



Site Compatibility Certificate

Application Report

Club Marconi Seniors Housing Precinct
121 - 133 Prairie Vale Road, Bossley Park

Submitted to Department of Planning and Environment
On Behalf of Club Marconi

June 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	25/06/19	Draft	
		Prepared by	Verified by
		Theo Wilkinson Assistant Planner	David Ryan Executive Director
02	26/06/19	Final	
		Prepared by	Verified by
		Theo Wilkinson Assistant Planner	David Ryan Executive Director

Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © City Plan Strategy & Development P/L
ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

TABLE OF CONTENTS

1. Executive Summary	5
2. Background	6
2.1. Previous application	6
2.2. Pre-lodgement consultation.....	6
2.2.1. Fairfield Council	6
2.2.2. Department of Planning and Environment.....	8
3. Proposal Description	9
4. Suitability for more intensive development	10
4.1. Context	10
4.1.1. The site	10
4.1.2. Existing Improvements	11
4.1.3. Context and land uses	14
4.1.4. Access to services and facilities	16
4.1.5. Open space provision	17
4.1.6. Site constraints	17
4.2. Strategic justification.....	18
4.2.1. Greater Sydney Region Plan	18
4.2.2. Western City District Plan	18
4.2.3. Fairfield City Council Local Plans and Strategies.....	18
4.2.4. Club Marconi long-term planning.....	19
4.2.5. Summary	19
5. Compatibility with the surrounding environment and surrounding land uses	20
5.1. Natural Environment and uses of land	20
5.2. Future uses of land in the vicinity	20
5.3. Available services and facilities	21
5.4. Provision of land for open space	21
5.5. Bulk, scale, built form and character	21
6. Conclusion	24

FIGURES

Figure 1: Extract of Site Masterplan, proposed Seniors Housing Precinct (ILU) outlined in red (Source: Team 2 Architects) (Appendix 1)	9
Figure 2: Aerial view of the site, proposed seniors housing precinct outlined in red, and broader Club Marconi Site in yellow (Source: Nearmap)	10
Figure 3: Current land use zoning (FLEP 2013), showing the part of the site for the proposed seniors housing precinct in red.	11
Figure 4: Aerial Image of Existing improvements (Source: Nearmap)	12
Figure 5: Two-level parking structure, the location of the proposed seniors housing precinct	13
Figure 6: Two-level parking structure, the location of the proposed seniors housing precinct	13
Figure 7: Main Club building - to south west of the proposed seniors housing precinct	13
Figure 8: Club facilities	14
Figure 9: Marconi Stadium - to west of proposed seniors housing precinct	14
Figure 10: Local Housing.....	15
Figure 11: Marconi Park	15
Figure 12: SWIAA Gardens	16
Figure 13: Accessibility of site (red star) by public transport via bus route 817,	17
Figure 14: Extract of Massing Diagrams (Source: Team 2 Architects) (Appendix 1).....	22
Figure 15: Extract of ILU Massing Section CC (Source: Team 2 Architects) (Appendix 1)	23
Figure 16: Extract of ILU Massing Section DD (Source: Team 2 Architects) (Appendix 1)	23

APPENDICES

Appendix	Document	Prepared by
1	Design Package	Urbis Team 2 Architects Arcadia
2	Traffic Statement	TTPP
3	Preliminary Contamination Study	Ground Technologies Pty Ltd
4	Legal Opinion	Hon. Malcolm Craig QC

1. EXECUTIVE SUMMARY

This report has been prepared for Club Marconi of Bossley Park Social Recreation and Sporting Centre Limited ("Club Marconi") by City Plan Strategy & Development Pty Ltd (City Plan) to accompany an Application for a Site Compatibility Certificate ("SCC").

The Club Marconi site is used for the purposes of a registered club and is located at **Nos. 121-133 Prairie Vale Road, Bossley Park** ("the site").

The application is to enable the development of approximately 98 self care units within 5 buildings, ranging between two (2) and four (4) storeys in height, under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) (Seniors SEPP) 2004* (Seniors SEPP) on part of the site ("seniors housing precinct"). The proposed seniors housing precinct forms part of a comprehensive long-term master plan for the whole Club Marconi site, which aims to enhance the Club's facilities and widen the services it provides to its members and the local community. Details of the proposed development are provided at **Section 2** of this report and in the Design Package (**Appendix 1**).

A meeting was held on 4th April 2019, at Fairfield City Council to discuss the master planning of the site and specifically the seniors housing precinct. Council acknowledged that the "overall height of the proposal has been considerably reduced in response to the issue of bulk and scale identified as being of significant concern with the previous scheme", however an issue was raised with the categorisation of the site under the Seniors SEPP, which is addressed in this report.

A meeting was held with the Department of Planning and Environment (DPE) on 13th May 2019 at which mainly procedural and content issues associated with application were discussed and which are also addressed in this report.

As recommended by Council, this report provides the information required to be submitted with the Application for the SCC and should be read in conjunction with the accompanying Design Package prepared by Urbis, Team 2 Architects and Arcadia (**Appendix 1**).

This report concludes that the proposed development satisfies the requirements of Clause 24(2) of the Seniors SEPP in that:

- a) the site is suitable for more intensive development; and
- b) the proposed seniors housing development is compatible with the surrounding environment having regard to the criteria under the SEPP.

2. BACKGROUND

2.1. Previous application

On 25 January, 2019 the Sydney Western City Planning Panel rejected a previous SCC Application for the site to enable a 150 self care dwelling proposal accommodated in 5 buildings ranging between 3 - 6 storeys (as amended from 7 storeys during the process) above car parking levels.

Notwithstanding conditional support for the application in the Department's assessment report (based on further urban design analysis and other requirements), and the Panel being satisfied that the site was suitable for more intensive development, the Panel rejected the SCC on the basis that it was not satisfied that the proposed bulk and scale was compatible with its surrounding context.

2.2. Pre-lodgement consultation

2.2.1. Fairfield Council

A meeting was held on Thursday 4 April 2019 with the Development Planning Manager, Sunnee Cullen, and senior staff of Fairfield City Council to discuss the revised aged care development located at the Club Marconi site. The amended design has incorporated a number of changes to address the concern raised about the proposed building height, bulk and scale within the context of existing uses, approved uses and future uses of land within the vicinity of the development.

Council acknowledged "that the overall height of the proposal has been considerably reduced in response to the issues of bulk and scale identified as being of significant concern with the previous scheme". As recommended by Council, this SCC application is accompanied by an Urban Design Study at **Appendix 1**, which should be read in conjunction with this report.

Council also recommended that the matters that were raised with the previous SCC application (included in Council's letters to the DPE dated 19 February 2018 and 13 April 2018) must also be addressed. It is noted that Council's comments related to a larger scheme than that currently proposed. This SCC application addresses these matters. In the letter dated the 19th February 2018, it was stated that "Council raises no objections to the proposed development subject to the above concerns being dealt with during the master planning and DA stage" or conditioned as part of the Site Compatibility Certificate Approval'.

Matter Raised in Previous SCC Application	Response
Traffic	<p>Council raised no objections to visitors using the car parking spaces in Club Marconi. Further, Council considered that the trip generation (60 peak hour trips) would not have any impact on the adjoining road network.</p> <p>The negligible impacts on traffic and adequacy of car parking, including during major events, has been confirmed by the accompanying traffic statement by TTPP at Appendix 2. It is noted that the peak hour trip generation of the current scheme is estimated by TTPP as even lower (39 trips) than the previous scheme reviewed by Council.</p>

Evacuation of residents of the aged care proposal	<p>Council considered the original proposal of 7 storeys to be concerning for older people as ageing can come with reduced mobility.</p> <p>As such, the bulk scale of the proposed development has been reduced to 2-4 storeys. Section 2 of this Report and the Design Package (Appendix 1) provide details on the bulk and scale of the proposed development.</p>
Proximity of development to Club Marconi	<p>Council noted that Marconi Club provides services and activities for its older members, and the clubs experience in providing for its existing seniors community.</p> <p>This has been addressed via the design principles in the accompanying Urban Design package and will be detailed in future DAs.</p>
Access in general including resident access to the existing bus route on the south side of the Marconi development on Prairievale Road	<p>Council raised concerns that the bus services available to the site on Prairievale road is 400m from the furthest point in the proposed development.</p> <p>As such, council recommended it is essential that an internal pathway is provided within the site connecting to the 817 bus stop.</p>
Contamination	<p>Council officers recommended that an additional detailed investigation be conducted to determine the full extent of contamination within the areas known to have imported fill, in particular around borehole BH5 where potential asbestos contamination was observed.</p> <p>An analysis of contamination was undertaken and is provided at Appendix 3.</p>
Waste Services	<p>As recommended by Council, a Waste Management Plan will be provided with the DA.</p>

In addition to the above, Council also advised during the meeting (and in Council's letter dated 12 June 2018), that "Council's solicitors have advised that in their opinion the subject land is defined under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 as "land that adjoins land zoned primarily for urban purposes". In response to this, please refer to the Legal Advice provided by former Land and Environment Court Judge, Hon. Malcolm Craig QC accompanying this Report at **Appendix 4** which confirms that the proposed seniors housing development is on "land zoned primarily for urban purposes".

This is consistent with the opinion stated in the DPE's assessment report to the Panel on the previous SCC application for this site, where at page 3, it stated:

"the site is treated as land zoned primarily for urban purposes in accordance with clause 4(5)(b) as the land contains a registered club and most of the land that it adjoins is zoned for urban purposes."

Should Council maintain its opinion to the contrary, we submit that this does not preclude the Panel from issuing a SCC. Whether the proposed dwellings are self care or serviced self care housing does not alter

the considerations for the Panel under Clause 24 of the SEPP. This application demonstrates how the site is highly suitable for any type of seniors housing. The details of the type and nature of seniors housing on the site will be assessed and determined at the DA stage.

2.2.2. Department of Planning and Environment

A meeting was held with the Department of Planning and Environment (DPE) on 13th May 2019 with Ann-Maree Carruthers, Terry Doran and Chantelle Chow. The DPE principally provided advice on information and procedural requirements for the SCC application, including:

- Legal advice in response to Council's categorisation of the site as non-urban land'
- Clarity around the proposed height and how it is measured'
- Interrelationships with the Club uses'
- Access to bus stops'
- A series of design principles (rather than architectural details) of the proposed built form.

This application responds to these requests.

3. PROPOSAL DESCRIPTION

This SCC seeks to enable the development of a seniors housing precinct in the north eastern corner of Club Marconi (Lot 7 DP664803) (**Figure 1**).

The revised seniors housing precinct comprises of the following:

- Approximately 98 self-contained dwellings;
- Approximately 143(+) car parking spaces for residents and visitors;
- Associated community spaces and facilities; and
- Building heights of the building envelopes.

The seniors housing proposal will form a stage of a Concept DA to be lodged with Fairfield Council under Section 4.22 of the Act, for improvements to the whole Club Marconi site, which aims to enhance the Club's facilities and widen the services it provides to its members and the local community. Details of the proposed development are provided at **Section 2** of this report and in the Design Package (**Appendix 1**).

The seniors housing precinct is proposed on the site of the existing 2 storey club car park and maintain the same number of parking spaces, or more, that will serve both the residents and Club users.

The concept proposal involves 5 building elements that range between two (2) storeys (7m) and four (4) storeys (14m), built around a large central landscaped courtyard forming the roof of the car park below.

More details of the concept are contained within the Design Package (**Appendix 1**).



Figure 1: Extract of Site Masterplan, proposed Seniors Housing Precinct (ILU) outlined in red (Source: Team 2 Architects) (Appendix 1)

4. SUITABILITY FOR MORE INTENSIVE DEVELOPMENT

This section provides information demonstrating that the site is suitable for more intensive development, having regard to the matters of consideration outlined under clause 24(2)(a) of the Seniors Housing SEPP.

4.1. Context

4.1.1. The site

The proposed development site comprises part of the broader Club Marconi site, at Nos. 121-133 Prairie Vale Road, Bossley Park. The site is legally described as:

- Lot 7 DP 664803
- Lot 5 Sec B DP 6934
- Lot 6 Sec B DP 6934
- Lot 3B DP 407243

The proposed seniors housing precinct that is the subject of this report is the north-eastern portion of the Club Marconi site (Lot 7 DP 664803), which has frontage to Restwell road, as shown in **Figure 2**.

The area of the Club Marconi site is approximately 11.3 hectares (ha). The seniors housing precinct is approximately 1.5ha.



Figure 2: Aerial view of the site, proposed seniors housing precinct outlined in red, and broader Club Marconi Site in yellow (Source: Nearmap)

The site is currently zoned RE2 Private Recreation under the *Fairfield Local Environmental Plan 2013* (FLEP 2013), as shown in **Figure 3**.

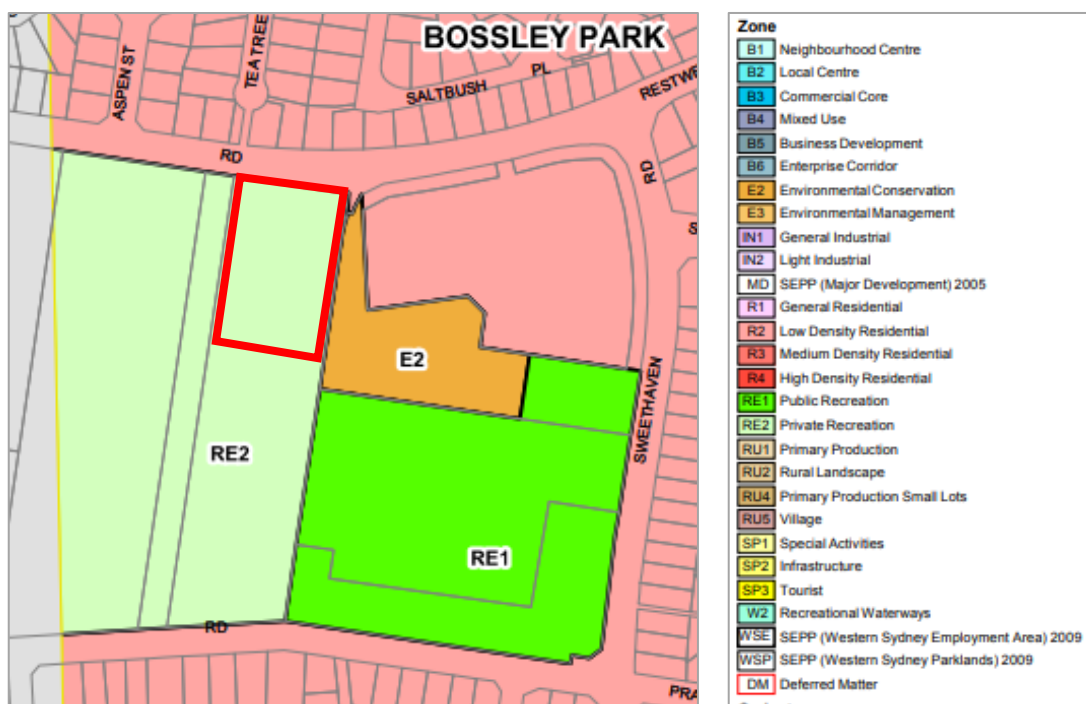


Figure 3: Current land use zoning (FLEP 2013), showing the part of the site for the proposed seniors housing precinct in red.

The objectives of the RE2 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.

Seniors housing is not permitted within the RE2 zone and consequently a SCC is required for that purpose.

The site is not subject to any development standard under the FLEP in relation to maximum building height or floor space ratio.

4.1.2. Existing Improvements

The Club Marconi site currently contains a large club building, playing fields with stands, large structure car parking areas and associated recreational and other facilities. The proposed seniors housing precinct currently contains a 2-storey car park structure. The following series of photographs of the site illustrates existing improvements on the Club Marconi site and within the seniors housing precinct. For more details, refer to the accompanying **Section 2.1** of the Design Package (**Appendix 1**).



Figure 4: Aerial Image of Existing improvements (Source: Nearmap)



Figure 5: Two-level parking structure, the location of the proposed seniors housing precinct



Figure 6: Two-level parking structure, the location of the proposed seniors housing precinct



Figure 7: Main Club building - to south west of the proposed seniors housing precinct



Figure 8: Club facilities



Figure 9: Marconi Stadium - to west of proposed seniors housing precinct

4.1.3. Context and land uses

The Club Marconi site is located in a well-established urban area. The surrounding area principally comprises detached residential housing to the south, west and north (zoned R2 low density residential) that ranges in height between 1 to 3 storeys. Directly adjoining the seniors housing precinct to the east is the SWIAA aged care facility (zoned R2 low density residential), which ranges between 1 and 3 storeys

and Marconi Park (zoned E2 Environmental Conservation and RE1 Public Recreation). For more details, refer to **Section 2.2** and **2.6** of the Design Package (**Appendix 1**).



Figure 10: Local Housing



Figure 11: Marconi Park



Figure 12: SWIAA Gardens

4.1.4. Access to services and facilities

The seniors housing precinct is well located for access to a wide range of services and facilities as discussed in detail in **Section 2.3** of the Design Package (**Appendix 1**).

Situated within the broader Club Marconi site, the seniors housing precinct has direct access to a range of dining, leisure and sporting facilities. Marconi Park, which adjoins the seniors housing precinct to the east, is a public park containing additional sporting grounds (leased to Club Marconi) and a small bushland reserve. Orphan School Creek is located approximately 800m south of the site.

Bus stops are located along Prairie Vale Road at the southern boundary of the Club Marconi site, which is within 400m of the seniors housing precinct. This distance is accessible by means of a suitable access pathway. These stops are currently serviced by the 817 Bus Route (Fairfield to Cabramatta), shown in **Figure 13**, providing a regular service to:

- Shopping centres, including Stockland Prairiewood, Neeta City, and Bonnyrigg Plaza;
- Fairfield and Braeside Hospitals;
- Bonnyrigg and Prairiewood T-way stations, providing onward bus connections to Liverpool and Paramatta; and
- Fairfield, Canley Vale and Cabramatta railway stations, providing onward train connections to Sydney CBD, Blacktown and Campbelltown;

Several medical practices are also located along Mimosa Road. These are accessible from the site by foot (approximately 1.5km), bus (requiring 1 transfer), or driving (less than 5 minutes).

The range of services and facilities currently accessible to the seniors housing precinct satisfy the accessibility criteria specified in Clause 26 of the Seniors Housing SEPP. The proposed development is expected to further improve this situation for future residents, as discussed in **Section 4.2**.

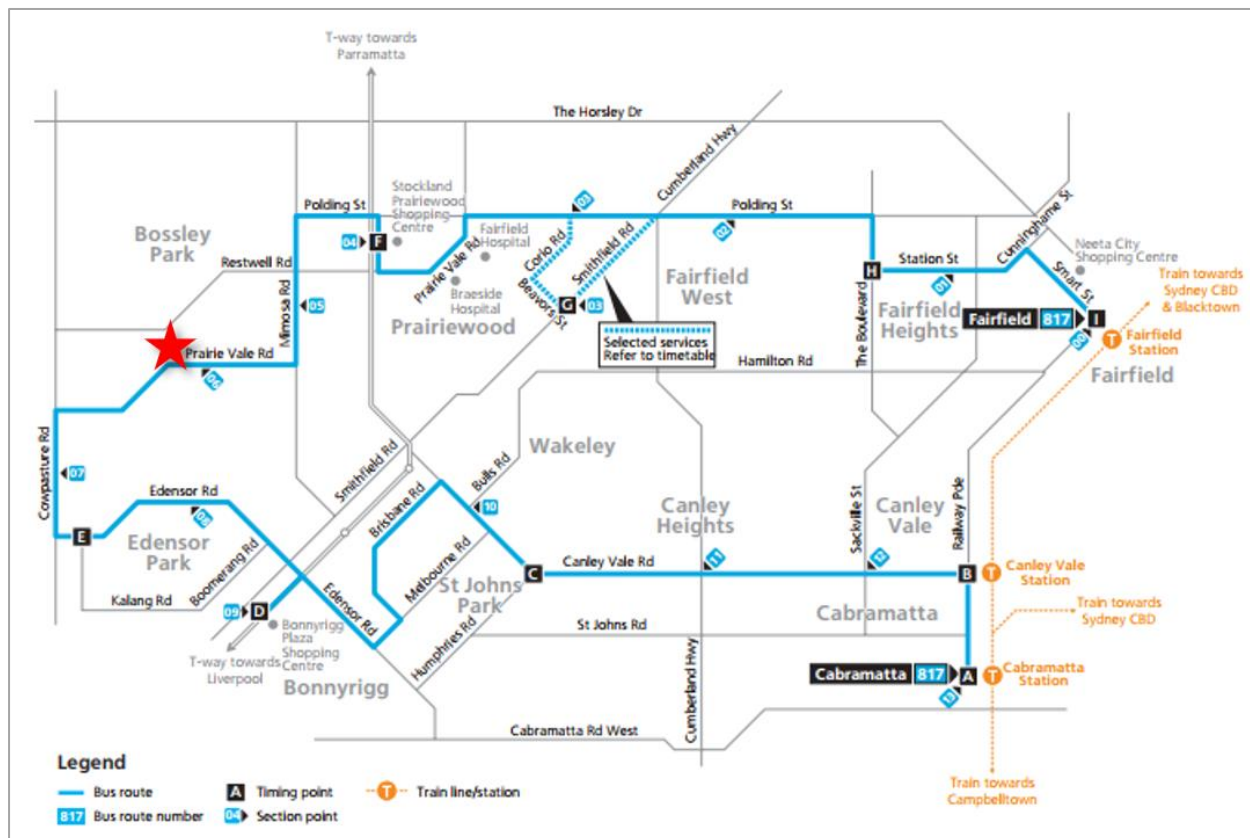


Figure 13: Accessibility of site (red star) by public transport via bus route 817,

4.1.5. Open space provision

The site is zoned RE2 Private Recreation under FLEP 2013. **Section 4.4** considers the implications for continuing open space provision and use on the site.

4.1.6. Site constraints

The site is very large, relatively level and highly developed for club, recreational and associated facilities. It has been the subject of environment investigations that confirm the proposed seniors housing precinct is not subject to contamination and is suitable for that use. The site is not subject to any identified development constraints such as heritage, flooding, ecological significance or the like.

4.2. Strategic justification

4.2.1. Greater Sydney Region Plan

A Metropolis of Three Cities - the Greater Sydney Region Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places. The site is situated close to the Western Sydney Priority Growth Area and is expected to benefit from public and private investments to support this growth. The site will also benefit from public transport networks improvements planned for this part of the City.

The proposed development is not inconsistent with any of the directions set out in the Greater Sydney Region Plan.

4.2.2. Western City District Plan

The Western City District Plan applies to the site.

As relevant to this proposal, the District Plan sets a five-year target for the Fairfield local government area ("LGA") of 3,050. It generally supports the development of smaller homes in areas like Bossley Park, where the existing housing stock is detached, and the ageing population is expected to grow. It also sets out a range of planning considerations for creating healthier and more liveable communities. The proposed development is not inconsistent with any of the directions set out in the District Plan.

4.2.3. Fairfield City Council Local Plans and Strategies

Fairfield City Council has a series of local plans and strategies in place to guide development within the LGA. These include, as relevant to the site:

- Fairfield City Plan (Adopted 2016). This Plan was prepared by Council through a series of consultations, and sets out the community's vision, priorities and goals for 2016-2026. The proposed development is not inconsistent with any of the directions set out in this plan and contributes to 'Theme 1 - Community Wellbeing' of the plan by providing high quality facilities for the elderly.
- Fairfield Strategy on Ageing 2013-2017 (Adopted 2013). This is a whole-of-Council strategy to address issues facing the LGA's ageing population. It was developed in response to statistics showing over 20% of residents in the LGA are currently over the age of 55. The strategy supports making more seniors housing available within the LGA to enable residents to age in place and introduces a series of measures to improve seniors' overall health and wellbeing.
- Local Strategic Planning Statement and Local Housing Strategy (Community consultation and engagement is to occur later in 2019).
- Open Space Strategy (adopted 2007). This strategy is an update to the 1999 strategy. It sets out how Council will plan for and manage open space throughout the LGA. The site is located in the Bonnyrigg Place Management Area, for the purposes of identifying strategic open space needs. This is not identified as an area with a high need for additional open space, and there are no specific considerations made in relation to the site.
- Marconi Park Plan of Management (adopted 2011). Marconi Park, which adjoins the site, is identified as a Level 4 facility under Council's Open Space Strategy. It contains a sportsground and area of bushland reserved for conservation to protect an endangered ecological community (Shale Plains Woodland). Development within the proposed site will need to recognise the ongoing management considerations specified for the Park.

The proposed development is not inconsistent with any local plans or strategies.

4.2.4. Club Marconi long-term planning

Club Marconi has, for many decades, been a vibrant hub for local community's social recreational activity. It caters for all ages, but there is a significant ageing element to the Club's membership and the local community more generally, requiring accommodation, services and care.

The proposed seniors housing, in the context of an overall long-term redevelopment plan for the Marconi Club site, is designed to enhance the quality and range of services currently provided for members and to the local community, including a larger and improved food precinct, sports and leisure precinct and function centre and related short-term accommodation.

The seniors housing precinct is integral to this master planning. Its location adjoining the existing SWIAA residential aged care facility provides opportunities for interrelationships between the two facilities. Future residents of both facilities will be ideally placed to enjoy the social and recreational facilities on the Marconi Club site and within the surrounding area.

1,681 car parking spaces will remain available on site, which has been assessed by TTPP, at **Appendix 2**, as being more than adequate to cater (separately) for parking demands for the proposed seniors housing as well as club uses, even at peak event times.

The site is located within a well-established suburban area readily accessible to a wide array of services and facilities, as described in **Section 3.1.4** of this report and in the Design Package (**Appendix 1**).

4.2.5. Summary

The site itself is already highly developed for club, recreational and associated facilities and contains no known physical constraints to more intensive development.

The proposed seniors housing precinct is an integral and integrated part of an overall master plan for the Club Marconi site.

The residents of the proposed seniors housing development will have ready access to the wide range of social, recreational, entertainment and other services and facilities on the site.

The site is located within a well established suburban neighbourhood adjacent to the SWIAA aged care facility and within safe and easy walking distance to public transport options to external shops, medical and other services.

We conclude that the Panel can be readily satisfied that the site is suitable for more intensive development in the form of the proposed seniors housing development.

5. COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND SURROUNDING LAND USES

This section provides information demonstrating that the proposed development is compatible with the surrounding environment and surrounding land uses having regard to the matters of consideration outlined under clause 25(5)(b) of the Seniors Housing SEPP. It should be read in conjunction with the accompanying Design Package (**Appendix 1**).

5.1. Natural Environment and uses of land

The Club Marconi site and specifically the proposed seniors housing precinct, is already highly developed and contains little undisturbed natural environment.

The proposal, which involves building over the existing car park structure, does not disturb the natural environment of the site (apart from the new footings), nor does it increase the extent of non-permeable ground surface.

The proposal does adjoin a small, relatively intact natural conservation area, however, as the extent of hard surface on the site will be largely unchanged, no adverse impacts in terms of surface runoff or altered drainage conditions should affect the conservation area. The accompanying Urban Design package included design principles around including endemic buffer planting along the boundary with this area. More details of the buffer and water management, in terms of quantity and quality would accompany any future DA for the proposal.

A Phase 1 contamination assessment has been provided for the site at **Appendix 3** and demonstrates that the site of the proposed development is suitable for the proposed use. The contamination assessment will accompany any DA for the proposal.

As indicated above, the site is largely surrounded by detached residential housing and is part of the Club Marconi site itself. As shown in the accompanying Design Package (**Appendix 1**), this may involve a significant expansion of existing Club Marconi Facilities and new associated uses, which is for the benefit of both the club members and the community. The seniors housing precinct will offer the opportunity for people to 'age in place' with the future development catering for both independent living and having a close relationship with the adjoining SWIAA aged care facility.

The potential impacts of the proposal on this surrounding area are assessed in the following section.

5.2. Future uses of land in the vicinity

The Club Marconi site is proposed to be enhanced as described in the accompanying Design Package (**Appendix 1**).

Within the context of the continued and enhanced use of the registered club, careful consideration is given to isolating and separating the seniors housing Independent Living Units from active club activities (consistent with Clause 23(1)(a) of the Seniors Housing SEPP). However, the proposed location of the seniors housing precinct is proximate enough for residents to enjoy the facilities provided by the registered club and the associated social and recreational facilities if they wish.

As described above, the surrounding area is principally single residential, apart from the SWIAA residential aged care facility and Marconi Park located approximately 20m to the east.

The closest property to the proposed seniors housing precinct is the SWIAA residential aged care facility. This is clearly a compatible use, with which there are synergies and opportunities for interrelated activities.

The closest residential dwellings are situated directly opposite the proposed precinct on Restwell Road. The proposed self-contained seniors dwellings represent a low intensity, low impact use that is entirely

compatible within that context. 98 units will generate relatively low traffic volumes that are readily accommodated within the surrounding road system. The Club Marconi site caters for significant visitor traffic and parking demands, and as demonstrated in the Traffic Statement prepared by The Transport Planning Partnership at **Appendix 2**, it is evident that there is a surplus of existing parking located at the subject site. The existing access and car parking facilities on the site can readily be adapted to accommodate the relatively modest additional demands generated by the proposed seniors housing precinct. In this respect the proposal is capable of satisfying the parking requirements of the Seniors SEPP, and the traffic report concludes that the additional traffic generated to/from the site is negligible (i.e. 1 vehicle per minute in peak hour).

Due to the location of the proposed seniors housing precinct relative to the adjacent houses, no overshadowing or privacy impacts arise.

In relation to Marconi Park, the playing field are separated some distance from the proposed seniors housing precinct by the undeveloped treed conservation area. For the same reason, future residents of the seniors housing precinct are unlikely to be affected by noise or other impact from activities on the sports field. In addition to this, a landscape buffer is proposed of approximately 4m influenced by native endemic species already present within the Conservation zone. Overshadowing of the Park is negligible.

In conclusion, no identifiable impacts are likely to arise from the proposed seniors housing precinct to adversely affect surrounding land uses and vice versa. Rather, impacts are largely positive, due to synergies with existing and proposed site and surrounding uses.

5.3. Available services and facilities

As described in **Section 3.1.4** of this report and in the accompanying Design Package (**Appendix 1**), the site satisfies Clause 26 accessibility criteria under the Seniors Housing SEPP. Specifically, the site is within 400 metres via an accessible travel path to bus stops located on Prairie Vale Road. This bus stop provides regular services and convenient access to several shopping centres, hospitals and medical services within the local area, and onward public transport connections servicing the rest of Sydney by rapid bus or train.

The site is also readily serviceable by existing utilities, including water, sewer, electricity, gas and telecommunication networks.

5.4. Provision of land for open space

The site is zoned RE2 Private Recreation. Since 1957, the site has been used for club premises, sports grounds and associated social and recreational facilities. The seniors housing precinct is an integral and integrated component of the proposed enhancement of the Club Marconi premises and its associated recreational facilities, that will be the subject of a staged Concept Development application. The seniors housing precinct is proposed to be developed on the site of an existing car park structure. As such, there will be no loss of car parking for the existing club usage and no loss of sporting or recreation facilities on the site as a result of the seniors housing proposal.

5.5. Bulk, scale, built form and character

The accompanying Design Package (**Appendix 1**) describes the bulk, scale and built form of the seniors housing proposal in the form of indicative building envelopes.

To address the matters raised in the previous SCC application, the revised aged seniors housing precinct is of a substantially smaller bulk and scale, to ensure the proposed development is compatible with the surrounding environment and surrounding land uses having regard to the matters of consideration outlined under clause 25(5)(b) of the Seniors Housing SEPP.

The proposed development ensures that the built form and building heights are distributed to ensure a transition to the neighbouring context with taller buildings located towards the centre of the site. It should be noted that the existing Club building and other sporting and associated buildings on the site are large and bulky in scale. The scale of the proposed seniors housing precinct is broken up into 5 detached buildings that are set around a central courtyard, as shown in **Figure 16**. Within the context of such a large site with the existing and proposed form of development as envisaged in the master plan, the proposed seniors housing precinct will be compatible and not out of scale.

Car parking for the seniors housing development will be in basement levels consistent with the location of the current parking structure on the site and will also serve (separately) club uses. The top of the proposed 2 lower basement levels will be the effective finished ground level of the development. Figure 15 demonstrates that this level aligns with the inferred natural ground level of the site. The proposed buildings will therefore present as 2 - 4 storeys above that ground level.

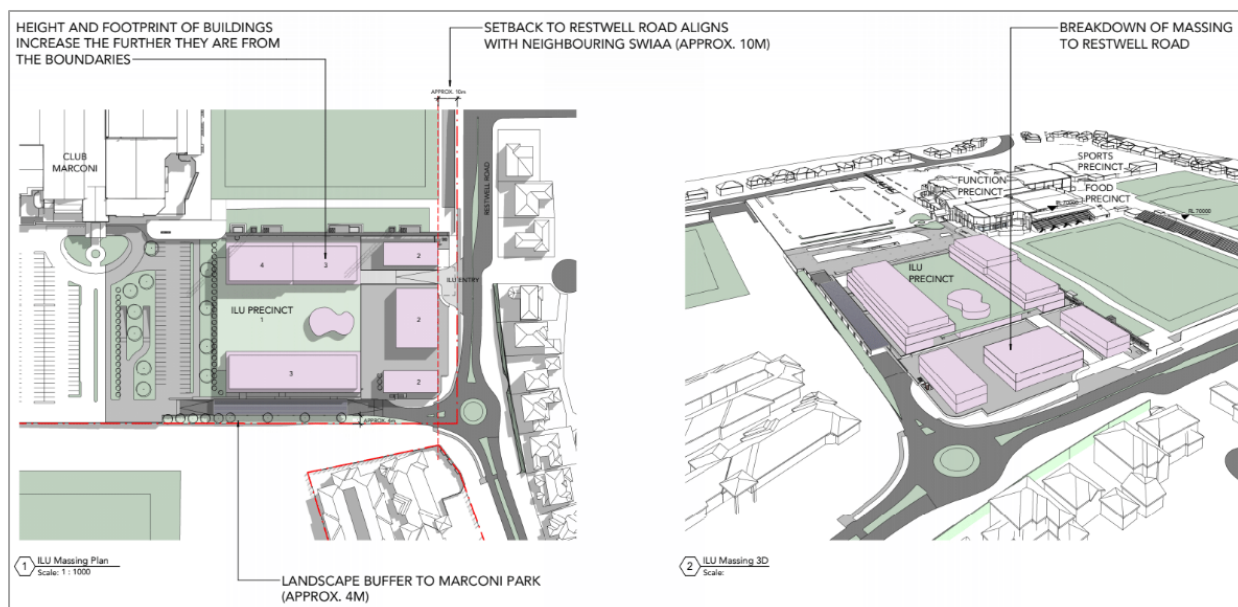


Figure 14: Extract of Massing Diagrams (Source: Team 2 Architects) (Appendix 1)

Apart from the SWIAA residential aged care facility which includes 3 storey elements, development adjacent the site to the north of Restwell Road is principally detached housing up to 2 storeys in height.

Whilst the proposed seniors housing precinct provides for buildings up to 4 storeys in height, they are considered appropriate for the following reasons:

- Under the FLEP, no maximum building height applies to the site, which enables other permissible uses, including club buildings, to reach heights determined on their merits. This has resulted in club buildings up to 14.5m, or the equivalent of a 4 storey residential building on the site. The FLEP height standard applying to the surrounding residential areas is 9m. This notionally allows for buildings of 2 storeys with pitched roofs 3 storeys with flat roofs.
- As shown in **Figures 15** and **16**, the development provides a transition ranging from 2-4 storeys. The proposed ILUs are located adjacent to the seniors living and aged care SWIA facility and will comprise of two storeys fronting Restwell Road to ensure transition from the existing dwellings which turn their back on and are elevated from Restwell Road and will experience no impacts from the proposed development. This demonstrates the compatibility in the proposed heights of the future buildings, and their suitability within the surrounding context.

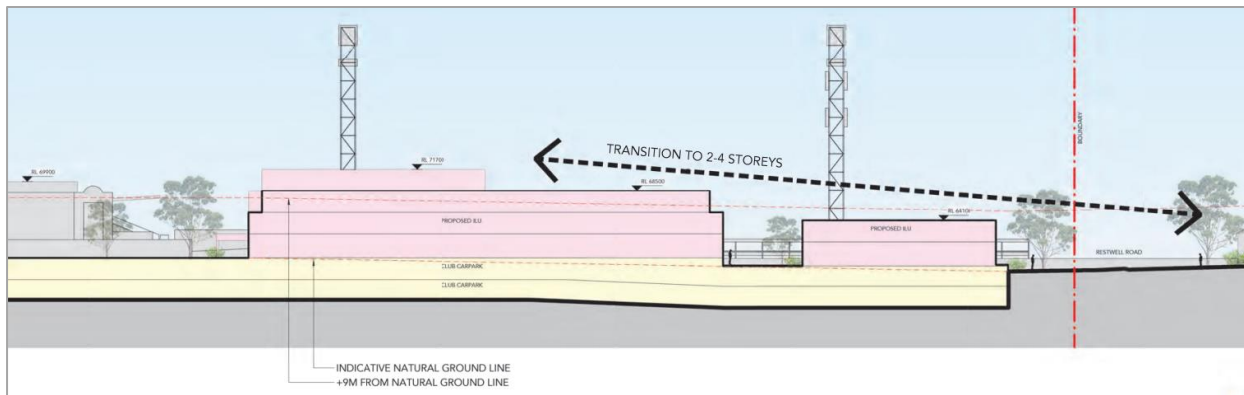


Figure 15: Extract of ILU Massing Section CC (Source: Team 2 Architects) (Appendix 1)

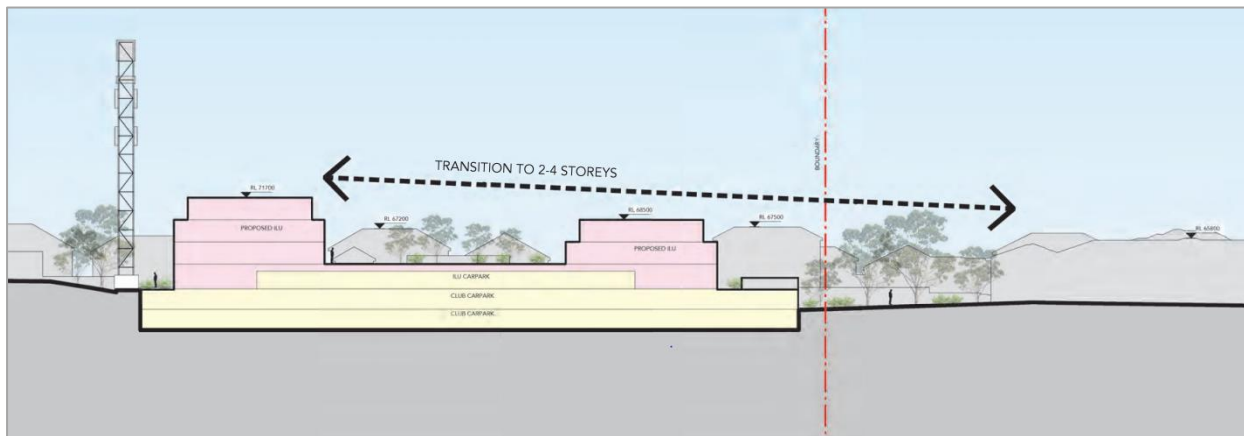


Figure 16: Extract of ILU Massing Section DD (Source: Team 2 Architects) (Appendix 1)

- The 2 storey presentation to Restwell Road is considered appropriate in the above context and also relative to the adjacent SWIAA development that also includes 3 storey elements.
- The lower buildings towards the street frontage and setbacks will assist in limiting the visibility of the taller buildings. The 4-storey elements of the proposed seniors housing precinct will be seen more in the context of the larger club buildings than the houses opposite the site.
- In the context of such a large site, buildings of the proposed height are not excessive in bulk and scale. It is also important to note that this site is one of the only sites in the broader context that may be re-developed for this purpose and density. Due to the remainder of the site containing sporting fields and the Club, the extent of the building height is represented as a distribution of floor space from the remainder of the site that cannot otherwise be developed for this purpose.

Detailed design of the buildings has not been undertaken, however the design principles (as described in the Urban Design package) will be to maintain a domestic appearance, through a high degree of articulation, a material palate compatible with surrounding development and a high quality landscape setting. With appropriate design, the proposal will be compatible with the character of the surrounding area.

6. CONCLUSION

This application seeks a site compatibility certificate to enable the development of a seniors housing precinct in the north-eastern portion of the Club Marconi site, comprising:

- Approximately 98 self-contained dwellings;
- Approximately 143(+) car parking spaces for residents and visitors;
- Associated community spaces and facilities; and
- Building heights of the building envelopes.

The proposed development would afford future residents a high level of accessibility to a range of services and facilities located in and around Club Marconi and offers good public transport connections to services within the local area. Seniors living is compatible with the surrounding context, sharing synergies with an adjoining SWIAA residential aged care facility.

The proposed development will be 2 storeys fronting the Restwell Road frontage, consistent with the 1-2 storey dwellings opposite. The proposed 3 storey element along the eastern boundary reflects the 3 storey elements of the adjoining SWIAA development. The 4 storey element is located deep within the site, not highly visible from surrounding areas. This element relates to the 14.5m height of the existing Club building and will be viewed within that context.

The buildings are separated into 5 distinct elements and will be in a domestic landscape setting, well set back from the street and the adjoining conservation area.

The proposed design is compatible with the surrounding built form, and, being constructed on an existing car park, will not result in the loss of any open space associated with the club.

The proposal will increase the availability of private recreation opportunities on the site, by replacing the car park with a landscaped open space located on the future podium level, available for the residents of the seniors housing precinct.

This application demonstrates that the proposed development is compatible with the surrounding environment and surrounding land uses having regard to the matters of consideration outlined under clause 25(5)(b) and clause 24(2)(b), and is suitable for more intensive development having regard for the matters of consideration outlined under clause 24(2)(a) of the Seniors Housing SEPP.

Overall, the social benefits provided by the proposed development outweigh any potential impact, and as such, the certification of the site as suitable for seniors housing of the nature and scale proposed in this application is in the public interest.

APPENDIX 1

Design Package:

Urban Design Study (Urbis)

Architectural Concept (Team 2 Architects)

Landscape Concept (Arcadia)

APPENDIX 2

Traffic Statement (TTPP)

APPENDIX 3

Phase 1 Contamination Study (Ground Technologies Pty Ltd)

APPENDIX 4

Legal Advice (Hon. Malcolm Craig QC)