

# Planning Report in Support of Site Compatibility Certificate Application

## Seniors Living

LEONAY GOLF CLUB LAND

11 OCTOBER 2019



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## EXECUTIVE SUMMARY

This Planning Report has been prepared in support of an application for a Site Compatibility Certificate in relation to a portion of the existing Leonay Golf Course. It is noted that a prior SCC was issued for the site and a DA has been lodged however this SCC has lapsed given it was a 2 year SCC and the DA was lodged approximately 1 year after the SCC was issued. Therefore an urgent assessment and consideration of the SCC is respectfully requested.

The portion of the greater site is located in proximity to Buring House, and is opposite Leonay Public School- located on Leonay Parade. The Leonay Golf Club is currently struggling financially and has identified this part of the broader site as being surplus to requirements, noting a recent development application has been approved on the adjoining land to the west for 8 self care units.

The current development concept involves the construction of a seniors living housing development including 9 dwellings and car parking for 18 vehicles on-site- noting prior SCC was issued for 10 dwellings. A number of ancillary elements are incorporated into the proposal including the construction of driveways, and associated drainage and landscape works.

The strategic planning framework clearly calls for the provision of new and diverse housing opportunities in existing urban areas that enjoy good accessibility to public transport, community and retail facilities. The analysis undertaken as part of this report reveals that the subject lands possess these qualities.

It also reveals that urban conversion of the subject land could be readily absorbed into the existing urban environment as it would represent a simple and small extension of the existing urban footprint.

An assessment against key statutory and strategic considerations has also been undertaken as part of the report and reveals that the development concept satisfies the relevant SCC criteria and the various State and Local Government strategic documents and will deliver additional housing for seniors or people with a disability.

The site possesses important vegetation, drainage and landscape values and the proposal has been designed to ensure that these values are maintained.

The application for a Site Compatibility Certificate is therefore submitted to the NSW Department of Planning Industry and Environment for assessment. Think Planners recommends that a Site Compatibility Certificate be issued for the development.



## SITE AND LOCALITY DESCRIPTION

The subject site is legally described as Lot 110 DP 1135581, being the Leonay Golf Course and Emu Sports Club. The location of the site on the broader allotment is shown below:

**Figure 1: Aerial Map Extract of Subject Site (Nearmap)**



The site is located in proximity to Buring House, a heritage item of local significance, and opposite part of Leonay Public School and existing low density residential development Leonay Parade.

The portion of the site on which the development is located, which is to be excised via a subdivision, is 3788m<sup>2</sup> in size and has a frontage of 139.7m to Leonay Parade.

The allotment has a fall from the south-west corner (RL 43.5) towards the north-east corner of the site (RL 41.5). The site contains a number of small trees that are to be removed and a number of existing street trees are also to be removed.

A more detailed aerial photograph of the site is provided over the page.



Figure 2: Aerial Map Extract of Subject Site (Nearmap)



Photographs are provided below that give context to the site.

Photograph 1: Shows the subject site as viewed Leonay Parade looking south-west







Photograph 2: Shows the subject site as viewed Leonay Parade looking north-east



Photograph 3: Shows the subject site as viewed Leonay Parade along the middle portion of the site.

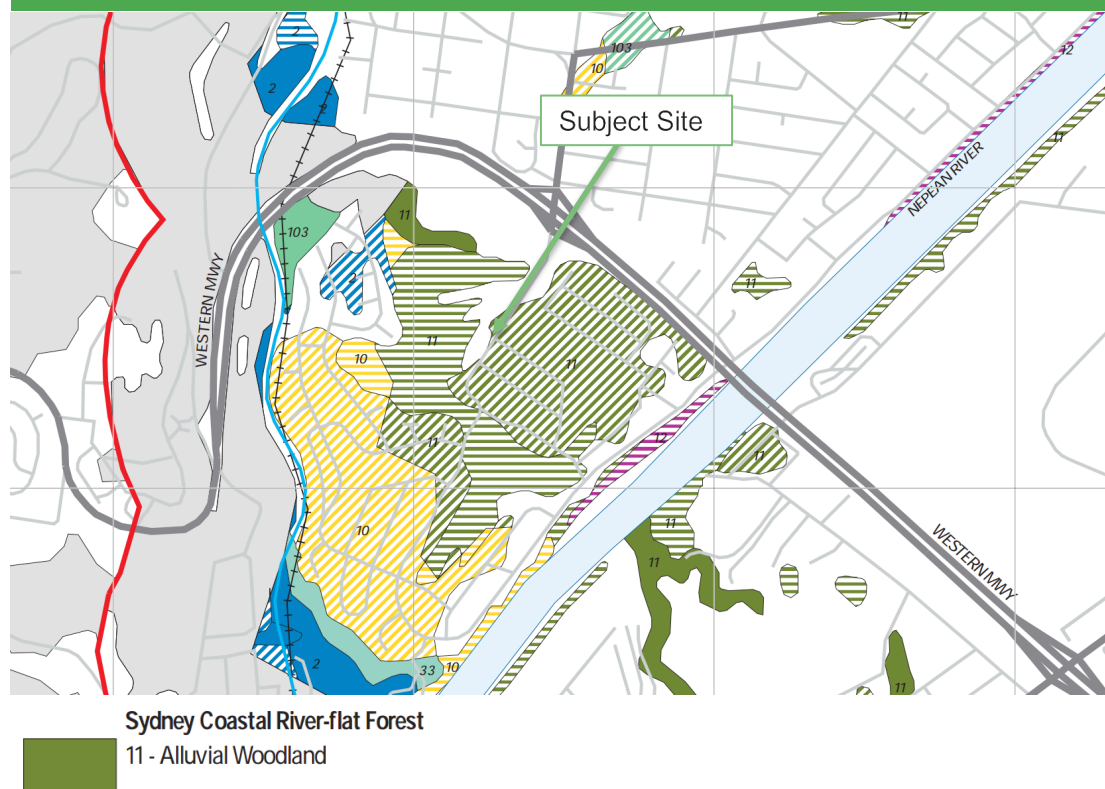


## VEGETATION

The site has been largely cleared of vegetation to accommodate its current use as a golf course. However, there is a copse of trees located across the site. The location of these trees is evident at Figure 3.

This vegetation is a mix of both remnant bushland species and introduced exotic species. An examination of DECC mapping reveals that the site has been identified as accommodating Alluvial Woodland with an extract of this Map is provided at Figure 3.

**Figure 3: Vegetation Mapping**



A flora and fauna assessment has been prepared that confirms that there is unlikely to be a significant impact on this EEC. The conclusions of that assessment are reproduced below:

### 7.0 CONCLUSION & RECOMMENDATIONS

*The original site vegetation has been historically cleared for agricultural and urban activities. In recent years, the property has been and managed in recent years as a golf course.*



*The codominant stands of canopy trees within the site and surrounding study area trees have been planted as landscape specimens, and are mostly comprised of introduced species with a few local indigenous trees to the Alluvial Woodland being included. The shrub is absent and the ground stratum is dominated by introduced species of turf grass and lawns.*

### **7.1 Threatened Ecological Communities**

*The condition of the remnant Alluvial Woodland is a component of the Sydney Coastal River Flat Forest Ecological Community, which is listed as an endangered ecological community under the Threatened Species Conservation Act 1995 (NPWS 2002). However, is unlikely to comply with the NSW Scientific Communities definition of this community.*

*The Seven Part Test in Appendices 6.1 concluded that the proposed development is unlikely to have a significant effect on the Sydney Coastal River Flat Forest Ecological Community. As such, no Species Impact Statement or referral to the Commonwealth Environment Minister is required.*

### **7.2 Threatened Flora Species**

*The site and surrounding study area has been historically cleared for agricultural and urban activities, and is currently managed as a golf-course.*

*A number of threatened flora species have been recorded in a 5km radius of the site, but these species are unlikely to occur as their preferred habitat is not provided in the study area*

*No Species Impact Statement or referral to the Commonwealth Environment Minister is required.*

### **7.3 Threatened Fauna Species**

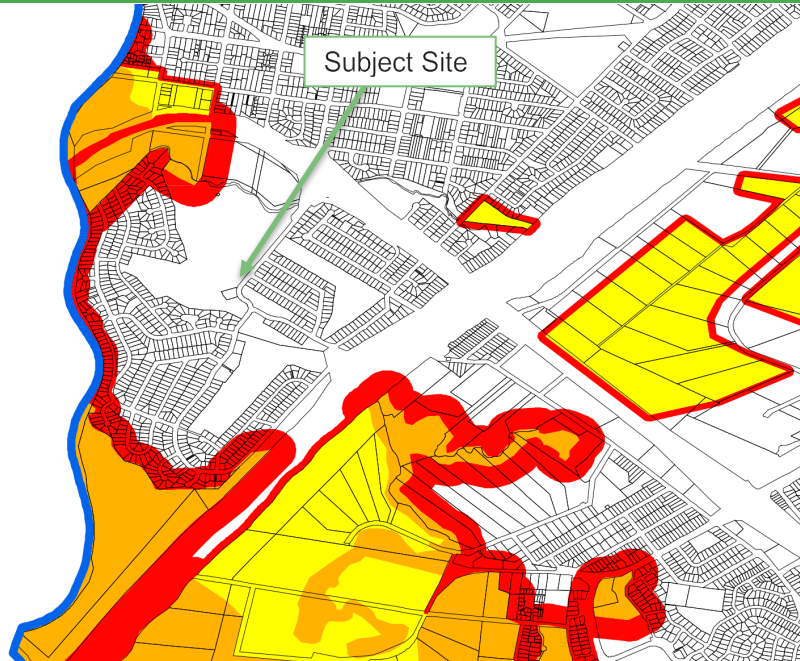
*No threatened fauna species were detected within the site during the survey, and no significant habitat features are provided in the study area.*

*The trees could provide marginal foraging habitat for 16 threatened fauna species, but as these are highly mobile species and large areas of similar habitat are provided in the local area, the proposed development is unlikely to have a significant impact upon threatened fauna species, populations or their habitats. As such, no further assessment is considered necessary*

## BUSHFIRE HAZARD

The site is not identified as being bushfire prone owing to the lack of vegetation in the immediate locality and therefore no bushfire risk exists on the site.

Figure 4: Bushfire Mapping

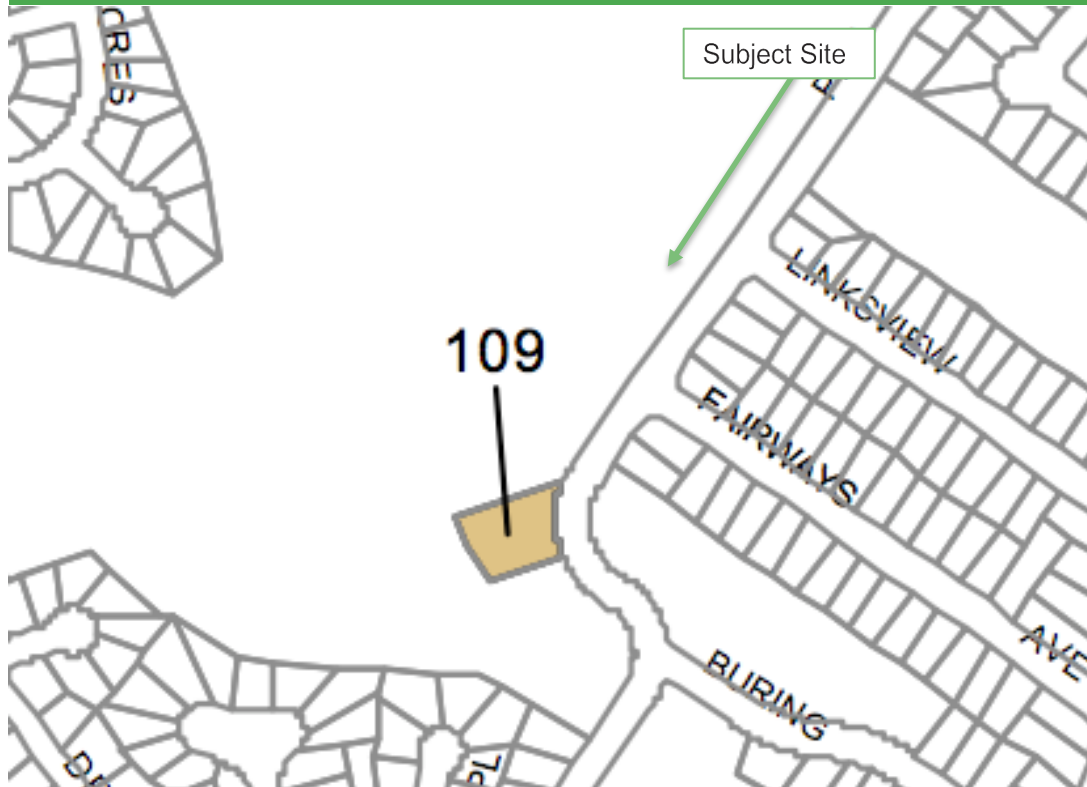




## HERITAGE

As evident via the heritage map extract below the site is not a heritage item, however Buring House is further to the south that contains an item of local heritage significance.

**Figure 5: Heritage Mapping**





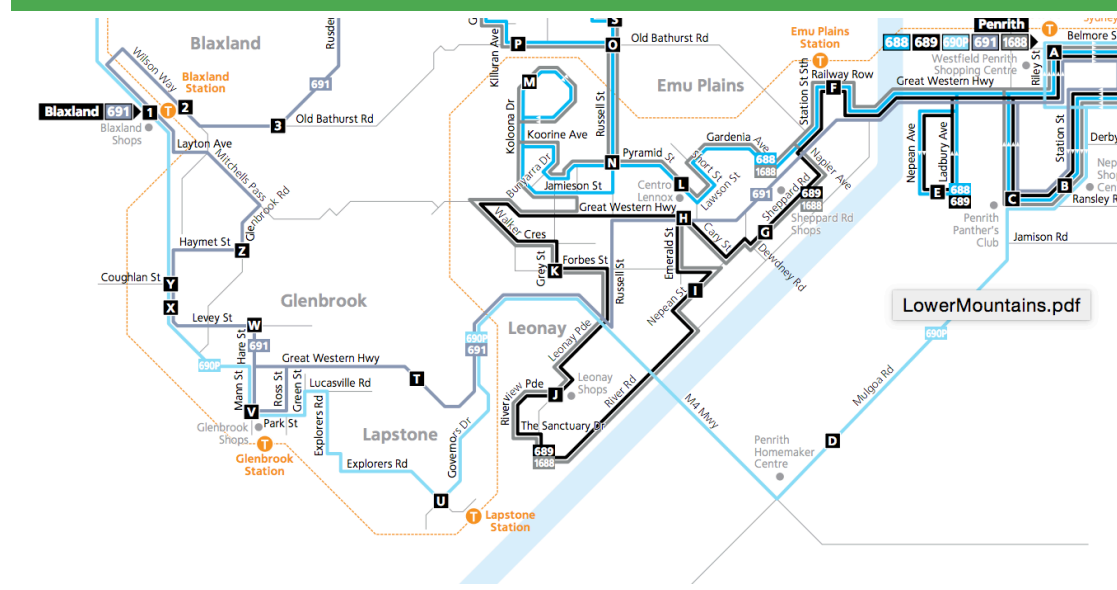
## ACCESS AND SERVICES

### Public Transport

Comfort Delgaro Cabcharge currently operates two regular services, being the 1688 and 689 between 6.15AM and 9-15 PM, These services operate with a 30- 60 minute frequency, Monday – Friday, with additional services operating on weekend periods.

The services pass directly by the site frontage and a bus stop is located in front of the site. A route map is provided below.

**Figure 6: Bus Route Map**



The local bus service is scheduled to provide direct connections with CityRail services and the bus services provides access to Penrith and Emu Plains and the associated railway stations.

The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops.

These local and regional centres provide a full range of services and facilities inclusive of:

- Shops
- Commercial services
- Community facilities
- General and specialist medical practitioner
- A Bus stop is provided on Leonay Parade immediately in front of a portion of the site.

Services and Utilities

The subject lands and adjoining urban development all enjoys access to the Sydney Water reticulated water and sewer networks.

Further the site and adjacent lands are served by a full range of energy and telecommunication facilities as well as access to both regional and local road networks.

There are currently no known capacity constraints relating to those local services and infrastructure, however these will be further investigated as part of the future planning process.

## DESCRIPTION OF PROPOSAL

The development concept involves the construction of a seniors living housing development including 9 x single storey with car parking spaces for 18 vehicles on-site. Architectural concept plans form part of the package of documentation accompanying the application.

The design incorporates a series of attached pairs of dwellings- designed to relate to the dwellings located opposite as shown on the image below. The design provides for 9 distinct built forms that follows the streetscape rhythm opposite- noting the 7 dwelling forms opposite the site.

**Figure 7: Aerial Extract**



### Parking

The development provides one parking space within a garage per unit with an associated drive through stacked space, giving a total of 18 resident spaces.

### Unit Configuration

All concept dwellings adopt a 3 bedroom form.

### Subdivision

The proposal also involves subdivision to excise off the allotment from the parent land parcel.





## STATUTORY PLANNING CONTROLS

### STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
- State Environmental Planning Policy No. 55 – Contaminated Land
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

Consideration of the relevant key controls is provided further in this report, with a focus on SEPP (Housing for Seniors or People with a Disability) 2004, and Penrith Local Environmental Plan 2010.

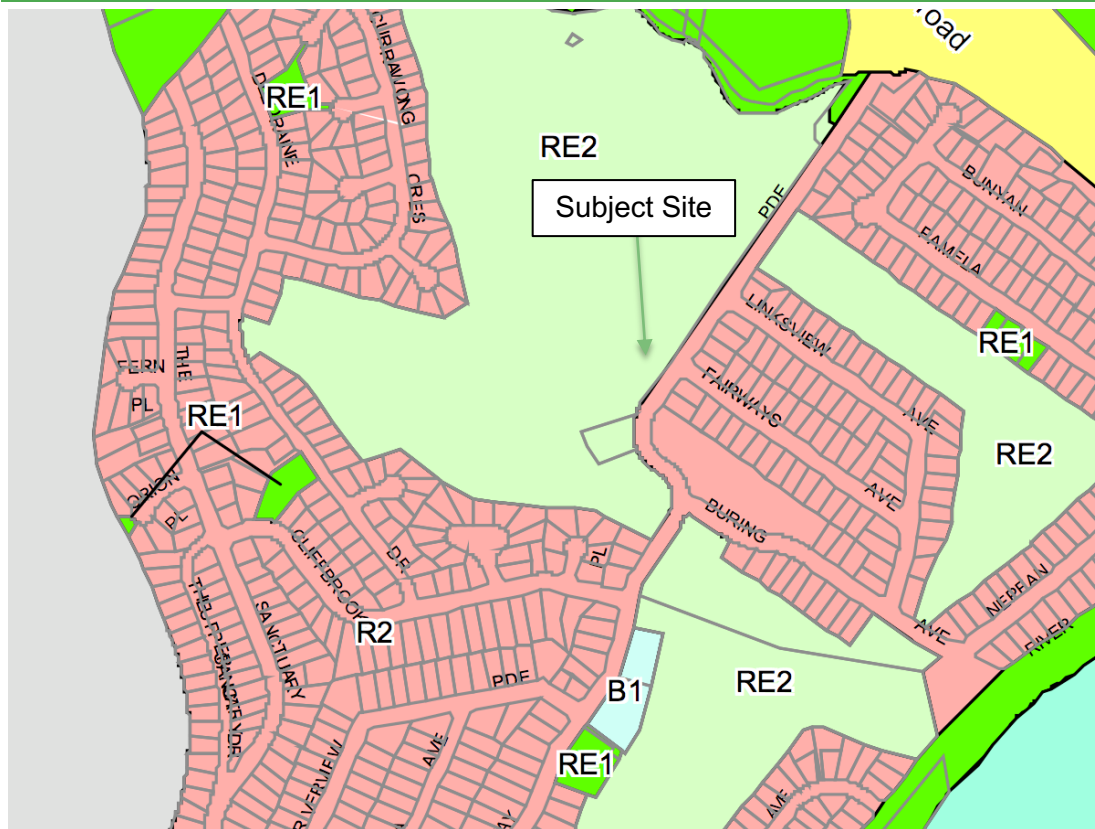
## CONSIDERATION OF PLANNING CONTROLS

### PENRITH LOCAL ENVIRONMENTAL PLAN 2010

#### *Zoning of Site and Adjacent Land*

As shown on the mapping extract the site zoned RE2 Private Recreation, noting the location shown in indicative. In addition, the extract below shows the site is adjacent land zoned R2 Low Density Residential.

Figure 9: Zoning Map Sheet



The prescribed zone objective 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.

The current proposal will not fundamentally change the primary use of the site for Private Recreation, noting that the proposal is for the development of part of the broader site conducive to residential development and noting that the development is proposed in order to ensure the ongoing viability of the Leonay Golf Club.



The following land uses are permitted in the zone:

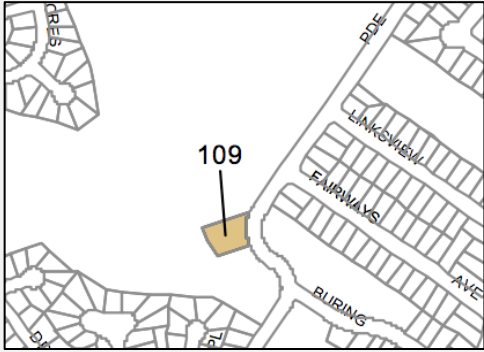
*Building identification signs; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads*

All other forms of development are prohibited on the site, including residential accommodation and therefore an SCC continues to be required for Seniors Housing.

### **Other Relevant Instrument Provisions**

The table below deals with the remaining provisions of the LEP in a table format to confirm whether or not particular clauses are relevant to the site and consideration of the Site Compatibility Certificate.

Penrith Local Environmental Plan 2010 – Compliance Table			
Clause	Controls	Comments	Complies
Part 4 Principal Development Standards			
4.1	Minimum Subdivision Lot Size.	No minimum lot size is identified for the site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
4.3	Height of Buildings	No Maximum Building Height control applies to the subject site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
4.4	Floor Space Ratio: 0.55:1	No FSR control applies to the subject site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
Part 5 Miscellaneous Provision			
5.9	Preservation of Trees or Vegetation	The site contains existing vegetation, however large street trees are able to be retained. The landscape embellishment of the site would occur that will partly offset tree removal.	Yes
5.10	Heritage Conservation	The site is located in proximity to Buring House- a local heritage item:	N/A

Clause	Controls	Comments	Complies
		 <p>The impact on the heritage item is a matter for consideration in relation to the detailed design of the development and a Heritage Impact Statement may be necessary as part of any development application.</p>	
Part 7 Additional Local Provisions			
7.1	Earthworks	This Clause applies and will be a matter for consideration in the detailed design of the development noting that the clause can be satisfied.	Yes
7.2	Flood Planning	The site is not identified as being flood prone under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
7.3	Development on Natural Resources Sensitivity Land	The site is not identified on the Natural Resources Sensitive Map under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
7.4	Sustainable Development	<p>The provisions of this clause are relevant to the proposal:</p> <p>(a) conserving energy and reducing carbon dioxide emissions,  (b) embodied energy in materials and building processes,  (c) building design and orientation,  (d) passive solar design and day lighting,  (e) natural ventilation,  (f) energy efficiency and conservation,  (g) water conservation and water reuse,</p> <p>(h) waste minimisation and recycling,  (i) reduction of vehicle dependence,  (j) potential for adaptive reuse.</p>	Yes

Clause	Controls	Comments	Complies
		These matters can all be resolved through the detailed design and be satisfied at DA Stage.	
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
7.6	Salinity	Due to the nature and location of the site may be affected by Saline Soils and construction methods can be incorporated to address this issue.	N/A
7.7	Servicing	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	Yes
7.8-7.23	Various	The site is not subject to any of the controls contained in these Clauses as they are area or site specific clauses and are not relevant to the proposal having regard to relevant mapping and the areas nominated by each Clause.	N/A

## STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

The site forms part of a golf course and accommodates a club house that is an existing registered club pursuant to the Registered Clubs Act 1976. Accordingly, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies to the subject lands as a consequence of the operation of clause 4(1)(b) of that planning instrument.

This report demonstrates that the site adjoins land zone for urban purposes therefore pursuant to Clause 4(5)(b) of the SEPP, the subject site can be treated as land zoned primarily for urban purposes. The significance of this is that the SEPP operates in a manner that allows the site to be developed for self-contained seniors housing.

However, Clause 4(6)(a) in tandem with Schedule 1 of that planning instrument provides circumstances where the policy does not apply. Importantly, lands listed at the schedule must be identified as such in another environmental planning instrument.

An assessment against this schedule is provided over the page that demonstrates that the Schedule 1 provisions are not triggered by the proposal.

The SEPP also provides other criteria inclusive of requirements for access to transport, retail and community services. The site analysis undertaken previously in this report reveals that the subject lands satisfy all identified criteria.

It is therefore considered that under the existing statutory planning framework the site could accommodate Seniors Housing Development pursuant to this SEPP.

### **Schedule 1: Environmentally Sensitive lands**

Consideration against the Schedule 1 matters is provided below to confirm that the site is not excluded from the operation of the SEPP.



Schedule 1 Matters	Commentary
(a) coastal protection,	Not identified.
(b) conservation (but not land identified as a heritage conservation area in another environmental planning instrument),	Not identified.
(c) critical habitat,	Not identified.
(d) environment protection,	Not identified.
(e) open space,	Not identified.
(f) escarpment,	Not identified.
(g) floodway,	Not identified.
(h) high flooding hazard,	Not identified.
(i) natural hazard,	Not identified.
(j) (Repealed)	Not identified.
(k) scenic (but not land that is so identified if:	Not identified.
(i) the land is within a residential zone in which development of two storeys or more in height is permitted, or	Not identified.
(ii) an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),	Not identified.
(l) water catchment,	Not identified.
(m) natural wetland.	Not identified.
Land shown cross-hatched on the bush fire evacuation risk map.	Not identified.

## STRATEGIC JUSTIFICATION & PUBLIC INTEREST

The below contains detail regarding the Strategic Justification and relationships with regional and local strategies.

### RELATIONSHIP WITH REGIONAL AND LOCAL STRATEGIES

#### **A Plan for Growing Sydney (Department of Planning, December 2014)**

A Plan for Growing Sydney outlines the State Government's plan to deliver homes, jobs and infrastructure to support a growing population. Key directions described in the Plan relate to accelerating housing supply and urban renewal across Sydney, with a focus on providing homes in areas well serviced by existing or planned infrastructure.

The Plan identifies that there is a significant gap between current housing production and future housing needs and that it is critical to remove the barriers to increased housing production to facilitate accelerated housing supply. The Plan explains that the Government intends to work with councils and the development sector to put in place flexible planning controls which enable housing development in feasible locations.

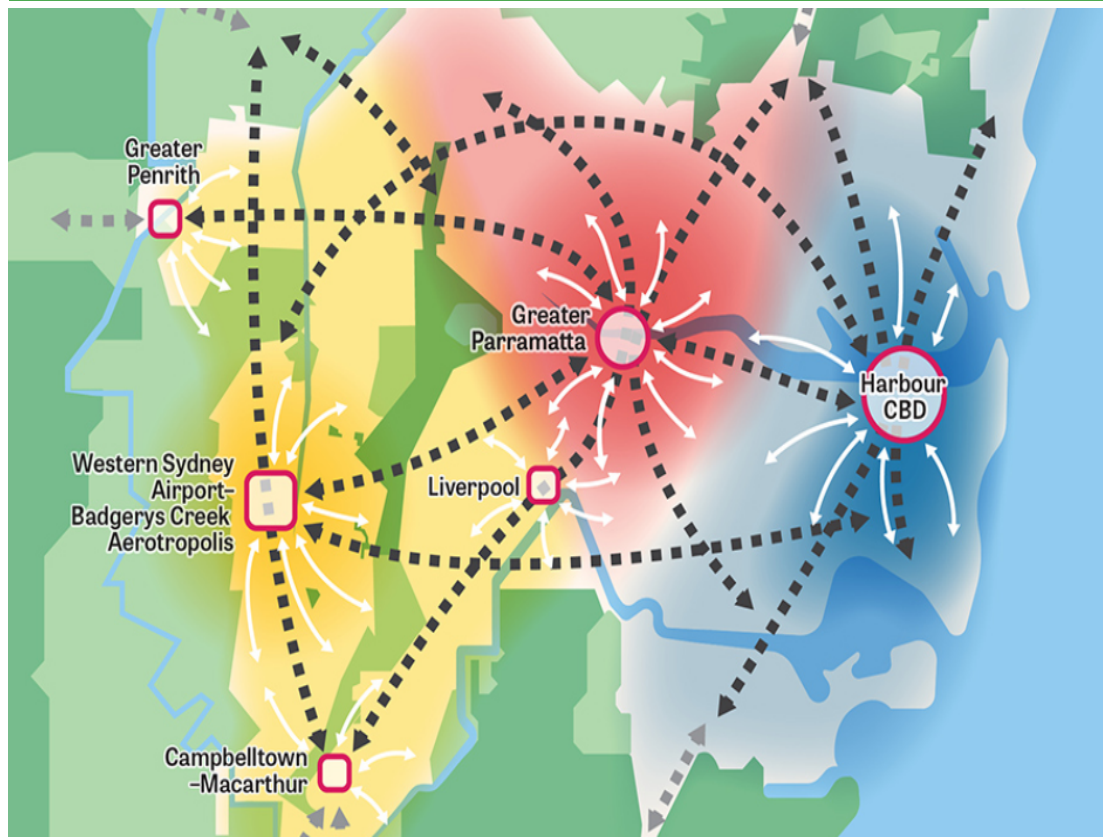
The proposal is consistent with the objectives and actions of A Plan for Growing Sydney.

#### **A Metropolis of Three Cities – Greater Sydney Region Plan (Greater Sydney Commission March 2018)**

The Metropolis of Three Cities – Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney.

Key themes based on delivering a metropolis of three 30-minute cities which are a follow on from the ten directions envisioned by the Greater Sydney Commission. This vision is set out in the structure plan shown in Figure 10 overleaf.

Figure 10: Extract from A Metropolis of Three Cities



The four key themes are focused on infrastructure and collaboration, liveability, productivity and sustainability. The proposal is aligned with these key themes, directions, metrics and objectives by:

1. Infrastructure and collaboration. The subject land is located within an existing urban area. The site is located within proximity to the Penrith CBD which is within the 30-minute city scenario.
2. Liveability. The reference architectural design drawings provided with this proposal show that liveability for the future residents is a primary consideration for the future building design. Solar access and cross ventilation have been maximised along with general compliance with the relevant planning controls.
3. Productivity. The proposal capitalises on the use of existing urban land and seeks to create an accessible and walkable city with pedestrian links and bike paths as well as promoting additional local employment within the urban context.

4. Sustainability. The proposal facilitates building capacity based on existing and committed infrastructure. This seeks to shape strong, connected community making the revitalised precinct at Leonay more resilient.

#### **Western City District Plan (Greater Sydney Commission March 2018)**

The Western City District Plan sets out the priorities and actions for the Western Parkland City and these are structured around the same key themes as highlighted in the Greater Sydney Region Plan. As relevant to the subject site the importance of supporting sustainable growth within Penrith in terms of both jobs and housing are continually emphasised in the District Plan. Particularly with reference to the 30-minute city. The proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

The proposal seeks to make a valuable contribution to Penrith and more specifically Leonay and its continued growth as a strategic centre. This will facilitate the creation of additional jobs and vast benefits to the local economy as well as providing much needed housing for senior people within the community.

Expediting the delivery of housing brings more dwellings to the market which in turn assist with lowering the cost of seniors housing. Delivering more dwellings and within shorter timeframes aims to respond to the current housing crisis in Western Sydney where scarcity has resulted in an affordable housing shortage and in particular housing for the ageing community.

Development and activation of this land will bring far reaching benefits to this local community as well as the opportunity to bring on board interesting and high quality seniors housing to cater for an ageing population.

In summary, this proposal seeks to deliver on the vision set forward in the Western City District Plan by:

1. Creating conditions for a stronger economy by investing in the establishment of seniors housing on land that is already serviced urban land.
2. Development of a more accessible and walkable city through the injection of new housing within walking distance of community infrastructure.
3. Delivering housing to meet both the 5 and 20-year strategic housing supply targets. Penrith LGA is scheduled to deliver more than 6,600 new homes over the coming 5 years which is ambitious target that can only be met with delivery of development as contained in this proposal.
4. Expediting the delivery of new housing stock to ease the pressure of demand resulting in a generally more affordable housing product.



5. Reduced emissions through both building environmental performance that will be fully integrated into the future development scheme.
6. Enhancing the role of Greater Penrith as the economic anchor by delivering both jobs and housing.
7. The objectives of the proposal are considered to align closely with the documented priorities for the Western City.

### **Penrith Urban Strategy**

The strategy above was prepared in 2008-2009 to inform the City Wide Local Environmental Plan and subsequent changes to planning controls.

The strategy identifies a medium term priority to provide a mix of dwelling types:

*Promote provision of wider range of dwelling mix, especially for smaller household sizes (1-2 persons) with the flexibility to meet the needs of particular demographic groups (e.g. empty nesters, seniors housing, young couples without children).*

In relation to dwelling opportunities the strategy outlines:

*A built environment of detached low density housing, in conjunction with a lack of infill development sites creates a specific character and amenity that needs to be maintained. The capacity of the existing road network, topography, vegetation, biodiversity, bushfire, scenic quality and flooding are additional constraints to further development in Leonay. The redevelopment of lots to medium/high density within this suburb is further limited due to small lot allotments. The average lot size is quite small (500m<sup>2</sup> -800m<sup>2</sup>). Those lots which are larger in Leonay are considerably constrained by topography. In the short term there is an opportunity for shop top housing in the shops area and a bit medium density around the shops centre as long as there are improved facilities and no environmental constraints.*

The site is well located to services and public transport and is not affected by constraints of topography, flooding, bushfire, or seeking quality.

Therefore the proposal aligns with the strategy in providing housing diversity.

## Section 9.1 Directions

The following table provides a brief assessment of consistency against each s.117 direction relevant to the SCC.

**Table 4: Consideration of Section 9.1 Directions**

Consideration of s. 9.1 Directions	Relevance	Comment
<b>1. Employment and Resources</b>		
1.1 Business and Industrial Zones	-	The proposal does not relate to business and industrial zoned lands.
1.2 Rural Zones	-	The proposal does not relate to rural zoned land.
1.3 Mining, Petroleum Production and Extractive Industries	-	The proposal does not relate to land that is likely to be useful for extractive industries.
1.4 Oyster Aquaculture	-	The proposal will not impact on any priority oyster aquaculture areas.
1.5 Rural Lands	-	The proposal does not relate to rural lands.
<b>2. Environment and Heritage</b>		
2.1 Environment Protection Zones	-	The site is not currently zoned for environmental protection purposes.
2.2 Coastal Protection	-	The land is not within a coastal zone.
2.3 Heritage Conservation	✓	The proposal does not seek any changes to the existing heritage provisions.
2.4 Recreation Vehicle Areas	-	The proposal does not relate to recreation vehicles or land with a high conservation value.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.	-	This direction does not apply in the Penrith Local Government Area.
<b>3. Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	✓	The proposal is consistent with the direction. The proposal seeks to facilitate the development of Seniors Living in a suitable location that interfaces with residential land.
3.2 Caravan Parks and Manufactured Home Estates	-	The proposal does not seek amend the current prohibition of caravan parks on this site.
3.3 Home Occupations	-	No changes to the existing provisions.

3.4 Integrating Land Use and Transport	✓	The proposal is consistent with the direction given accessibility to public transport.
3.5 Development Near Licensed Aerodromes	-	The land is not within the vicinity of an aerodrome.
<b>4. Hazard and Risk</b>		
4.1 Acid Sulfate Soils	-	The site is not affected by ASS.
4.2 Mine Subsidence and Unstable Land	-	The site is not within a mine subsidence district.
4.3 Flood Prone Land	-	The site is not affected by flooding.
4.3 Planning for Bushfire Protection	-	The site is not affected by bushfire planning provisions.
<b>5. Regional Planning</b>		
5.2 Sydney Drinking Water Catchments	-	This direction does not apply to land within Penrith local government area.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	-	This direction does not apply to land within Penrith local government area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	-	This direction does not apply to land within Penrith local government area.
5.8 Second Sydney Airport: Badgerys Creek	-	The site is not near the Second Sydney Airport: Badgerys Creek.
5.9 North West Rail Link Corridor Strategy	-	This direction only applies to land within Hornsby, the Hills and Blacktown.
5.10 Implementation of Regional Plans This direction applies when a relevant planning authority prepares a planning proposal.	-	Not applicable to the current proposal.
<b>6. Local Plan Making</b>		
6.1 Approval and Referral Requirements	-	N/A to SCC.
6.2 Reserving Land for Public Purposes	-	The proposal does not seek to change the current zoning provisions and therefore does not impact on land reserved for public purposes.
6.3 Site Specific Provisions	-	The proposal is relating to enabling a Seniors Living Development.
<b>7. Metropolitan Planning</b>		
7.1 Implementation of a Plan for Growing Sydney	✓	The proposal is consistent with the direction. The proposal is consistent with the principles,

		directions and priorities prescribed in a Plan for Growing Sydney.
7.2 Implementation of Greater Macarthur Land Release Investigation	-	This direction does not apply to land within the City of Penrith.
7.3 Parramatta Road Corridor Urban Transformation Strategy	-	The site is not located on land subject to the Parramatta Road Corridor Urban Transformation Strategy.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	-	The site is not located within the North West Priority Growth Area.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure	-	The site is not located within this Growth Area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	-	The site is not located in the Wilton Priority Growth Area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	-	This direction does not apply to land within the Blacktown Local Government Area.



## ADEQUACY OF SERVICES AND INFRASTRUCTURE TO MEET DEMAND

### Access to Services

As established previously in this report the site is well located to public transport that provides linkages to local and regional centres that provide a wide range of services for future residents.

### Infrastructure

The subject lands and adjoining urban development all enjoys access to the Sydney Water reticulated water and sewer networks.

Further the site and adjacent lands are served by a full range of energy and telecommunication facilities as well as access to both regional and local road networks.

There are currently no known capacity constraints relating to those local services and infrastructure, however these will be further investigated as part of the future planning process.

## SUITABILITY OF SITE FOR DEVELOPMENT OF SENIORS HOUSING

Suitability of the site for Seniors Housing type development is clearly a critical consideration prior to the issue of a Site Compatibility Certificate. This suitability is primarily determined from a joint analysis of natural and built environment consideration and within the context of key the strategic planning directions.

The strategic planning framework clearly calls for the provision of new and diverse housing opportunities in existing urban areas that enjoy good accessibility to public transport, community and local retail facilities. The analysis undertaken at in this report reveals that the subject site possesses those qualities.

It also reveals that urban conversion of the subject land could be readily absorbed into the existing urban environment as it would represent a simple and small extension of the existing urban footprint.

Council own urban growth manages strategies also clearly identify a need for significant new and diverse housing opportunities to cater for increasing demands of an increasingly ageing community.

These strategies also identify the need to provide this housing in fringe locations across the LGA, as opposed to the more problematic outcome of concentrating all denser housing in town centre locations. The proposed development clearly achieves this identified strategic outcome.

Accordingly, so long as natural and built environment constraints are recognised and responded to as part of future planning and development, a compelling case for development of the site for seniors housing exists.

## SITE COMPATIBILITY CRITERIA

The below provides a discussion against the matters identified under Clause 25(5)(b) of the SEPP.

**The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development.**

The site is not identified as containing any significant environmental values, resources, or hazards in the location of the proposed development. The proposal removes a small number of trees to facilitate the development however the large areas of trees across the broader site are retained. A Flora and Fauna Assessment has been prepared that confirms that the proposal is *'unlikely to have a significant effect on the Sydney Coastal River Flat Forest Ecological Community'*. Therefore the proposal is suitable when having regard to impacts on the natural environment.

Uses in the vicinity of the site and associated impacts are as follows:

- **Recreational:** The site is part of the Leonay Golf Course and associated Emu Plains Sporting and Recreation Club. The proposal will require minor amendments to the existing golf course and netting installed to protect future residents from golf ball impacts. The proposal will not impact on the ability of the remainder of the site to be used for recreational purposes.
- **Residential:** Land immediately to the west (Buring House) is residential in character and the proposal will have no impact on the adjoining residential property or the heritage significance of Buring House.
- **Educational:** The site is opposite Leonay Public School however care has been taken to ensure vehicular access is outside of the primary school zone areas to minimise potential conflict.

**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.**

Future uses in the locality are unlikely to change as compared to existing uses given the zoning that applies to the locality and the fact the locality is not identified for future changes in land use through Council studies or strategies.

**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.**

Despite the fact that the site is not within 400m walking distance to the facilities and services listed in Clause 26(1), a bus stop is located in front of the subject site. The 1688 & 689 service operates on weekdays and weekends and would take future residents to Penrith CBD. This service exceeds the servicing requirement under the SEPP and the gradient of route to the bus stop is relatively flat and satisfies the gradient requirements of the SEPP- noting a footpath may be required to be constructed from the site to the bus stop.

**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.**

The site is zoned private recreation and the proposal will not impact on the function of the Leonay Golf Club noting the minor realignment to the fourth tee will not impact on the useability of the facility and a netting structure is proposed to ensure that residents are safe from golf ball impacts.

**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 development has been designed as a 2 storey attached form to align with the height of development elsewhere in the locality. Given the site is an 'island' in terms of built forms there is no impact on the character and future uses of land in the vicinity of the development particularly given the buildings adopt a cluster of housing designed in duplex pairs to align with the prevailing footprints and heights opposite the site.

**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).**

The site is located in an Urban Local Government Area.



## CONCLUSION

The strategic planning framework clearly calls for the provision of new and diverse housing opportunities in existing urban areas that enjoy good accessibility to public transport, community and retail facilities. The analysis undertaken as part of this report reveals that the subject lands possess these qualities.

An assessment against key statutory and strategic considerations has also been undertaken as part of the report and reveals that the development concept satisfies the relevant SCC criteria and the various State and Local Government strategic documents and will deliver additional housing for seniors or people with a disability.

The site possesses important vegetation, drainage and landscape values and the proposal has been designed to ensure that these values are maintained.

Following a review of the relevant criteria, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

The application for a Site Compatibility Certificate is therefore submitted to the NSW Department of Planning Industry and Environment for assessment. Think Planners recommends that a Site Compatibility Certificate be issued for the development.