewhere on the site. The site is legally identified as Lot 1 of DP 218872, Lots 14, 15 and 18 of DP 128940, Lots 16 and 17 of DP 871803, and Lots 119 to 123 of DP 2576. The site is accessed from The Northern Road, with secondary frontages to both Glenmore Parkway and Garswood Road.

The site is located approximately 2.75km of the Glenmore Park Town Centre, and 4.5km south of the Penrith CBD and public transport interchange. Additionally, the site is approximately 300m from the M4 Western Motorway, and 14.5km from the M4/M7 interchange.

Surrounding land uses to the west of the site are predominately zoned R2 – Low Density Residential, with E4 – Environmental Living to the north and south of the site.

The lands to the east of the site are zoned RU4 – Primary Production Small Lots, though it is noted that these properties provide a range of uses, including large lot semi-rural housing, places of public worship, with a large area of land reserved for defence purposes to the south-east.

The following figures illustrate the subject site, as well as the site in its local and regional context.



Figure 1 Regional context map

Source: SIX Maps, modified by Mecone



Figure 2 – Regional Context Diagram

Source: Six Maps, modified by Mecone



Figure 3 – Local Context Diagram

Source: Mode Design



Figure 4 – View of site looking west from The Northern Road

Source: Google Maps



Figure 5 – View of rural-residential development east of the site

Source: Google Maps



Figure 6 – Large rural-residential housing lots to the north of the site

Source: Google Maps



Figure 7 – Predominant building form surrounding the site

Source: Google Maps

3.2 Site Assessment

Concept plans have been prepared by Mode Design, and can be found in **Appendix 3**. The key elements of the site are detailed in the sections below.

3.2.1 Views

The site is not identified as being on “Land with scenic and landscape values” in the *Penrith Local Environmental Plan (PLEP) 2010*, and there are no specific objectives relating to view impact for lands zoned RE2 – Private Recreation. However, land to

the north, south and east of the site are identified as containing Scenic and Landscape Values.

The objectives of identifying land under the PLEP 2010 are described as:

- (a) *to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,*
- (b) *to ensure development in these areas is located and designed to minimise its visual impact.*

It is further understood that Council's justification for zoning lands to the west of The Northern Road as E4 – Environmental Living is to provide a buffer to development, and in doing so retain the aesthetic value of the view corridor to the Blue Mountains as people enter the Penrith urban area from the south.

The proposed concept plan provides a design response to ensure that important views are retained following redevelopment of the site, and does not conflict with the objectives of nearby land identified as containing Scenic and Landscape Values. The proposed buildings are proposed to be setback by at least 40m from The Northern Road, which will minimise the bulk and scale of the unit blocks from the road frontage. Additional landscaping, including shrubs and tall trees will further obscure the built form from The Northern Road while positively contributing to the aesthetic view corridor of the Blue Mountains.

3.2.2 Vegetation

As the existing land use on the site is as a golf course, the land has been significantly disturbed to accommodate its recreational purpose. Despite this, there remains some fragmented bushland species, including a small amount of canopy cover identified as alluvial woodland, which is part of the Sydney Coastal River-flat Forest endangered ecological community, as well as a limited section of Shale Plains Woodland that was retained on the site as a landscape obstacle, which is categorised by the NSW Office of Environment & Heritage as belonging within the Cumberland Plain Woodland endangered ecological community.

Figure 8 provides an extract of the Office of Environment & Heritage's Cumberland Plain vegetation map, which illustrates the limited endangered vegetation identified on the site. It is also noted the seniors living concept plan does not propose to develop on these parts of the site.



Figure 8 – Extract of Cumberland Plain vegetation map

Source: NSW Office of Environment & Heritage

In addition to the identified native species, there are a number of exotic species that have been introduced as landscape obstacles for the golf course.

3.2.3 Bushfire Hazard

Significant vegetation has been removed from the site to allow for the construction of the golf course, and further significant clearing has occurred around the development to enable low-density residential development, which minimises bushfire risk on the site.

Penrith Council and the Rural Fire Service recently adopted a revised Bushfire Prone Land map, which now recognises the ability of grassland areas, as well as other vegetation, to carry bushfires into areas of residential development. As a result, in assessing the bushfire risk of a site, a Bushfire Attack Level (BAL) is nominated for the development, from which the Bushfire Protection Measures (BPM) required for a given site can be determined.

The 2015 revised map proposes no change in the risk profile of the site, though it is noted that a vegetation buffer is now proposed along Glenmore Parkway, which runs adjacent to the southern boundary of the site. A secondary, yet limited, vegetation buffer now also exists on sections of The Northern Road to protect some properties adjacent to the site on its eastern boundary.

The proposed development site is not identified as being within bushfire prone land, or within a vegetation buffer, and no additional measures are required as a result of the revised assessment of the Penrith LGA.

Figure 9 below identifies the site on the 2015 revised bushfire hazard map.

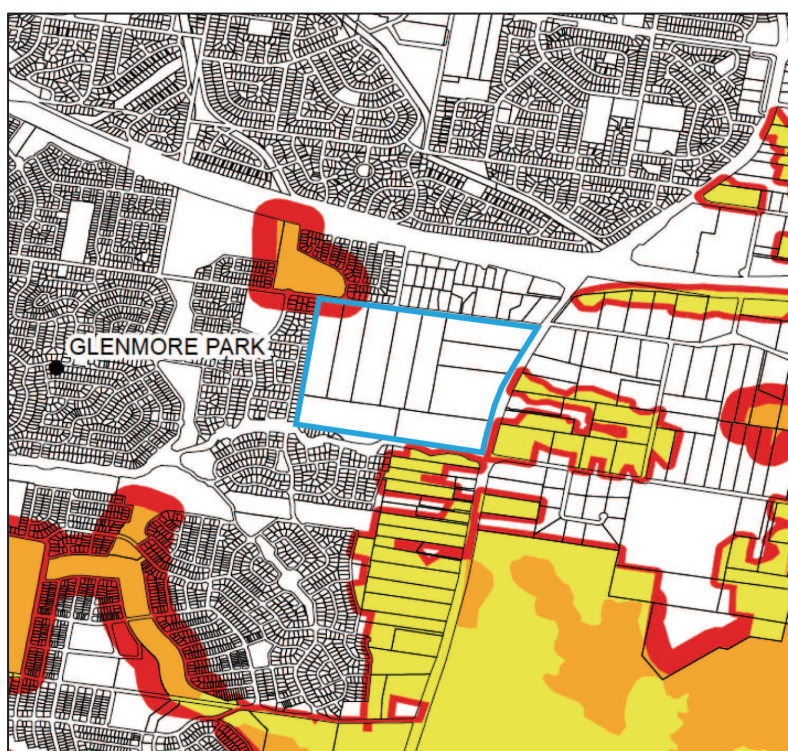


Figure 9 – Extract of bushfire prone land map (updated February 2015)

Source: Penrith City Council

3.2.4 Topography & Drainage

The site is located on land with gently undulating topography. Watercourses and dams are present, which are typically ephemeral and assist in the drainage of the site.

3.2.5 Access & Transport

The site will be accessed from The Northern Road, with regular weekday bus services provided by Busways on Routes 794 and 799 to Penrith and Glenmore Park. The nearest existing bus stops currently servicing these two routes are located on Glengarry Drive, Coolabah Crescent [Stop ID: 2745201], and to Penrith via Glenmore Park near Westerley Way [Stop ID: 2745202]. While Route 794 passes the proposed development on the Northern Road and satisfies the frequency requirement of clause 26(b) of the Seniors SEPP, the stops do not meet the location requirement (being in excess of 400m of the proposed development).

Additionally, Route 789 currently provides two AM inbound services and two PM outbound services to Penrith on weekdays. The existing bus stops are located approximately 600m south of the site. With the scale of development recently completed and planned in the area in the coming years, it is considered that additional bus stops and services are justified to meet the needs of current and future residents, including those of the proposed development. Figure 10-11 identify the existing routes and nearest bus stops respectively, while Figure 12-13 identifies the existing and proposed location of bus stops for Route 789.



Figure 10: Greater Western Sydney Bus Network Map (28 May 2017)

Source: Transport for NSW, modified by Mecone.

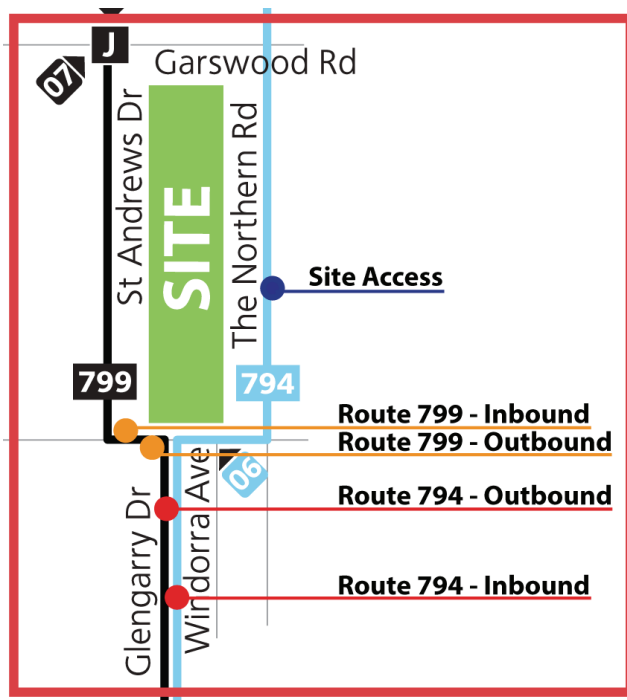


Figure 11 – Inset Bus Route Map

Source: Transport for NSW, modified by Mecone.



Figure 12 – Bus stops near to the site

Source: Mode Design



Figure 13 – Proposed future bus stop

Source: Mode Design

3.2.6 Services/ Urban Services and Infrastructure

As the site has existing utility services and infrastructure to service the existing developed area, it is expected that future demand generated by new development can be catered for. There are currently no known capacity constraints on local services or utility infrastructure in the area.

3.2.7 Flooding

The site is not identified as being within a flood planning area as identified by the Flood Planning Land Map in Penrith LEP 2010.

3.2.8 Site Contamination

The site is not considered likely to be affected by contamination.

3.2.9 Heritage

A desktop analysis of the Penrith LEP and the State Heritage Register has found that there are no heritage items on the site, nor is the site located within a heritage conservation area.

4 Proposal

Mode Design has been engaged to develop a concept plan in support of this application for a site compatibility certificate. The concept plan can be found in **Appendix 3**.

The concept proposes the construction of eight 4-storey unit blocks and five clusters of two storey townhouses, with each cluster ranging from four to eight dwellings. The site would be accessed from The Northern Road, utilising the existing access provided by the golf club.

An extract of the concept plan is shown in **Figure 14** below.

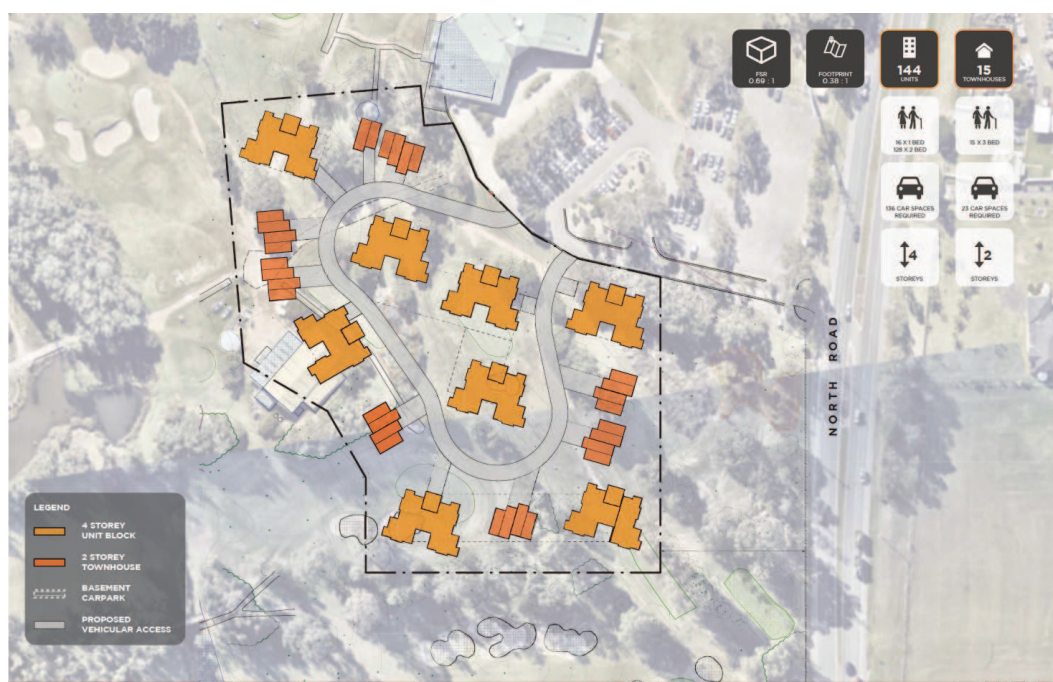


Figure 14 – Proposed concept layout

Source: Mode Design

The concept plan proposes a floor space ratio of 0.69:1, based on an approximate developable area of 2.0ha. The total building footprint, allowing for the construction of eight 4 storey unit blocks and 15 townhouses is proposed to be approximately 0.38:1.

Table 1 below describes the proposed dwelling mix and required car parking.

Table 1. Proposed unit mix and required parking				
Dwelling Type	1 bedroom	2 bedroom	3 bedroom	Parking requirement
Unit Block	16	128	-	144
Townhouse	-	-	15	23
Total	16	128	15	167

Figures 15 and 16 illustrate the proposed apartment layouts for the townhouses and unit blocks.

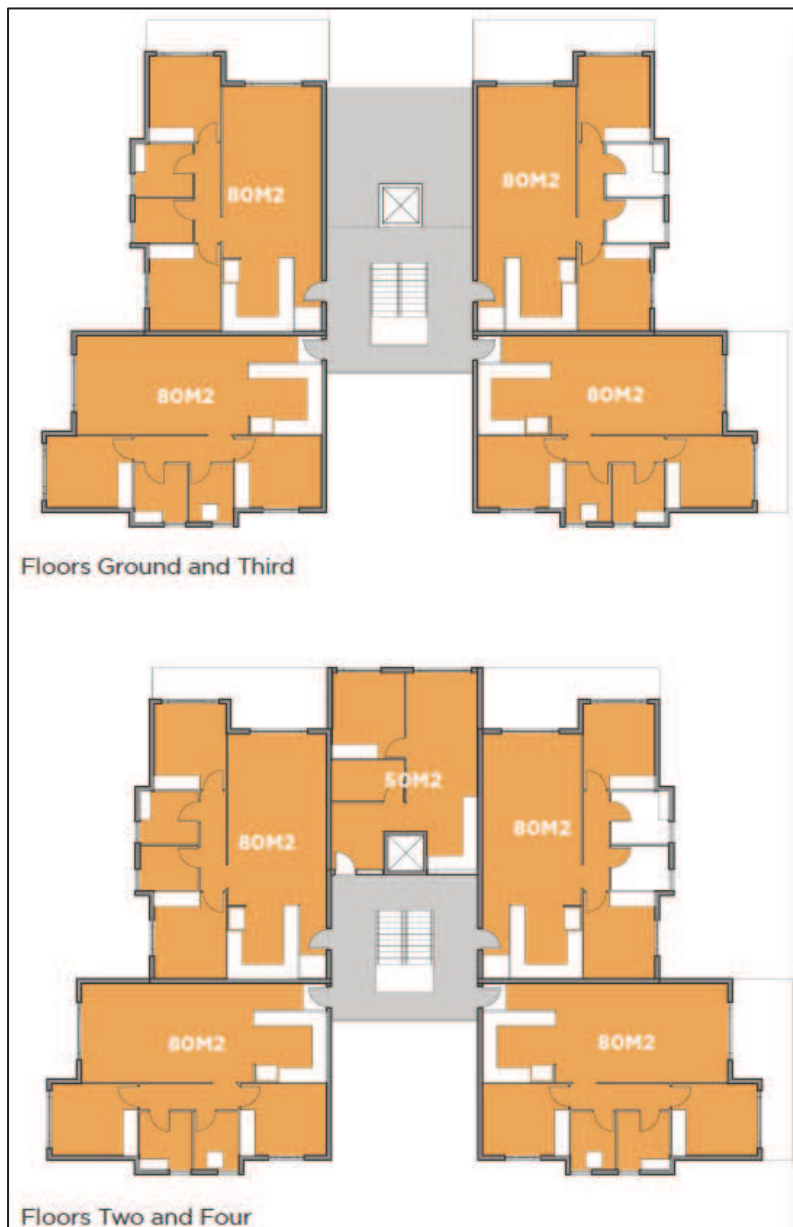


Figure 15 – Concept floor plan of seniors living unit blocks
Source: Mode Design



Ground Floor First Floor

Figure 16 – Concept floor plan of seniors living townhouses

Source: Mode Design

The new development is proposed to be adjacent to the existing club house and parking bay. A looped accessway will provide two entrance and exit points for residents to the existing hardstand vehicle paths on site. Site access will be upgraded to provide improved connectivity to The Northern Road.

While a parking strategy is yet to be developed, it is considered that the site will be capable of providing the required parking rates required under the Seniors SEPP.

4.1 Built Form

The built form in both options has been oriented in a manner, which will minimise impacts from the surrounding residential areas, rural areas, and from The Northern Road. The proposed buildings will be designed to be compatible with the built form of the local area, particularly of Glenmore Park.

The character of the proposal will result in a modern and sensitive extension to the existing club house. The development has purposely been located within proximity to the clubhouse to maximise the area of the site which can continue to be utilised for recreational purposes.

Further, the location of the development is currently well screened by vegetation running alongside both The Northern Road and Glenmore Parkway, demonstrated in the Figures below. This vegetation will be retained and can be improved through additional landscaping at the development stage.



Figure 17 – View of site from Glenmore Parkway

Source: Google Maps



Figure 18 – View of site from The Northern Road

Source: Google Maps

5 Strategic Justification

5.1 Strategic Planning Frameworks

5.1.1 NSW State Plan

NSW 2021 is a plan to make NSW number one. It is a 10-year plan based on strategies to rebuild the economy, return quality services, renovate infrastructure, strengthen local government and communities and restore accountability to government. The plan sets a number of goals, targets and actions to achieve the NSW 2021. Of the 32 goals outlined this proposal contributes to Goals 5 and 25 as shown below in Table 2.

Table 2. Consistency with NSW 2021			
Goal	Target	Action	Consistency
5. Place downward pressure on the cost of living.	Improve housing affordability and availability.	This includes ensuring that targets for housing and growth are reflected in local plan making instruments	The proposal will contribute to housing targets by increasing the supply of a highly sought after type of living, being seniors housing.

Western Sydney and Blue Mountains Regional Action Plan

The NSW 2021 Plan divides the state into regions, presenting Regional Action Plans to identify immediate actions the NSW Government will prioritise. Western Sydney and Blue Mountains is part of the Greater Western Sydney Region, and includes the local government areas of Penrith, The Hills, Blacktown and Parramatta LGAs which combined are some of Australia's fastest growing centres.

The Regional Action Plan predicts that the Blue Mountains and Western Sydney region alone will grow by an additional 442,720 people by 2031, requiring an additional 201,100 dwellings. Penrith, which is identified as a Major Centre, will play a crucial role in providing employment and housing for a growing population.

Importantly, increasing the supply for seniors accommodation will become a priority for Western Sydney Council's over the coming years, as the current choice of housing available for older people is limited and demand continues to grow in the region.

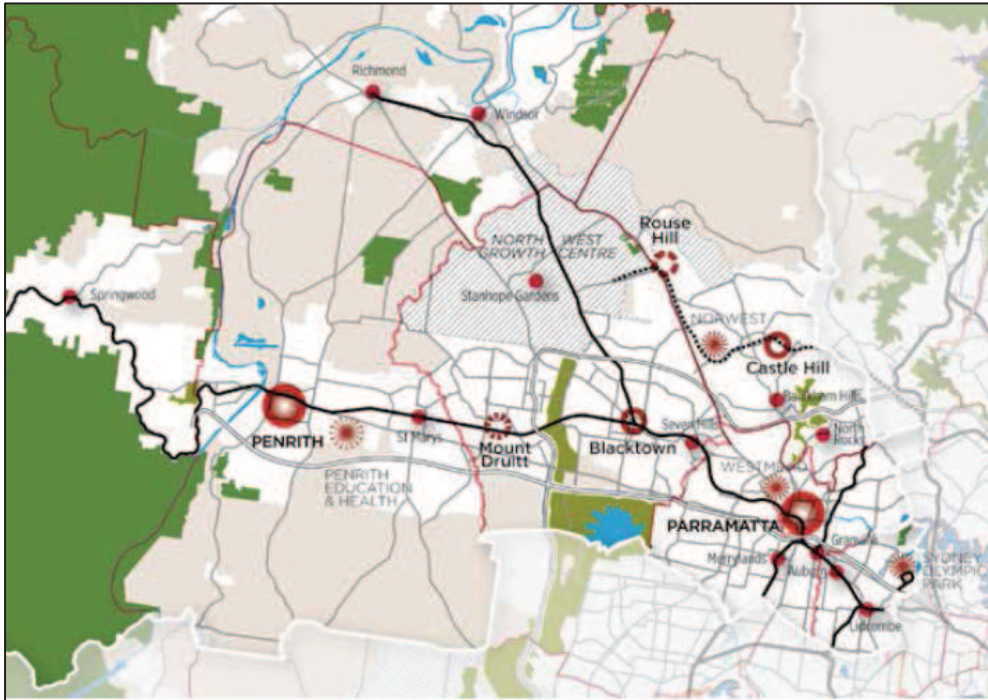


Figure 19 –Western Sydney with Penrith identified as a Regional City

Source: Western Sydney and Blue Mountains Regional Action Plan

The Regional Action Plan includes a number of key priorities and actions for Western Sydney and Blue Mountains. This SCC application aligns with Priority 7 (provide more affordable housing options), as it is considered that through a minor redesign of the existing golf course the site can assist in increasing housing supply in the Penrith area, which in turn has the capacity to place downward pressure on the cost of seniors housing in the area.

5.1.2 Greater Sydney Region Plan

Greater Sydney Region Plan was finalised in March 2018 and replaces the former *A Plan for Growing Sydney (2014)*. This Plan sets the vision and the overarching planning framework to guide future transport, infrastructure and development in Greater Sydney in concurrence with *Future Transport 2056* and *State Infrastructure Strategy*.

The Plan provides planning priorities that will direct Sydney's growth over the next 20 years. An assessment of this SCC application has been made against the goals, directions and actions of the *Plan*, and it is considered that the concept proposal is consistent with *Objective 7 – Communities are healthy, resilient and socially connected*, *Objective 10 – Greater Housing Supply* and *Objective 11 – Housing is more diverse and affordable*.

Table 3 provides a summary of the consistency of the proposal with the relevant objectives.

Table 3. Consistency with Greater Sydney Region Plan	
Objective	Consistency
7. Communities are healthy, resilient and socially connected	The proposal co-locates senior housing adjacent to a golf course, providing

Table 3. Consistency with Greater Sydney Region Plan

Objective	Consistency
	residential access to recreational activities and facilitating opportunities for future occupants of the site to connect with one another, thus having the potential promote a socially connected community.
10. Greater Housing Supply	By increasing the supply to seniors housing in the Penrith area, this proposal supports the Penrith City Strategy for improving housing supply and diversity especially with regard to older people. It is recognised that the majority of the City's growth is due to natural increase, and expanding the supply of housing for older people will be a high priority for the area.
11. Housing is more diverse and affordable	

5.1.3 Western City District Plan

Greater Sydney Region Plan identifies Penrith as within the 'Western City' district. The *Western City District Plan* was finalised in March 2018 gives effect to the *Greater Sydney Region Plan* at a district level.

The *Western City District Plan* provides the priorities and actions to manage and guide development in the 'Western City' district for the next 20 years. The proposal is considered to be consistent with Planning Priority W4 and W5 and would not detract from the actions as outlined in the Plan.

Table 4 provides a summary of the consistency of the proposal with the relevant planning priorities.

Table 4. Consistency with Western City District Plan

Planning Priority	Consistency
W4 – Fostering healthy, creative, culturally rich and socially connected communities	The proposal co-locates senior housing adjacent to an existing golf course, providing residential access to recreational activities and facilitating opportunities for future occupants of the site to connect with one another, thus having the potential promote a socially connected community.
W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport	The proposal provides opportunity to facilitate seniors housing on the site, which is consistent with meeting dwelling targets by 2036 and providing diversity in dwelling mix. The site is also serviced by existing bus routes that provide connection to jobs and services.

5.1.4 Penrith Rural Lands Strategy

Penrith City Council adopted the Penrith Rural Lands Strategy in September 2003, which makes recommendations for how the rural lands can be managed to achieve the vision of the City. Some of the objectives and aims of the Strategy are to sustain healthy and diverse rural lands in Penrith, limit urban expansion, develop a land use framework to give a certainty to people living in rural areas, and increase the awareness of ecological rural land use practices amongst landowners.

The site is not technically located on rurally zoned land, however The Northern Road does act as a buffer to land zoned although is located across from land zoned RU4 – Primary Production Small Lots to the east. There is also some E4 – Environmental Living zoned lots to the north and south of the site.

The proposal does not contravene the aims and objectives of the Penrith Rural Lands Strategy. Rural land is protected, and only a small portion of the golf course site is to be developed.

5.1.5 Penrith Progression – A Plan For Action

Penrith Progression – A Plan For Action is a collaborative effort prepared by the Penrith Business Alliance and Penrith City Council and is based off 12 months of collaboration, resulting in 100 actions for implementation based around economic, green spaces, social & cultural, built form, and transport outcomes.

In the report, the rise in population in Western Sydney to 2.9 million in 2031 and a jobs target of 40,000 are noted as challenges for the Penrith area. The Penrith Progression Action Plan will work to attract investment, promote jobs and encourage local workforce skills, build on the city's natural environmental strengths, and promote a diverse community.

The concept proposal is supportive of the Penrith Progression, promoting ageing in place opportunities for the community and increasing housing supply in proximity to services and infrastructure.

5.2 Statutory Planning Frameworks

5.2.1 SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) encourages high quality accommodation in order to address the needs of the State's ageing population.

Any seniors living development must consider specific requirements, including whether the land is bushfire prone, is accessible to shops and services, and has connections to essential utilities and infrastructure, including electricity, water and sewerage, telecommunications and public transport.

Clause 24(1)(a)(i) specifies that there is a requirement for a site compatibility certificate to accompany a development if seniors housing is not permitted with consent within that land zone, but adjoins land that is zoned primarily for urban purposes.

In order to issue a certificate, DP&E must be satisfied that the proposed development is suitable for more intensive development. Further, the proposed seniors housing needs to be compatible with surrounding development and environment.

Below is an assessment of the concept under Clause 25, which outlines the criteria for assessing whether a site is suitable for more intensive development, and eligible for a site compatibility certificate.

Clause 25 – SEPP Compatibility Criteria

Criteria 1 – Natural Environment, Existing and Approved Uses of Land in the Vicinity

As the land has already been developed as a golf course, the site is already highly disturbed, with little native environmental value to retain on the site. Where known significant environmental values, resources and/or hazards have been identified, they are set away from the proposed building footprint in the concept plan. Refer to **Section 2.2** of this report for further details relating to the site.

Given much of the surrounding development is small and medium lot low density residential dwellings, the development of seniors housing on the site is considered to be compatible with existing and approved uses of land in Glenmore Park, and would provide a much needed form of housing in the area.

Criteria 2 – Impact on Future Uses

The site has already been fully developed for recreational purposes. The proposed seniors living development is considered to complement the existing use, with future uses unlikely to change. A minor redesign of the golf course would be required to accommodate the proposed development, which would not substantially affect future use of the recreational area.

Criteria 3 – Services and Infrastructure Provision

There are currently no known capacity constraints on local services or utility infrastructure in the area. Essential utilities are available from The Northern Road, and infrastructure and public transport services also exist to service the existing residential population.

The site is well located to services at Glenmore Park Town Centre, and the Penrith CBD. If the proposed development were to proceed, it is considered that the demand generated would warrant a new bus stop closer to the site, which would greatly assist in improving site accessibility.

It is expected that, in a limited sense, other services such as retail, community, and medical could be accommodated on-site.

Criteria 4 – Impact on Open Space

The indicative developable site is to be adjacent to the existing building footprint of the clubhouse. As a result of the development, there would be minimal impact on land zoned open space or special purposes, with a minor redesign of the golf course required to accommodate the new development.

Further, development of the site will create an opportunity to increase landscaping around the building footprint, which will improve the overall amenity for future residents, as well as community users of the golf course.

Criteria 5 – Impact of Bulk, Scale and Form of Development

The proposed bulk, scale and form of the development will have minimal impact on the existing and approved uses of the site, or future uses of land in the vicinity of the development. The proposed concept plan demonstrates that while the height of the proposed unit blocks is taller than surrounding development, the buildings will be largely obscured by existing and new landscaping, and will be sufficiently setback

from The Northern Road to allow an uninterrupted view of the Blue Mountains to the west of the site.

New rules for Site Compatibility Certificates

In November 2017, the Department of Planning & Environment proposed amendments to the Seniors SEPP to address the issue of incremental expansion of land for housing under the SEPP through SCCs. It is the Department's adopted policy to restrict SCC sites from extending to include additional land unless the additional land independently meets SCC criteria.

The Explanation of Intended Effects (EIE) states that this adopted policy position applies to all new SCC applications from the start of the exhibition of the EIE. The EIE is currently under consideration by the Department.

It should be noted that the proposal does not intend to include additional land outside of what is currently being sought for under this SCC application. Therefore, the proposal is considered to be consistent with Government's adopted policy.

5.2.2 Other State Environmental Planning Policies

The proposal can be developed to be consistent with the following relevant state environmental planning policies:

- SEPP No. 55 – Remediation of Land; and
- SEPP (Building Sustainability Index: BASIX) 2004.

SEPP (Housing for Seniors or People with a Disability) 2004 has been discussed in detail in **Section 5.2.1** of this report.

5.2.3 Penrith Local Environmental Plan 2010

The Penrith Local Environmental Plan (PLEP) 2010 is the relevant environmental planning instrument that applies to the site.

The site is zoned 'RE2 – Private Recreation' under the PLEP 2010, and the current use on the site is for a golf club, which is defined as a "recreation facility (outdoor)" and is permissible with consent within the zone. The use is defined as:

"Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major)."

Relevant provisions relating to the proposed works are discussed in Table 5.

Table 5. PLEP 2010 Development Standards

Standard	Provision	Proposed	Compliance/Comment
Land Use Zone	RE2 – Private Recreation	No change	Seniors housing is permitted with consent provided a site compatibility certificate has been issued by DP&E.
Permitted without consent	Nil		

Table 5. PLEP 2010 Development Standards

Standard	Provision	Proposed	Compliance/Comment
Permitted with consent	Building identification signs; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads	Seniors housing	
Prohibited	Any development not specified in item 2 or 3.		
Height of Buildings	N/A	Approx. 10m	The standard does not apply to the site.
Minimum Lot Size	N/A	To be determined in a future DA	The standard does not apply to the site.
Floor Space Ratio	N/A	0.69:1	The standard does not apply to the site.

The objectives of the RE2 Private Recreation land use zone are as follows:

- *'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.'*

A seniors housing development is considered a compatible land use with the existing use of the site, and will provide additional opportunities for landscaping which will improve the amenity of the site for community users as well as residents.

6 Conclusion

Mecone has prepared this report in order to support a Site Compatibility Certificate application to the NSW Department of Planning and Environment. The site was previously issued a SCC in 2010, however an updated SCC is required as this has now expired, to reflect a modified proposal and also a new proponent. The report has examined the site and the proposal and provided an environmental investigation, a strategic justification, the statutory framework, and the matters for consideration outlined under the Seniors SEPP. Two SCCs have previously been issued on the site, which both have now expired.

The proposal constitutes 160 dwellings, located within unit blocks and clusters of townhouses. Units are proposed as single level only, with adaptable layouts, while townhouses will be 2 storeys. A second option provides 150 units within 5 x 4 storey unit blocks. The approval of this application will support the current assessment of the Development Application (DA17/0237) by Council.

An environmental assessment of the proposal has found the site to be suitable for the proposal, with provision of essential services, sufficient access and public transport options, and no significant environmental constraints.

In addition, the proposal does not seek to include additional land as part of this SCC application. It is considered that this proposal will be consistent with Government's adopted policy regarding the proposed amendments to the Seniors SEPP that is currently under consideration.

With consideration given to the matters listed under Section 5(b) of the Seniors SEPP, it is considered that the proposed development will be compatible with the surrounding land uses, noting that the surrounding land uses have generally been developed for residential purposes. The site has already been developed for use as a golf course and registered club meaning impacts on the natural environment are limited, the site is adequately serviced by transport options, the provision of open space in the area will not be compromised, and the bulk and scale is considered appropriate and can be screened by vegetation.

As the proposal is consistent with the SEPP Compatibility Criteria, and has previously been subject to two SCCs for similar seniors living development, it is requested that the Minister issue a new SCC for the proposed development.

Appendix 1 – Previous Site Compatibiltiy Certificate (Ref.15/16476)



Office of the Secretary

Mr Aras Labutis
Mecone
Suite 1204B, Level 12
179 Elizabeth Street
Sydney NSW 2000

Our ref: 15/16476

Dear Mr Labutis

Determination of application for a site compatibility certificate for Penrith Golf Club, 1939 The Northern Road, Glenmore Park (Lot 1 DP 218872, Lot 14, 15 and 18 DP 128940, Lot 16 and 17 DP 871803, and Lot 119-123 DP 2576) - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) in relation to land at Penrith Golf Club (Lot 1 DP 218872, Lot 14, 15 and 18 DP 128940, Lot 16 and 17 DP 871803, and Lot 119-123 DP 2576).

I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate. In issuing this certificate I have specified certain requirements (clause 25(7)) that will need to be met by the applicant before they lodge a development application for seniors housing on the site. I have attached the Certificate of Site Compatibility.

I note that a condition of the certificate is to ensure the bus service to the site is enhanced with a bus stop and links to nearby centres.

Upon review of the application, Penrith Council has recommended the following matters be addressed:

- All buildings are setback a minimum of 80 metres from the Northern Road;
- Access and the capacity of the existing intersection onto the Northern Road;
- Consider the siting of the proposal, and whether it would be more appropriate to locate the development on the western side of the site adjoining the urban land;
- Appropriate separation between the golf club and residential areas as required by clause 23 of the SEPP;
- Comply with the requirements of clause 17 and 42 of the SEPP relating to self-care housing; and
- Consistency with development control guidelines including sufficient private open space.

Although these matters are not included as conditions on the site compatibility certificate, Council may wish to pursue these matters with you at the development application stage.

If you have any questions in relation to this matter, please contact Ms Catherine Van Laeren, Director, Sydney West Region of the Department of Planning and Environment on (02) 9860 1520.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'CA McNally', followed by a large, stylized flourish or loop.

Carolyn McNally
Secretary 23.2.16

Encl: SCC certificate

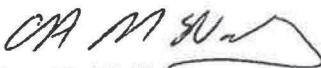
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Certificate of Site Compatibility

I, the Secretary of the Department of Planning and Environment determine the application made by Mecone on behalf of Sunshine Property Investment Group by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.


Carolyn McNally
Secretary

Date certificate issued: 23-2-16

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Penrith Golf Club, 1939 The Northern Road, Glenmore Park

Lot 1 DP 218872, Lot 14, 15 and 18 DP 128940, Lot 16 and 17 DP 871803, and Lot 119-123 DP 2576

Penrith Local Government Area.

Project description: Development proposal for a self-care seniors living development with a maximum of 160 dwellings, at a maximum of four storeys in height.

SCHEDULE 2

Application made by: Mecone on behalf of Sunshine Property Investment Group

Requirements imposed on determination:

1. Bus services enhancement for residents to provide a bus stop and links to nearby centres.

Appendix 2 - Previous Site Compatibiltiy Certificate (Ref.09/04426)



Planning

Office of the Director General

Vince Hardy
Cityscape planning + projects
PO Box 127
GLENBROOK NSW 2773

Our ref: 09/04426

Dear Mr Hardy

Determination of Application for a Site Compatibility Certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability)

I refer to your application of the 21st October 2009, supplemented by additional information in November, for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to the proposed seniors housing development on land at The Penrith Golf Course.

I have made the determination to issue the site compatibility certificate under clause 25(4)(a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

I would like to mention that the condition of the certificate is to ensure the bus service to the site is enhanced with a bus stop and links to nearby centres. Upon review of the application, Penrith Council recommended that the following conditions be included:

- Buildings to be limited to four storeys in height;
- View lines to the Blue Mountains escarpment are preserved;
- All buildings are setback a minimum of 80m from the Northern Road; and
- The development not to be designed in a way that creates an urban image or character as viewed from The Northern Road.

Although not included as part of the Site Compatibility Certificate, Council may want to include these at the development application stage.

Should you have any further enquiries about this matter, I have arranged for Mr Peter Goth, Regional Director, Sydney West, to assist you. Mr Goth may be contacted at the Department's Parramatta Office on (02) 9873 8589.

Yours sincerely


Sam Haddad
Director General 4/3/2010


Seniors Housing Determination of Certificate of Site Compatibility

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by City Scape Planning + Projects **care/of** AIM Developments Pty Ltd and Penrith Golf & Recreation Club Pty Ltd by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).


Sam Haddad
Director-General
Department of Planning

Date certificate issued: 4th March 2010

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site Description:

Penrith Golf Course, The Northern Road.

Lot 1 DP 218872, Lot 14, 15, 18 DP 128940, Lot 16, 17 DP 871803, Lot 119-123 DP 2576

Penrith City Council Local Government Area.

SCHEDULE 2

Application made by:

City Scape Planning + Projects **care/of** AIM Developments Pty Ltd and Penrith Golf & Recreation Club Pty Ltd

Project description:

Development proposal for four apartment buildings with approximately 120-150 self contained dwellings.

Requirements imposed on determination:

- Bus services enhancement for residents to provide a bus stop and links to nearby centres.

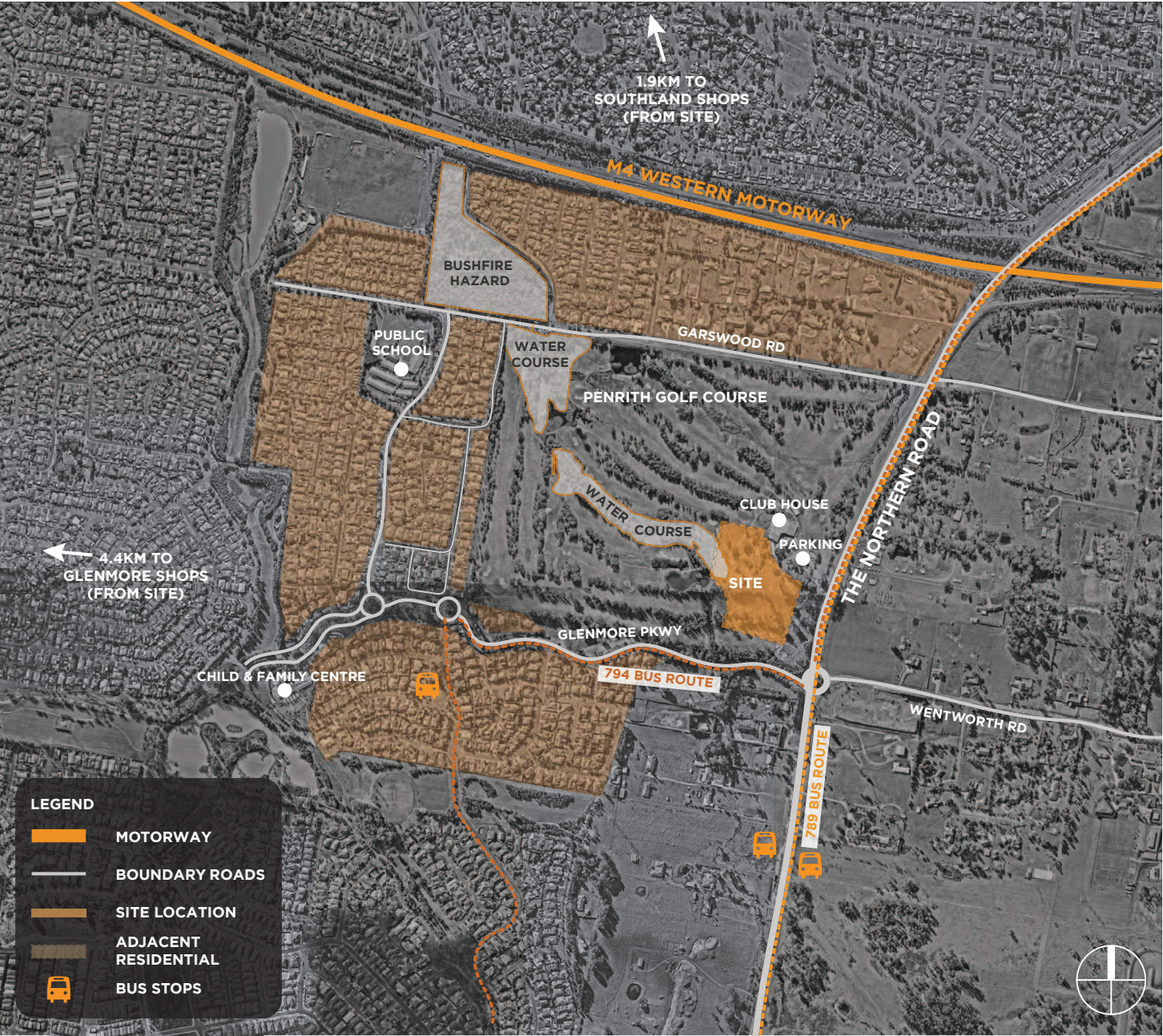
Appendix 3 – Concept Plans

PENRITH GOLF COURSE
SITE COMPATIBILITY CERTIFICATE,
15216



SYDNEY
1/ 35 Buckingham St,
Surry Hills NSW 2010
T +61 2 8396 9500
E syd@modedesign.com.au

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PENRITH GOLF COURSE
ANALYSIS OF EXISTING SITE

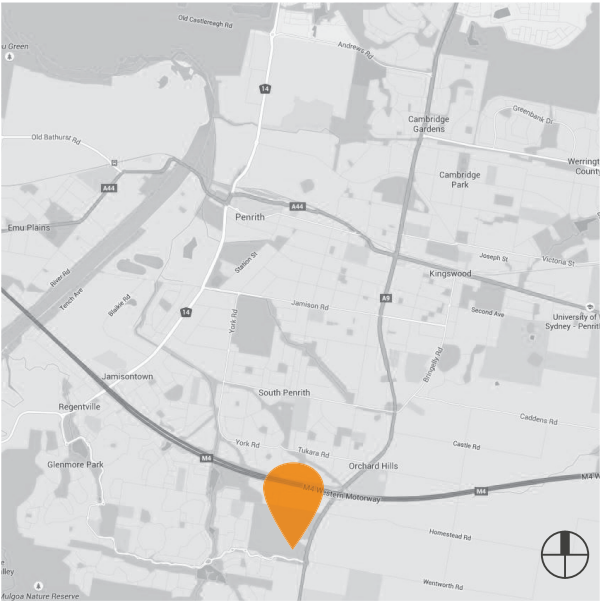


SYDNEY
Suite 1, 35 Buckingham St,
SURRY HILLS, NSW 2010
T +61 4 8396 9500
E syd@modedesign.com.au

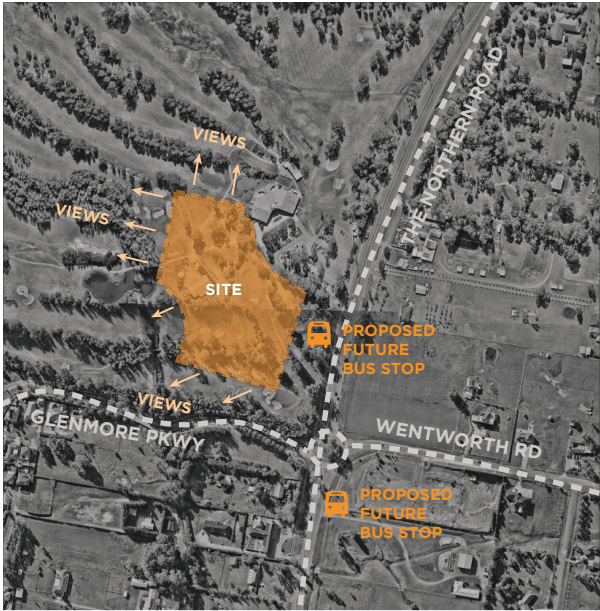
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PENRITH GOLF COURSE SCC.
The Northern Road, Penrith NSW

Do not scale off this drawing.



GREATER PENRITH
LOCATION PLAN



PENRITH GOLF COURSE
OPPORTUNITIES FOR SITE

SITE ANALYSIS

Project No: 15216SYD
Date: 07/15
Scale: @ A3
Drawn / Check: AD / PO



LEGEND

- 4 STOREY UNIT BLOCK
- 2 STOREY TOWNHOUSE
- BASEMENT CARPARK
- PROPOSED VEHICULAR ACCESS

FSR
0.69 : 1

FOOTPRINT
0.38 : 1

144
UNITS

15
TOWNHOUSES

16 X 1 BED
128 X 2 BED

15 X 3 BED

136 CAR SPACES
REQUIRED

23 CAR SPACES
REQUIRED

4
STOREYS

2
STOREYS

NORTHERN ROAD



SYDNEY
Suite 1, 35 Buckingham St,
SURRY HILLS, NSW 2010
T +61 4 8396 9500
E syd@modedesign.com.au

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SITE PLAN



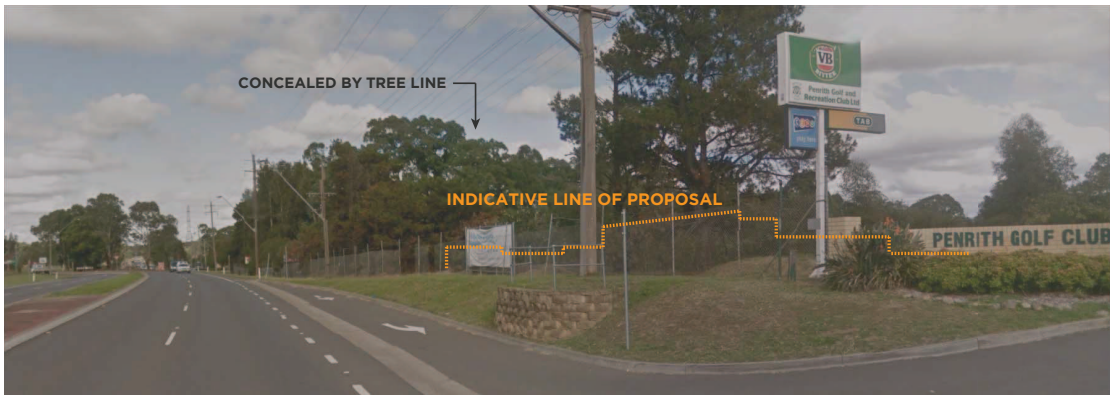
Project No: 15216SYD
Date: 07/15
Scale: 1:500 @ A3
Drawn / Check: AD / PO



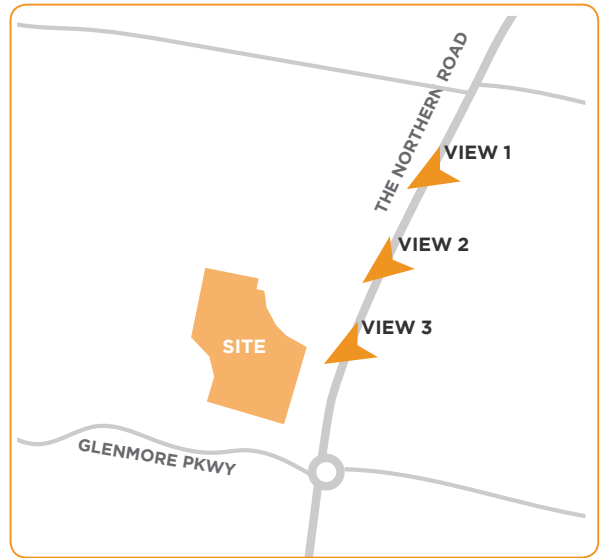
VIEW 1



VIEW 2



VIEW 3



SYDNEY
Suite 1, 35 Buckingham St,
SURREY HILLS, NSW 2010
T +61 4 8396 9500
E syd@modedesign.com.au

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VIEW ANALYSIS

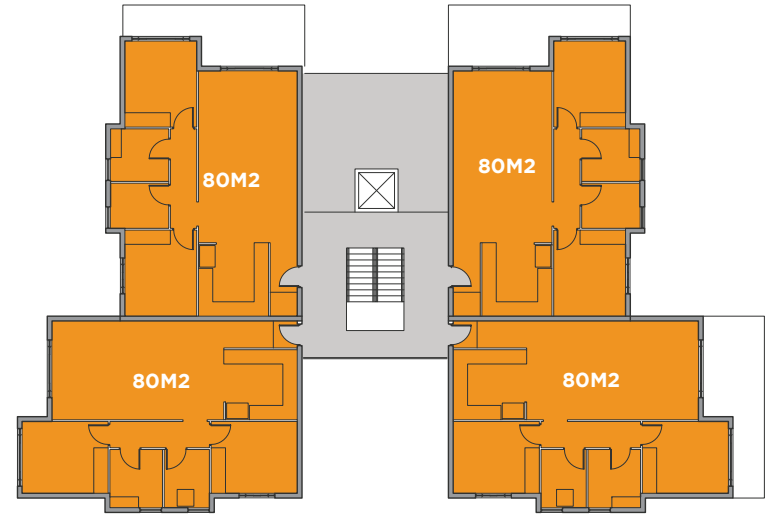
Project No: 15216SYD
Date: 07/15
Drawn / Check: AD / PO



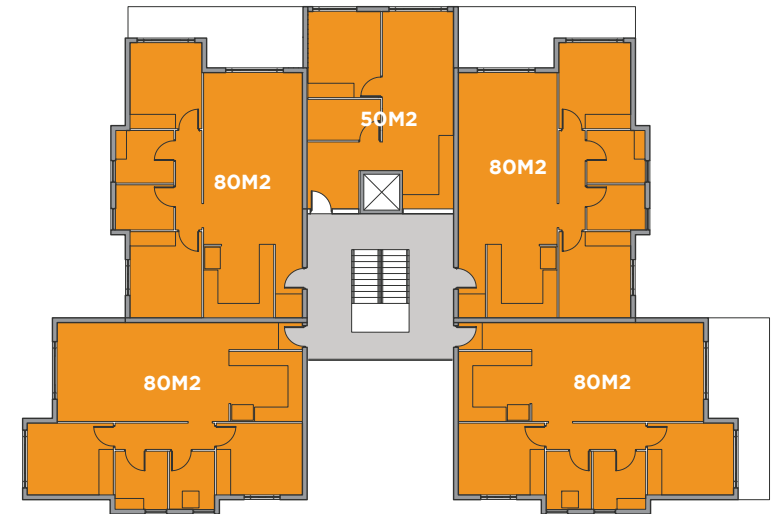
First Floor



Ground Floor



Floors Ground and Third



Floors Two and Four



SYDNEY
Suite 1, 35 Buckingham St,
SURRY HILLS, NSW 2010
T +61 4 8396 9500
E syd@modedesign.com.au

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EXAMPLE MODULES

Project No: 15216SYD
Date: 07/15
Scale: 1:200 @ A3
Drawn / Check: AD / PO